## 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, Summi	t County, Utah	Tax Num	ber: PC-480
Current Owner Name: SOREN	SEN ELLA P TRUSTER	E ETAL Parent Parcel	(s):
Current Owner Address: PO BO			,
Legal Description (include acre	age): N1/2 LOT 5 & AL	L LOT 6 BLK 58 PARK	CITYSURVEY; 0.07 AC
2 STATUS/USE			
Property Category	Evaluation*	Reconstruction	<u>Use</u>
<ul><li>✓ building(s), main</li><li>☐ building(s), attached</li></ul>	☐ Landmark Site ☐ Significant Site	Date: Permit #:	Original Use: Residential Current Use: Residential
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
<ul><li>□ building(s), public</li><li>□ building(s), accessory</li></ul>			
☐ structure(s)	*National Register of	Historic Places: ☑ inelig	gible □ eligible
	☐ listed (date: )		
3 DOCUMENTATION			
<u>Photos: Dates</u> ☑ tax photo:	Research Sol ☐ abstract of		s consulted, whether useful or not) ☑ city/county histories
☑ prints: 1995 & 2006	☐ abstract or ☐ tax card	uue	☐ personal interviews
☐ historic: c.	□ original bui		☐ Utah Hist. Research Center
Drawings and Plans	□ sewer pern ☑ Sanborn M		<ul><li>☐ USHS Preservation Files</li><li>☐ USHS Architects File</li></ul>
☐ measured floor plans	□ obituary ind	dex	☐ LDS Family History Library
<ul><li>☐ site sketch map</li><li>☐ Historic American Bldg. Surv</li></ul>		ories/gazetteers	☐ Park City Hist. Soc/Museum☐ university library(ies):
☐ original plans:		al encyclopedias	☐ other:
□ other:	□ newspaper		
Bibliographical References (bo	oks. articles. interviews	e. etc.) Attach copies of	all research notes and materials.
,		,	
Blaes, Dina & Beatrice Lufkin. "Fin Carter, Thomas and Goss, Peter.			
University of Utah Graduate S			
McAlester, Virginia and Lee. A Fie Roberts, Allen. "Final Report." Park			
Roper, Roger & Deborah Randall. Historic Places Inventory, Non		oom Era, Park City - Them	natic Nomination." National Register of
riistorio ridoco inventory, rvon	mation i omi. 1004.		
4 ARCHITECTURAL DESCRI	PTION & INTEGRITY		
Building Type and/or Style: Cro	oss-wing type / Vernacu	ular style	No. Stories: 1
Additions: ☐ none ☐ minor ☐	☐ major (describe below) /	Alterations: □ none ☑	minor ☐ major (describe below)
Number of associated outbuildi	ngs and/or structures: [	☐ accessory building(s)	, #; □ structure(s), #
General Condition of Exterior M	laterials:		
Researcher/Organization: Pres	servation Solutions/Parl	k City Municipal Corpora	ationDate: _ 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 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 datesknown or estimatedwhen 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 environmentnatural or manmadeof 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 <sup>1</sup>
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:

<sup>&</sup>lt;sup>1</sup> Summit County Recorder.

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☐ 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.<sup>2</sup>

- 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 .

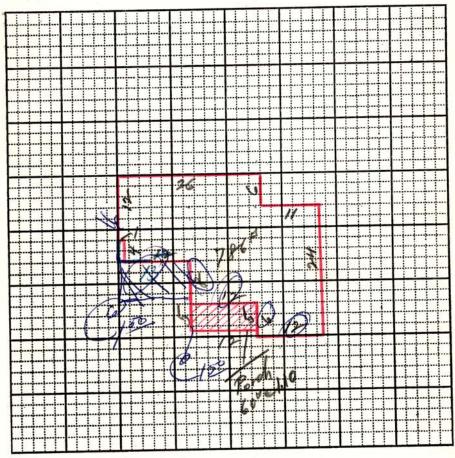
Photo No. 3: elevation. Camera facing .

Photo No. 4: elevation. Camera facing .

<sup>&</sup>lt;sup>2</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

## SERIAL NO. RE-APPRAISAL CARD (1940 APPR. BASE)

wner's Ad	uress				0
location	Pac		4	22- Pless	is Hill
Kind of Bu	1 3 5	0/		1590	x 75
Schedule	Class	Type 1-2-3		Actual	Totals
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	x x			\$	\$
	x x			\$	1\$
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	DishwasherGarbag	ge Disp	350	-	
Heat—Stov Oi	re H. A. Steam Gas C	SBir			
Ai	r ConditionedInc	einerators			
Re	diant—Pipeless				
Finish— {	Hd. Wd Floors_	Hd. Wd			
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Cabinets	Jonery Mantels		40.		
, (V	VallsWains	scot			
File— {	loors	/			
Lighting-	LampDrops_	Fix			
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			11 100		
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Roof		ge _		\$	
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weillar Me					



OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
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P.C.480.

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Bays - SmallM	ed/	Large	100	60		
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Metal Awnings					1	
Basement Entr.			111		1	
Planters					1	
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Bsmt. AptRoom					1	
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Oil Gas Coa					1	
Air Cond.		empoorse same			4	
Finish— Fir	Hd. Wd.					
Floor— Fir Ho					4	
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Garage - Class						
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	x	x						_	
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Apprais					By		JEN		1328
Prial									

## RECORD OF ASSESSMENT OF IMPROVEMENTS Summit county serial No. 22580 OWNER'S NAME McKenzie, Willard OWNER'S ADDRESS ParkCity Location No. 22580 Location No. 22580 OWNER'S ADDRESS ParkCity OWNER'S ADDR

	26	
	16 13 190	24
PR230	6 150 6	/2
SCALE:	PR433	

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x			- 4	.47		
		х				.47		
		x				.47		
Size x Age								
1940 Base Cost 2								
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Average Year of	23	% X	/ Y	ear =		361	7	•
ear 1964 \$ 338 =	7 9	% X	/ Y	ear =	=	10	7	
Average Year of Construction	7 9	% X	/ Y	ear =	=	36.8	7	





