

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: ELDRIDGE 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

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

- Original Use: Residential
- Current Use: Residential

- *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.

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

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

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.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Crosswing type / Vernacular style

No. Stories: 1 1/2

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

- 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 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:)

Date of Construction: c. 1890

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.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. 1: East elevation. Camera facing west, 2006.

Photo No. 2: West elevation (primary façade). Camera facing east, 2006.

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)

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building RES Street No. _____
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>750</u>	\$	\$ <u>1543</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition FAIR

Description of Building		Add	Deduct
Foundation—Stone	Conc. None <input checked="" type="checkbox"/>		<u>118</u>
Ext. Walls	<u>SIDING</u>		
Insulated—Floors	Walls Clgs.		
Roof—Type	<u>GAB</u> Mat. <u>PAT SHG</u>		
Dormers—Small	Med. Lg.		
Bays—Small	Med. Lg.		
Porches—Front	<u>60 @ .80</u>	<u>48</u>	
Rear	@		
Cellar—Basin't	<u>Attached</u> $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ $\frac{1}{4}$ full-floor <u>DIRT</u>	<u>Val</u>	
Basement Apts.—Rooms	Fin. Unfin.		
Attic Rooms	Fin. Unfin.		
Plumbing—	Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin Sink Toilet <u>1</u> Urns Ftns Shr. Dishwasher Garbage Disp.	<u>350</u>	
Heat—Stove	H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned	Incinerators		
Radiant—	Pipeless		
Finish—	Hd. Wd. <u>1</u> Floors—Hd. Wd. <u>1</u> Fir. <u>1</u> Fir. <u>1</u> Conc. <u>1</u>		<u>22</u>
Cabinets	<u>PANTRY</u> Mantels	<u>40</u>	
Tile—	Walls Wainscot Floors		
Lighting—Lamp	Drops <u>1</u> Fix.		
	<u>WOOD & WALLS LINED</u>	<u>90</u>	<u>Val</u>
Total Additions and Deductions		<u>438</u>	<u>230</u>
Net Additions or Deductions			<u>1543</u>
			\$ <u>+ 208</u>

Age 18 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records

REPRODUCTION VALUE \$ 1751
 Depr. 1-2-3-4-5-6 61/39 % \$ 18
 Reproduction Val. Minus Depr. \$ 683

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks _____ Total Building Value \$ _____

Appraised Oct 194 9 By W. H. & A. J.

Location Block 53 PC LOT 12 + 3 1/2 13 (Rossie Hill)

Kind of Bldg. RES St. No. _____

Class 3 Type 1 2 3 4 Cost \$ 1568 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		760		\$ 1568
	x x				
	x x				

Gar.—Carport x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <u>X</u>	
Ext. Walls <u>G.I.</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>Gabi</u> Mtl. <u>C.I. Metal</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front _____ 60° @ <u>20</u> 48	
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full _____ Floor _____	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing {	Class <u>1</u> Tub _____ Trays _____
	Basin _____ Sink _____ Toilet <u>1</u>
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____
	Dishwasher _____ Garbage Disp. _____ <u>350</u>
Built-in-Appliances _____	
Heat—Stove <u>H.A.</u> _____ Steam _____ Stkr. _____ Blr. _____	
Oil <u>Gas</u> <u>X</u> Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir _____ Hd. Wd. _____	
Floor—Fir _____ Hd. Wd. _____ Other _____	
Cabinets <u>1</u> Mantels _____	
Tile—Walls _____ Wainscot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
Total Additions	<u>398</u> <u>398</u>

Year Built _____	Avg. Age <u>57</u>	Reproduction Value	\$ <u>1966</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Est. Cost	Obsol. or Rem. _____ %	
		Bldg. Value	
		Depr. Col. <u>(1) 2 3 4 5 6 30</u> %	
Remodel Year _____	Est. Cost _____	Repr. Val. Minus Depr.	\$ <u>590</u>
Garage—Class _____	Depr. 2% 3% _____	Carport—Factor _____	
Cars _____	Floor <u>X</u> Walls _____	Roof _____ Doors _____	
Size—x _____	Age _____	Cost _____ x _____ %	
Other _____			
Total Building Value			\$ _____

1967.3.667

PC 437
Serial Number

OF
Card Number

Owners Name _____
Location Blk 53 PC Lot 12 5/2 13 (Cross Hill)
Kind of Bldg. Res St. No. _____
Class. 3 Type 1 2 3 4 Cost \$ _____ X 100 %

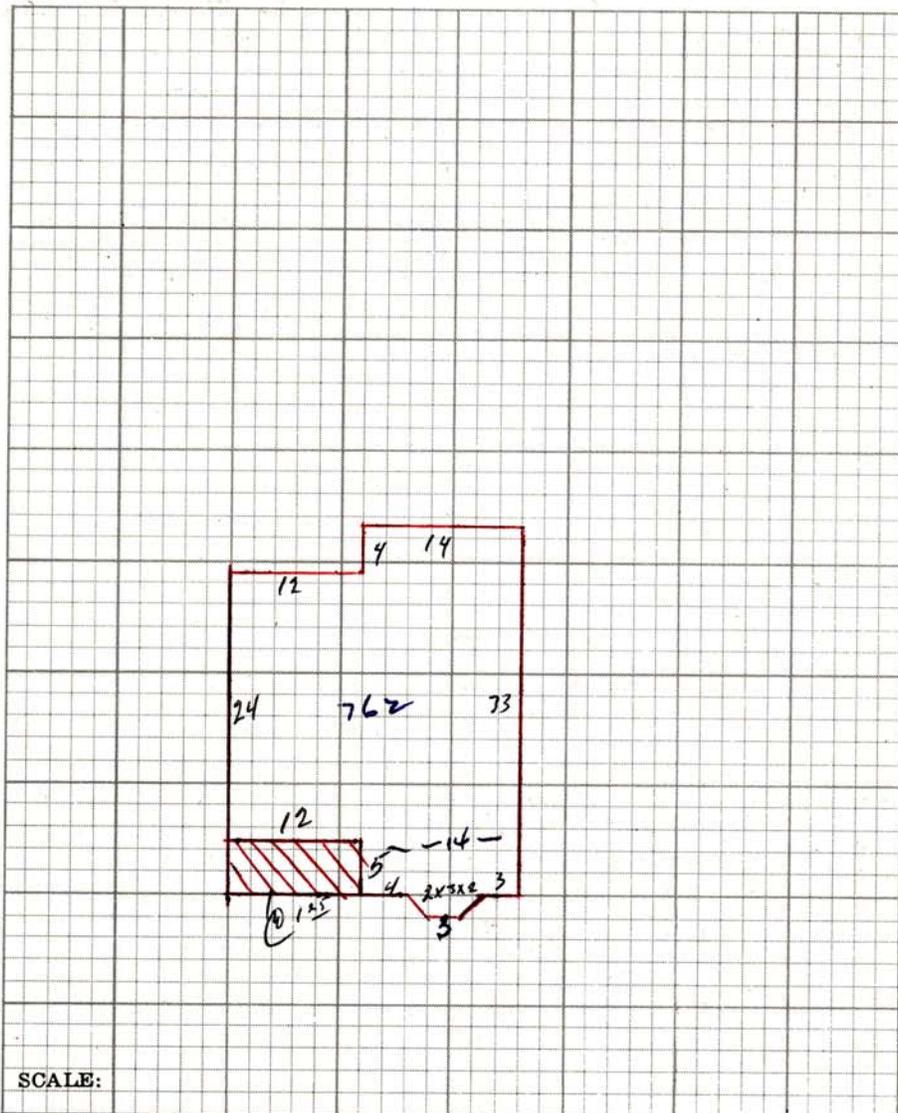
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1</u>	x x	<u>762</u>		\$ <u>3567</u>	\$
	x x				
	x x				

Att. Gar.—C.P. x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills _____		
Ext. Walls <u>sid</u> _____	<u>a</u>	
Roof Type <u>Gab</u> _____ Mtl. <u>Metal</u> _____		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>60 @ 125</u>	<u>75</u>	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor <u>None</u>		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sftr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	<u>550</u>
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	<u>332</u>	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>1</u> Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions		<u>957</u>
Year Built <u>1901</u>	Avg. <u>1925</u>	Replacement Cost <u>4524</u>
<u>1964 fur</u>	Age <u>2.</u>	Obsolescence
Inf. by <u>Owner - Tenant -</u>		Adj. Bld. Value
<u>Neighbor - Record - Est.</u>		Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value		\$

Appraised ① 10-30 1968 By 1708
Appraised ② _____ 19 _____ By _____
DEC 26 1968 / 333
1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

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 Computation:**

Year 1901 \$ 4192 = 93 % X 64 Year = 5952

Year 1964 \$ 332 = 7 % X 1 Year = 3

Average Year of Construction 1905 5959

63



PC 437

194

Structure/Site Information Form

IDENTIFICATION 1

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

STATUS/USE 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:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1893 Slide No.: Date of Photographs: 1893 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:
 Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records/Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other Census Records

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

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

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.

Statement of Historical Significance:

Construction Date: c. 1890

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



