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

1 IDENTIFICATION

Name of Property:
Address: 422 ONTARIO AVE
AKA:
City, County: Park City, Summit County, Utah
Tax Number: PC-480
Current Owner Name: SORENSEN ELLA P TRUSTEE ETAL
Parent Parcel(s): Current Owner Address: PO BOX 273, PARK CITY, UT 84060-0273
Legal Description (include acreage): N1/2 LOT 5 & ALL LOT 6 BLK 58 PARK CITYSURVEY; 0.07 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>☐ Full ☐ Partial</td>
<td></td>
</tr>
<tr>
<td>☐ building(s), public</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ structure(s)</td>
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</table>

*National Register of Historic Places: ☑ ineligible ☐ eligible

3 DOCUMENTATION

Photos: Dates
☑ tax photo: ☐ abstract of title ☑ city/county histories
☑ prints: 1995 & 2006 ☐ tax card ☐ personal interviews
☐ historic: c. ☐ original building permit ☑ Utah Hist. Research Center
☐ measured floor plans ☑ sewer permit ☑ USHS Preservation Files
☐ site sketch map ☑ Sanborn Maps ☑ USHS Architects File
☐ Historic American Bldg. Survey ☑ census records ☑ LDS Family History Library
☐ original plans: ☑ biographical encyclopedias ☑ Park City Hist. Soc/Museum
☐ other: ☑ newspapers ☑ other library(ies):

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


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Cross-wing type / Vernacular style No. Stories: 1
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
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 1949 and 1958 tax cards note that there is no foundation. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

Walls: The asbestos shingles mentioned in the 1958 tax card appear to still be the exterior wall cladding.

Roof: The cross-wing roof is sheathed in a corrugated metal product.

Windows: The window openings visible on the façade are horizontal with simple casing. Wooden storm windows cover all visible windows. Window types include a awning and a fixed pane.

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):

This frame cross-wing has a side addition that is an enclosed porch, completed at some point between 1949 and 1968. A shed-roofed open porch with slender square supports is found in the L. Metal pipe handrails enclose the porch and the front external concrete staircase. An awning shades the large gable-end window.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is set on a lot that slopes up away from the finished road surface with informal landscaping.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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 "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source: ) Date of Construction: c. 1904

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:

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1 Summit County Recorder.
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

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. 1:** elevation. Camera facing.

**Photo No. 2:** elevation. Camera facing.

**Photo No. 3:** elevation. Camera facing.

**Photo No. 4:** elevation. Camera facing.

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² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name
Owner's Address
Location

Kind of Building

Schedule 1

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
<th>Totals</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>x x</td>
<td>286</td>
<td>$ -</td>
<td>$ -</td>
<td>$ 1510</td>
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</table>

No. of Rooms 5

Condition

Description of Building | Add | Deduct
--- | --- | ---
Foundation—Stone | Conc. | None | 134
Ext. Walls | Siding |
Insulated—Floors | Walls | Clg. |
Roof—Type | Cab. | Mat | Pd.3.75 |
Dormers—Small | Med. | Lg. |
Bays—Small | Med. | Lg. |
Porches—Front | 60° | 1.10 | 66 |
Rear |
Cellar—Basmnt—¾ ½ ¾ % % % full-floor | No | 40 |
Basement Apts.—Rooms Fin. |
Attic Rooms—Fin. | Unfin. |
Plumbing | Class | Tub. | Trays |
| | Basin | | |
| | Urns | | |
| | Fts. | | |
| | Shr. | | |
| | Dishwasher | | |
| | Garbage Disp. | | |
Heat—Stove | Oil | | |
| | Gas | | |
| | Steam | | |
| | S. Blr. | | |
Air Conditioned | Incinerators |
Radiant—Pipeless |
Finish— | Hd. Wd. | Floors | Fir. |
| | | | Conc. |
| | Pantry | Mantels |
Cabinets |
Tile—Walls | Wainscot |
| | Floors |
Lighting—Lamp | Drops | Fir. |
| | Abr. lined | 5 x 30 |

Total Additions and Deductions 1510

Net Additions or Deductions 1510

REPRODUCTION VALUE $1642

Remodeled Est. Cost $5942

Garage—S 8 C Depr. 2% % % % % %

Cars | Walls |
| | |
Roof | Size x Age |

Floor Cost | Depreciated Value Garage |

Remarks 50% 1949 Total Building Value $ |

Ave. Age 45 Yrs. by Tenant 32-5-4-5-6

Appeased 10/1942 By CAO A.T.
<table>
<thead>
<tr>
<th>Location</th>
<th>Black 58 00 (Roesie Mill)</th>
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<tbody>
<tr>
<td>Kind of Bldg.</td>
<td>85</td>
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<tr>
<td>St. No.</td>
<td>422 Ontario Ave</td>
</tr>
<tr>
<td>Class</td>
<td>2</td>
</tr>
<tr>
<td>Type 1 2 3 (%)</td>
<td>Cost $</td>
</tr>
<tr>
<td>Stories</td>
<td>Cu. Ft.</td>
</tr>
<tr>
<td>x x</td>
<td>786</td>
</tr>
<tr>
<td>x x</td>
<td>$ 1622</td>
</tr>
<tr>
<td>Gar.-Carport</td>
<td>x</td>
</tr>
<tr>
<td>Fir.</td>
<td>Walls</td>
</tr>
<tr>
<td>Cl.</td>
<td></td>
</tr>
</tbody>
</table>

### Description of Buildings
- **Foundation**: Stone, Conc., None
- **Ext. Walls**: Asb. Shaker
- **Insulation**: Floors, Walls, Clks., Metal
- **Roof Type**: Gabl.
- **Dormers**: Small, Med., Large
- **Bays**: Small, Med., Large
- **Porch**: Front, 60 ft.
- **Rear**: 0
- **Porch**: 0
- **Metal Awnings**: Mtl. Rail
- **Basement Entr.**: 0
- **Planters**: 0
- **Cellar-Basmt.**: 1/4, 1/4, 1/4, 1/4 Full Floor
- **Bmt. Apt.**: Rooms Fin., Unfin.
- **Attic Rooms Fin.**: Unfin.
- **Plumbing**: Class, Tub, Trays, Basin, Sink, Toilet, Wtr. Sfr., Shr. St., O.T., Dishwasher, Garbage Disp., 350
- **Built-in Appliance**: V, H.A., Steam, Strkr., Blr., X
- **Oil**: Gas, Coal, Pipeless, Radiant
- **Air Cond.**: 0
- **Finish**: Fir, Hd. Wd., Other
- **Cabinets**: 1, Mantels
- **Tile**: Walls, Wainscot, Floors
- **Storm Sash**: Wood, D, S, Metal, D, S

### Total Additions
- **Year Built**: Avg. 54, Reproduction Value $2,132
- **Infl. by**: Owner-Tenant, Neighbor-Record-Ext.
- **Remodel Year**: Est. Cost $704
- **Garage**: Class, Depr. 2%, 3% Carport, Factor
- **Cars**: Floor, Walls, Roof, Doors
- **Size**: x, Age x, Cost x, %

**Total Building Value**: $1722
Owners Name
Location R1K 58 Pl
Kind of Bldg Res St. No.
Class 3 Type 1 2 3 4 Cost $3664 x 100%
Stories

<p>| | | | | | |</p>
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<td>Dim</td>
<td>Sq. Ft.</td>
<td>Factor</td>
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<td>x</td>
<td>790</td>
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Att. Gar.- C.P._x_ Fir._ Walls Cl._

Description of Buildings

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<thead>
<tr>
<th></th>
<th>Additions</th>
<th>Additions</th>
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<tbody>
<tr>
<td>Foundation—Stone Conc. Silla</td>
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<tr>
<td>Ext. Walls A 58 Shake</td>
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</tr>
<tr>
<td>Roof Type GAB Mtl. Metal</td>
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</tr>
<tr>
<td>Dormers—Small Med. Large</td>
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<td></td>
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<tr>
<td>Bays—Small Med Large</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Porches—Front</td>
<td>72$ 150 108</td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td>91$ 150 137</td>
<td></td>
</tr>
<tr>
<td>Porch</td>
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<td></td>
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<tr>
<td>Planters</td>
<td></td>
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<tr>
<td>Ext. Base. Entry</td>
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<tr>
<td>Cellar-Bamt. — ¼ ½ ¾ ¾ ¾ Full N/A</td>
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<tr>
<td>Bamt. Gar.</td>
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<td>Attic Rooms Fin. Unfin.</td>
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<tr>
<td>Plumbing</td>
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<tr>
<td>Class</td>
<td>Tub</td>
<td>Trays</td>
</tr>
<tr>
<td>Oil</td>
<td>Gas</td>
<td>Coal</td>
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<tr>
<td>Air Cond.</td>
<td>Full</td>
<td>Zone</td>
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<tr>
<td>Finish—Fir.</td>
<td>Hd. Wd.</td>
<td>Panel</td>
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<tr>
<td>Floor—Fir.</td>
<td>Hd. Wd.</td>
<td>Other</td>
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<tr>
<td>Cabinets</td>
<td>Mantels</td>
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<tr>
<td>Tile—Walls</td>
<td>Wainscot</td>
<td>Floors</td>
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<tr>
<td>Storm Sash—Wood D. S.</td>
<td>Metal D. S.</td>
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<tr>
<td>Awnings—Metal</td>
<td>Fiberglass</td>
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</table>

Total Additions 1273

Year Built 1904 Avg. 1908 Replacement Cost 5102

1964

Inf. by Owner—Tenant—Adj. Bld. Value

(Owner—Tenant—Record—Est. Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value $ 1328

Appraised 11-1 1968 By 1708

Appraised 19 19 By 1328
RECORD OF ASSESSMENT OF IMPROVEMENTS

Summit COUNTY SERIAL NO. 225

Owner's Name McKenzie, Willard
Owner's Address Park City
Location No. lot 5 & all lot 6, Blk 58, P.C.

SCALE:

<table>
<thead>
<tr>
<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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<tbody>
<tr>
<td></td>
<td>x</td>
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Garage — Class Depr. 2% 3%
Cars Floor Walls Roof Doors
Size x Age Cost x 47%

1940 Base Cost x % Depr.

Average Year of Construction Computation:

Year 1944 $ 4724 = 94 % x 61 Year = 1944
Year 1964 $ 228 = 7 % x 61 Year = 1964

Average Year of Construction = 1960

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION