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

1 IDENTIFICATION

Name of Property: William Austin House
Address: 252 MARSAC AVE AKA: 247 Ontario Avenue
City, County: Park City, Summit County, Utah Tax Number: PC-437
Current Owner Name: ELDREDGE KATHERINE M TRUSTEE  Parent Parcel(s):
Current Owner Address: PO BOX 3554, PARK CITY, UT 84060-3554
Legal Description (include acreage): PART LOT 12 & S1/2 LOT 13 BLK 53 PARK CITY SURVEY; 0.06 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>
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<tr>
<td>□ building(s), detached</td>
<td>□ Not Historic</td>
<td>□ Full</td>
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<tr>
<td>□ building(s), public</td>
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<td>□ Partial</td>
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<tr>
<td>□ building(s), accessory</td>
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</tr>
<tr>
<td>□ structure(s)</td>
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</tbody>
</table>

*National Register of Historic Places: □ ineligible  ☑ eligible
☑ listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates
☑ tax photo:
☑ prints: 1995 & 2006
□ historic: c.

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
☐ obituary index  ☑ LDS Family History Library
☐ city directories/gazetteers  ☑ Park City Hist. Soc/Museum
☐ census records  ☑ university library(ies):
☐ biographical encyclopedias  ☑ other:
☐ newspapers

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


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Crosswing type / Vernacular 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: November, 08
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 in the photographs and therefore its material cannot be verified.
- **Walls**: The gable end is clad in wooden vertical board and batten siding and the walls have horizontal drop or novelty siding.
- **Roof**: The gabled roof is sheathed in standing-seam metal roofing. The use of a metal roof dates from at least 1958 as it was mentioned on the 1958 tax card.
- **Windows/Doors**: A pair of vinyl casement windows, most likely replacements, appears in a horizontal opening in the gable-end. Doors are not visible in the available photographs.

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 is a single-story frame crosswing house that remains unchanged from the description provided in the 1983 National Register nomination (see Structure/Site Form, 1983). The gabled roof provides an attic that appears to be used as living space with a horizontal window in the gable end. The three-sided frame bay window on the facade, visible in the c. 1940 tax photo, is still extant today. No additions are visible in the photographs.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.):

- Abundant foliage obscures the view of the façade of the house. Like some of the historic neighborhoods in Park City, the overall setting is a compact streetscape with other homes of larger scale within close proximity.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.):

- The distinctive elements that define 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 (crosswing), 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 “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.

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: )

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

Date of Construction: c. 1890
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.¹

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. 3: West elevation (primary façade). Camera facing east, tax photo.

¹ From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
## SERIAL NO. RE-APPRAISAL CARD (1940 APPR. BASE)

<table>
<thead>
<tr>
<th>Description of Building</th>
<th>Add</th>
<th>Deduct</th>
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<tbody>
<tr>
<td>Foundation—Stone Conc. None</td>
<td>118</td>
<td></td>
</tr>
<tr>
<td>Ext. Walls</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Insulated Floors, Walls, Olgs.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof—Type</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dormers—Small Med.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bays—Small Med.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Porches—Front</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cellar—Basm’t</td>
<td></td>
<td></td>
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<tr>
<td>Basement Apts.—Rooms Fin.</td>
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<td></td>
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<tr>
<td>Attic Rooms—Fin. Unfin.</td>
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<td></td>
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<tr>
<td>Plumbing—</td>
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<td></td>
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<tr>
<td>Heat—Stove</td>
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</tr>
<tr>
<td>Oil</td>
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<td>Air Conditioned Inanerators</td>
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<tr>
<td>Radiant—Pipeless</td>
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<tr>
<td>Finish—Ed. Wd. Floors</td>
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<tr>
<td>Fin.</td>
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<tr>
<td>Cabinets—Mantels</td>
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<td></td>
</tr>
<tr>
<td>Tile—Walls Wainscot.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lighting—Lamp Drops Fix</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wood &amp; Walls Lined</td>
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### Total Additions and Deductions

<table>
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<tr>
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<th>$</th>
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<td>REPRODUCTION VALUE</td>
<td>1751</td>
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### Remarks

<table>
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<th>Total Building Value</th>
<th>$</th>
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### Appraisal

<table>
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<th>Date</th>
<th>By</th>
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<tbody>
<tr>
<td>Oct 1949</td>
<td>068 8/15</td>
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#### Location

Block 53 PC  Lot 12  S 3/13  (Rossie Hill)

#### Kind of Bldg.

<table>
<thead>
<tr>
<th>Class</th>
<th>Type 1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>Cost</th>
<th>$1568</th>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>x 100%</td>
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</tbody>
</table>

#### Stories

<table>
<thead>
<tr>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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<tbody>
<tr>
<td>x x</td>
<td></td>
<td>760</td>
<td></td>
<td>$1568</td>
</tr>
</tbody>
</table>

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

#### Description of Buildings

| Foundation - Stone  | Conc. - None |
| Ext. Walls -         |             |
| Insulation - Floors  | Walls - Cigs. |
| Roof Type -          |              |
| Dormers - Small Med. | Large |
| Bays - Small Med.    | Large |
| Porches - Front      | @ 20 60 40  |
| Rear -               | @          |
| Porch -              | @          |
| Metal Awnings - Mtll Rail | @ |
| Basement Entr. -     | @          |
| Planters -           | @          |
| Cellar-Bsmnt. - 1/4 1/2 1/3 2/3 Fuel - Floor - | @ |
| Attic Rooms Fin. -   | Unfin.     |
| Class - Tub - Trays  |              |
| Basin - Sink - Toilet |         |
| Wtr. Sfr. - Shr. St. - O.T. | |
| Dishwasher - Garage Disp. | 350 |

#### Built-in Appliances

| Oil - Gas - Coal -    | 2 8 5 3 9 Rentless - Radiant |
| Air Cond. -           |                         |
| Finish - Fir. -       | Hd. Wd. -               |
| Floor - Fir. -        | Hd. Wd. - Other         |
| Cabinets - Mantels -  |                          |
| Tile - Walls -        | Wainscot - Floors       |
| Storm Sash - Wood D. - S. - Metal D. - S. |

#### Total Additions

<table>
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<tr>
<th>Year Built</th>
<th>Avg.</th>
<th>Reproduction Value</th>
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<tr>
<td>Owner - Tenant -</td>
<td>Neighboor - Record - Est.</td>
<td>Bidg. Value</td>
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<tr>
<td>Remodel Year</td>
<td>Est. Cost</td>
<td>Depr. COL.(1)</td>
<td>2 3 4 5 6 30%</td>
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<tr>
<td>Garage - Class</td>
<td>Depr. 2% 3%</td>
<td>Carport - Factor</td>
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</tr>
<tr>
<td>Cars - Floor</td>
<td>Walls - Roof - Doors</td>
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<td></td>
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<tr>
<td>Size - x</td>
<td>Age - Cost</td>
<td>x</td>
<td>%</td>
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#### Total Building Value

<table>
<thead>
<tr>
<th>Appraised</th>
<th>0 15</th>
<th>By 1 3 0 2</th>
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<table>
<thead>
<tr>
<th>Total</th>
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<tbody>
<tr>
<td>Total Building Value</td>
<td>$</td>
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</tbody>
</table>
# PC 437

## Owners Name

**Serial Number**

### Location

- **Bldg.**: Res
- **St. No.**
- **Lot 12 S/L 13** (Crosby Hill)

## Kind of Bldg.

- **Class**: 3

## Stories

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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<tbody>
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<td>1</td>
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<td>767</td>
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<td>$35.67</td>
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</table>

## Att. Gar.- C.P.-Flr.-Walls.- Cl.

- **Foundation**: Stone
- **Walls**: S/a
- **Roof Type**: G.16
- **Dormers**: Small, Med., Large
- **Bays**: Small, Med, Large
- **Perches**: Front
- **Rear**
- **Porch**
- **Planters**
- **Ext. Base Entry**
- **Cellar-Basmt.**: ¾ ½ ½ ½ ¾ Full
- **Bsmnt. Gar.**
- **Basement-Apt.**: Rms., Fin. Rms.
- **Attic Rooms**: Fin., Unfin.

## Description of Buildings

### Additions

#### Plumbing

- **Class**: Tub., Trays
- **Basin**: Sink, Toilet
- **Wtr. Sfr.**: Shr. St., O.T.
- **Dishwasher**: Garbage Disp.

#### Heat

- **Oil**: Gas, Coal, Pipeless, Radiant

#### Air Cond.

- **Full**: Zone

#### Finish

- **Flr.**: Hd. Wd., Panel
- **Floor**: Hd. Wd., Other
- **Cabinets**: Mantels
- **Tile-Walls**: Wainscot, Floors
- **Storm Sash**: Wood D., S.; Metal D., S.
- **Awnings**: Metal, Fiberglass

### Total Additions

- **957**

## Year Built

- **1901**

## AVE

- **1/725**

## Replacement Cost

- **4,524**

## Age

- **2**

## Obsolescence

- **1964**

## Inf. by

- **Owner**

## Adj. Bid. Value

- **Conv. Factor**

## Replacement Cost—1940 Base

- **$333**

## Depreciation Column

- **1940 Base Cost, Less Depreciation**

## Total Value from reverse side

### Total Building Value

- **$**

## Appraised

- **10-30 1965**

## By

- **1966**

## 1928
### RESIDENTIAL OUT BUILDINGS

<table>
<thead>
<tr>
<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>
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<td>x</td>
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<td>.47</td>
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<td></td>
<td>.47</td>
<td></td>
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</tr>
</tbody>
</table>

Garage — Class _______ Depr. 2% 3%

Cars _______ Floor _______ Walls _______ Roof _______ Doora

Size _______ x _______ Age _______ Cost _______ x 47% _______

1940 Base Cost _______ x _______ % Depr. _______

### REMARKS

**Average Year of Construction Computation:**

- **Year 1921:** $419.20 = 6% x 444 Year = 59.5
- **Year 1944:** $337 = 7% x 444 Year = 32.07

**Average Year of Construction** 1925 $32.07

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

Utah State Historical Society  

Historic Preservation Research Office  

Structure/Site Information Form  

1  
Street Address: 247 Ontario  
Park City, Summit County, Utah  
UTM12 458370 4498940  
T. R. S.  
Name of Structure: William Austin House  
Present Owner: Madeline Smith  
Owner Address: P.O. Box 512, Park City, Utah 84060  
Year Built [Tax Record]:  
Effective Age:  
Legal Description: Lot 12 and South half Lot 13 Block 53  
Kind of Building: Less than one acre.  
Tax#: PC 437

2  
Original Owner: probably William Austin  
Construction Date: c. 1890  
Demolition Date:  
Original Use: Residence  
Present Use:  
Building Condition:  
Integrity:  
Preliminary Evaluation:  
Final Register Status:  

3  
Photography:  
Date of Slides: 1893  
Date of Photographs: 1893  
View: □ Front □ Side □ Rear □ Other  
Views: □ Front □ Side □ Rear □ Other  
Research Sources:  
- Abstract of Title  
- Plat Records/Map  
- Tax Card & Photo  
- Building Permit  
- Sewer Permit  
- 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  
- BLC Library  
- Other Census Records  

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

Researcher: Roger Benson  
Date: 4/18/
ARCHITECTURE

This house is a one story frame T/L cottage with a gable roof. A porch spans the west side of the stem-wing into which a door and window have been pierced. The gable end of the cross-wing is distinguished by a three part projecting bay which may be an addition. Similar to other bay windows in Park City, it has a flaring low pitch roof and inset panels above and below the one over one double hung sash windows. Bays of this type were added to spruce up a simple house. Other well preserved examples of this type of bay are found on 222 Sandridge and 59 Prospect, two houses also included in the Park City nomination. The small horizontally placed rectangular window above the bay is a later unobtrusive alteration. There is a rear shed extension which, if not original, was added by 1900, according to the Sanborn Insurance Map. 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. Except for the small window above the bay, the house is essentially unaltered and maintains its original integrity.

HISTORY

Built c. 1890, the William Austin House at 247 Ontario is architecturally significant as one of 78 extant T/L cottages in Park City, 17 of which are included in this nomination. The T/L cottage is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area.

This house was built between 1889 and 1900, as indicated by the Sanborn Insurance Maps. It was probably built in 1890 for William and Alma J. Austin, who mortgaged the property that year for $250, apparently to finance the construction of this house. That assumption is further supported by the fact that a lien was placed on the property in September of 1890 by Kidder & Bro. Lumber Company for $196.25 worth of construction materials which they had supplied. The Austins sold the house in 1892 to Edward Leary, whose family owned it until 1902. Nothing is known about either the Austins or Leary. Thomas J. Connor, who bought the house in 1902, apparently owned it until 1941, when it was deeded to the county because of unpaid taxes.
William Austin House
247 Ontario
Park City, Summit County, Utah

Southwest corner

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