HISTORIC SITE FORM - HISTORIC SITES INVENTORY
PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: Levins D. Gray House

Address: 355 ONTARIO AVE

City, County: Park City, Summit County, Utah

Current Owner Name: BECKER SCOTT R

Current Owner Address: PO BOX 3979, BERKELEY, CA 94703-3979

Legal Description (include acreage): LOTS 18 & 19 BLK 54 PARK CITY SURVEY, 0.13 AC

2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>building(s), main</td>
<td>Landmark Site</td>
<td>Date:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>building(s), attached</td>
<td>Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>building(s), detached</td>
<td>Not Historic</td>
<td></td>
<td></td>
</tr>
<tr>
<td>building(s), public</td>
<td></td>
<td>Full</td>
<td></td>
</tr>
<tr>
<td>structure(s)</td>
<td>*National Register of Historic Places: ineligible</td>
<td>eligible</td>
<td>listed (date: 7/12/84 - Mining Boom Era Residences Thematic District)</td>
</tr>
</tbody>
</table>

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1940
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- city/county histories
- tax card
- personal interviews
- original building permit
- Utah Hist. Research Center
- sewer permit
- USHS Preservation Files
- Sanborn Maps
- USHS Architects File
- census records
- LDS Family History Library
- biographical encyclopedias
- Park City Hist. Soc/Museum
- obituary index
- university library(ies):
- measured plans:
- newspapers

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Carter, Thomas and Goss, Peter. Utah's Historic Architecture, 1847-1940: a Guide. Salt Lake City, Utah:
University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Pyramid (variant) type / Victorian Eclectic style

No. Stories: 1 ½

Additions: ☐ none ☑ minor ☐ major (describe below)

Alterations: ☐ none ☑ minor ☐ major (describe below)

Number of associated outbuildings and/or structures: ☐ accessory building(s), # _____; ☐ structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: Dec. 2008
Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: The foundation is not visible, but appears to have been upgraded from the wooden sills noted on the building cards.

Walls: The exterior walls are clad in non-beveled (drop-novelty) wood siding and corner boards. The porch skirt and foundation are clad in board & batten materials. The recessed partial-width porch is supported by turned posts and has a simple low balustrade.

Roof: The roof is a truncated pyramid or hipped form sheathed in a standing-seam metal material. A gabled dormer is centered on the main façade.

Windows/Doors: The windows are double-hung sash units and a fixed casement window with transom window is seen in the façade adjacent to the porch. The dormer has paired double-hung sash units. The door appears to be a wooden frame-and-panel door with multiple lights.

Essential Historical Form: ☑ Retains ☐ Does Not Retain, due to:

Location: ☑ Original Location ☐ Moved (date __________) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates—known or estimated—when alterations were made): The house remains largely unchanged from the description provided in the NR nomination form (See Utah State Historical Society, Structure/Site Form, 1984).

Alterations include the removal of decorative brackets, friezes, and balustrade designs on the porch that are visible in the c. 1940 tax photo. It is unclear if the transom window retains its glazing design due to the angle of the recent photographs. These modifications are minimal and do not diminish the historic character.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): The house sits on approximately 0.13 acres on a lot that drops severely from east to west. The house sits below finished road grade (Ontario Avenue) on a narrow building pad. The landscaping is informal and includes shrubs and deciduous trees. Small set of exterior steps leads to the entry porch from the north side of the house.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The Pyramid house is one of the three most common house types built in Park City during the mining era.

This site was listed on the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.
5 SIGNIFICANCE

Architect: ☑ Not Known  ☐ Known:  (source: )  Date of Construction: c. 1902

Builder: ☑ Not Known  ☐ Known:  (source: )

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:
   ☑ Settlement & Mining Boom Era (1868-1893)
   ☒ Mature Mining Era (1894-1930)
   ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

   Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.  

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 4: Southwest oblique. Camera facing northeast, c. 1940 tax photo.

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1 Summit County Recorder.
2 From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
Owner's Name
Owner's Address
Location
Kind of Building
Street No.
Schedule
Class
Type
1-2-3-4
Cost
X
% 
Stories
Dimensions
Cu. Ft.
Sq. Ft.
Actual Factor
Totals
1
x
x
x
x
754
$ 1508
-5%
$ 1583
No. of Rooms
5
Condition
Fair

Description of Building
Add
Deduct
Foundation
Stone
Conc.
None
116
Ext. Walls
Siding
Insulated
Floors
Walls
Clgs.
Roof
Type
Hip Mat.
Dormers
Small
Med.
Ig.
Bays
Small
Med.
Ig.
Porches
Front
56 @ 80
44
Rear

Attic
Basement Apts.
Rooms Fin.

Attic Rooms
Fin.
Unfin.

Plumbing
Class
1
Tab
Trav
Basin
Sink
Toilet
Urns
Flts.
Shr.
Dishwshr
Garbage Disp.

Heat
Stove
C.H.
Steam
S.
Blr.
Oil
Gas
Coal

Air Conditioned
Incinerators

Radiant
Pipeless

Finish
Hd. Wd.
Floors
Hd. Wd.
Fir.
Conc.

Cabinets
Mantels

Tile
Walls
Wainscot
Floors

Lighting
Lamps
Drop.
Fix.

Wood
Lined.

Total Additions and Deductions
469
241
1588

Net Additions or Deductions
228

REPRODUCTION VALUE
$ 1811

AV
4.5
Owner
Tenant
Depr.
1-2-3-4-5-6
% $ 54.44

Remodeled
Est. Cost
Remodeling Inc.
% $ 750

Garage
S
C
Depr.
2%
3%
Obsolescence

Cars
Walls
Out Bldgs.

Roof
Size
Age

Floor
Cost
Depreciated Value Garage

Remarks
Av Age on Old
Card

Appraised
Oct 1949
By
Cham & AJ
Location: Block 54 PC 1st occupied by L. Wilson, 1914

Kind of Bldg.: Res.
St. No.: 85

Class: 3
Type: 1 2 3 4
Cost: $ 1574

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<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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<tbody>
<tr>
<td>1</td>
<td>x</td>
<td></td>
<td>784</td>
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<td>$ 1574</td>
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<tr>
<td>x</td>
<td>x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>x</td>
<td>x</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

Gar. - Carport - x  Flr.  - Walls  - Cl.

<table>
<thead>
<tr>
<th>Description of Buildings</th>
<th>Additions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation  - Stone</td>
<td></td>
</tr>
<tr>
<td>Ext. Walls</td>
<td></td>
</tr>
<tr>
<td>Insulation - Floors</td>
<td></td>
</tr>
<tr>
<td>Roof Type</td>
<td></td>
</tr>
<tr>
<td>Dormers - Small</td>
<td></td>
</tr>
<tr>
<td>Bays - Small</td>
<td></td>
</tr>
<tr>
<td>Porches - Front</td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td></td>
</tr>
<tr>
<td>Porch</td>
<td></td>
</tr>
<tr>
<td>Metal Awnings - Mtl. Rail</td>
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<tr>
<td>Basement Entr.</td>
<td></td>
</tr>
<tr>
<td>Planters</td>
<td></td>
</tr>
<tr>
<td>Cellar-Bmnt.  - ¾ ½ 1½ ½ ¼ Full - Floor</td>
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</tr>
<tr>
<td>Attic Rooms Fin.</td>
<td>Unfin.</td>
</tr>
<tr>
<td>Plumbing</td>
<td></td>
</tr>
<tr>
<td>Class H.A. Steam Stick</td>
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</tr>
<tr>
<td>Oil - Gas</td>
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<tr>
<td>Air Cond.</td>
<td></td>
</tr>
<tr>
<td>Finish - Hd. Wd.</td>
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<tr>
<td>Floor - Hd. Wd.</td>
<td></td>
</tr>
<tr>
<td>Cabinets</td>
<td></td>
</tr>
<tr>
<td>Tile - Wainscot - Floors</td>
<td></td>
</tr>
<tr>
<td>Storm Sash - Wood D. S.</td>
<td></td>
</tr>
<tr>
<td>Metal D. S.</td>
<td></td>
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</tbody>
</table>

Total Additions: 406 406

Year Built: 1924
Agr. 54
Inf. by Owner - Tenant - Neighbor - Record - Est.

Remodel Year: Est. Cost

Garage - Class Depr. 2% 3%
Cars Floor - Walls - Roof - Doors
Size - x - x - x - %

Appraised 5-15-58
By 1308

Total Building Value $
## Description of Buildings

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<thead>
<tr>
<th>Description</th>
<th>Additions</th>
<th>Additions</th>
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<td>Foundation—Stone</td>
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<tr>
<td>Conc. Sills</td>
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<tr>
<td>Ext. Walls</td>
<td>Sid</td>
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<tr>
<td>Roof Type</td>
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<tr>
<td>Hip Mtl.</td>
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<tr>
<td>Dormers—Small</td>
<td>Med.</td>
<td>Large</td>
</tr>
<tr>
<td>Bays—Small</td>
<td>Med.</td>
<td>Large</td>
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<tr>
<td>Porches—Front</td>
<td>56</td>
<td>@ 150</td>
</tr>
<tr>
<td>Rear</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Porch</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planters</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ext. Base. Entry</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cellar-Basmt. ¼ ¼ ½ ¼ ½ Full Floor</td>
<td>8 0</td>
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## Basement

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Attic Rooms Fin.</td>
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## Plumbing

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<th>Class</th>
<th>Tub</th>
<th>Trays</th>
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<tr>
<td>Basin</td>
<td>Sink</td>
<td>Toilet</td>
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<tr>
<td>Wtr. Srtr.</td>
<td>Shr. St.</td>
<td>O.T.</td>
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<tr>
<td>Dishwasher</td>
<td>Garbage Disp.</td>
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## Heating

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<tr>
<td>Oil</td>
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## Finish

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<th>Hd. Wd.</th>
<th>Panel</th>
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<tr>
<td>Floor—Fir.</td>
<td>Hd. Wd.</td>
<td>Other</td>
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## Cabinets

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<tr>
<th>1</th>
<th>Mantels</th>
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## Tile-Walls

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<thead>
<tr>
<th>Wainscot</th>
<th>Floors</th>
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</table>

## Storm Sash

<table>
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<tr>
<th>Wood D. S.</th>
<th>Metal D. S.</th>
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## Awnings

<table>
<thead>
<tr>
<th>Metal</th>
<th>Fiberglass</th>
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</table>

## Total Additions

<table>
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<tr>
<th>Year Built</th>
<th>1964</th>
<th>Avg. 1908</th>
<th>Replacement Cost</th>
<th>45 19</th>
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</thead>
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## Total Building Value

<table>
<thead>
<tr>
<th>Total Value from reverse side</th>
<th>Total Building Value $</th>
</tr>
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</table>

Appraised © 16-21 1965 % By DEC 26 1968 1333

Appraised © 19 By 1328
<table>
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<tr>
<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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<tbody>
<tr>
<td>Wood Shed</td>
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<td>9 x 10</td>
<td></td>
<td>.47</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>x</td>
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<td>.47</td>
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<td>.47</td>
<td></td>
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</tbody>
</table>

Garage — Class Depr. 2% 3%

Cars Floor Walls Roof Doors

Size x Age Cost x 47%

1940 Base Cost x % Depr.

Total

REMARKS

Average Year of Construction:

Year 1904 $1188 = .95% X 61 Year = 567.3
Year 1904 $336 = .7% X 1 Year = 240

Average Year of Construction 1908.8

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
# Structure/Site Information Form

**Street Address:** 355 Ontario  
Park City, Summit County, Utah  
UTM: 12 458350 4499090  
T.  R.  S.

**Name of Structure:** Levins D. Gray House  
Owner Address: c/o K. W. Everson  
314 Narcissus Street, Corona Del Mar, CA 92625

**Present Owner:** Lula Collins  
Effective Age:  
Kind of Building:

**Year Built (Tax Record):**  
Legal Description:  
Less than one acre.

**Original Owner:** Levins D. Gray  
Construction Date: 1902  
Present Use:  
Demolition Date:

**Original Use:** Residence  
Building Condition:  
Integrity:  
Preiminary Evaluation:  
Final Register Status:

<table>
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<tr>
<th>Good</th>
<th>Site</th>
<th>Unaltered</th>
<th>Minor Alterations</th>
<th>Major Alterations</th>
<th>Not Significant</th>
<th>Contributory</th>
<th>Not Contributory</th>
<th>Historic Period</th>
<th>National Landmark</th>
<th>National Register</th>
<th>Multi-Resource</th>
<th>State Register</th>
<th>Thematic</th>
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**Photography:**  
Date of Slides: 1983  
Date of Photographs: 1983  
Views: □ Front □ Side □ Rear □ Other  
Slide No.: □  
Photo No.: □

**Research Sources:**  
Research of Title  
Sanborn Maps  
City Directories  
Biographical Encyclopedias  
Obituary Index  
County & City Histories  
Newspapers  
Utah State Historical Society  
Personal Interviews  
LDS Church Archives  
LDS Genealogical Society  
U of U Library  
BYU Library  
USU Library  
PLC Library  
Other Census Records

**Bibliographical References** (books, articles, records, interviews, old photographs and maps, etc.):


**Researcher:** Roger Roper  
Date: 4/84
This house is a one story frame house with a truncated hip roof. It is a variant of the pyramid house type. Elements of this house that are common to the pyramid house are the truncated hip roof and the square plan. Dormers were also typical of the pyramid house, but the dormer on this house is a recent addition. It, however, was built in a scale and of materials that are complementary to and appropriate for this house type. Instead of having a porch spanning a symmetrical facade, as was the typical facade arrangement of a pyramid house, the northwest corner was recessed to form a small front porch. The porch spans half of the facade, which consists of a door and a window. It is supported on lathe turned piers which have decorative brackets at the tops, and the balustrade has a geometric design. This type of balustrade was a popular element of the Victorian period, but there are few extant examples of the type in Park City. Because porch elements are the first to deteriorate and be replaced, it is difficult to determine if indeed this type of decoration was common in the area. A broad single sash and transom window is centered on the other half of the facade. There is a second entrance on the north side of the building. A shed extension was added to the rear of the house with a section of the shed extending beyond the north wall. The separate entrance into that extension probably provides access to a coal (See continuation sheet)

The Levins D. Gray House, built in 1902, at 355 Ontario is architecturally significant as one of only five well preserved examples of a variant of the pyramid house. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era and was built with a number of variations. This one is characterized by the typical square form and a hip roof, but is distinguished from the basic pyramid house in that instead of having a porch spanning the facade, the porch is set into a recessed section of the facade. Pyramid houses make up about 20% of the total number of in-period buildings in Park City, and about 30% of the pyramid houses are included in this nomination.

Levins D. and Stella Gray purchased this property in October of 1901, and had this house built the following spring. A lien was placed on this property in April of 1902 by the Summit Lumber Company for non-payment of a portion of the $546.77-worth of materials used to construct the "one story dwelling house on Lots 18 and 19." 1 Neighboring houses were also constructed at about that time as the area was being rebuilt after the great fire of 1898. It is unknown whether the Grays used this house as their own home or as rental property. They sold it in 1909.

Levins De Eston Gray was born in New York in 1856 and came to Park City in 1888, probably drawn by the opportunity to work in the booming mining industry there. He worked in some of the mills in Park City for many years. In 1916, one year after Stella's death, Levins moved to Salt Lake City, where he was engaged in the lumber business and remained until his death in 1948.

Frank J. McLaughlin, a postman, bought this house in 1909 and lived there until 1921. Subsequent owners include R.B. Dunbar (1921-27) and Lawrence L. Martin (1927-78).
355 Ontario
Description continued:

or wood storage area. This type of extension was extremely common. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The house is in excellent condition and has received no alterations which have affected its original integrity.

History continued:

¹Summit County Records, Liens Book "B" page 63.
Levins D. Gray House
355 Ontario
Park City, Summit County, Utah

Northwest corner

Photo by Debbie Temme, October 1983
Negative: Utah State Historical Society