

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Charles Barnes House**

Address: 413 ONTARIO AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-468

Current Owner Name: EVERSON EXEMPTION TRUST UNDER DECL OF TR Parent Parcel(s):

Current Owner Address: 2001 LUCKY JOHN DR, PARK CITY, UT 84060

Legal Description (include acreage): S 20 1/2 FT LOT 29 & LOT 30 BLK 55 PARK CITY SURVEY, 0.09 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: 7/12/84 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1940
- prints: 1983, 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: Shotgun type / Victorian Eclectic 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: 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 building cards indicate a wooden sill foundation, but it is not clear if the foundation has been upgraded.

Walls: the exterior walls are clad in a non-beveled (drop-novelty) wood siding and corner boards. The full-width hip-roofed front porch is supported by turned posts and has decorative spindle friezes and balustrade. The front gable also has a decorative truss.

Roof: The roof is a gable form sheathed in a standing-seam metal material. The eave on the south side of the house is interrupted by a brick chimney. The porch roof is sheathed in wood shingles.

Windows/Doors: The windows, which appear to be original, are two-over-two double-hung sash units with simple trim casings. The casing on the front gable window has a slight pediment header. The entry door appears to be a frame-and-panel door and has a complementary screen door.

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 NR nomination from (see Structure/Site Form, 1984).

Alterations include the addition of the decorative porch friezes and truss. In addition, the chimney was moved from the center of the house to the south side at some point after 1983. A second brick chimney has been removed, also after 1983.

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 .09 acres on a lot that drops severely from east to west. The house sits well below the finished road grade (Ontario Avenue) on a narrow building pad. The landscaping is informal and includes grasses and deciduous trees. The house is surrounded by homes of similar size and scale.

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 shotgun house was not a common house type built in Park City during the mining era, but was likely the result of the physical site constraints.

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. 1900¹

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

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: West elevation (primary façade). Camera facing east, 2006.

Photo No. 2: South elevation. Camera facing north, 2006.

Photo No. 3: Southwest oblique. Camera facing northeast, 1995.

Photo No. 4: South elevation. Camera facing north, 1983.

Photo No. 5: Northwest oblique. Camera facing southeast, 1983.

Photo No. 6: South elevation. Camera facing north, c. 1940 tax photo.

¹ Utah State Historical Society, Structure/Site Form, 1984.

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 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 1/2</u>	x x		<u>432</u>	\$	\$ <u>1362</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 242 Condition FAIR

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		<u>96</u>
Ext. Walls <u>SIDING</u>		
Insulated—Floors Walls Cigs.		
Roof—Type <u>GAB</u> Mat. <u>SHG</u>		
Dormers—Small — Med. Lg.		
Bays—Small — Med. Lg.		
Porches—Front <u>48 @ .80</u>	<u>38</u>	
Rear <u>60 @ 1.00</u>	<u>60</u>	
Cellar—Basin't— <u>1/4 1/2 3/4</u> full-floor		<u>40</u>
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class Tub Trays Basin Sink Toilet Urns Ftns Shr. Dishwasher Garbage Disp.	<u>315</u>	
Heat—Stove H. A. 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—Lamp Drops Fix.		
<u>WOOD LINED</u>		<u>100</u>
Total Additions and Deductions	<u>413</u>	<u>236</u>

Net Additions or Deductions 236 \$ + 177

AV 43 Yrs. by { Est. Owner REPRODUCTION VALUE \$ 1539
 Tenant Depr. 1-2-3-4-5-6 56/44 % \$
 Neighbors
 Records Reproduction Val. Minus Depr. \$ 677

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. 1949 By Chas & AJ

Location Block 55 PC (Rossie Hill)

Kind of Bldg. RES St. No. 415

Class 3 Type 1 2 3 4. Cost \$ 1538 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>1 1/2</u>	x x		<u>432</u>		\$ <u>1538</u>
	x x				
	x x				

Gar.—Carport x Fr. — Walls — Cl. —

Description of Buildings	Additions	
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>✓</u>		
Ext. Walls <u>Siding</u>		
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>		
Roof Type <u>Grab</u> Mtl. <u>RR</u>		
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Porches—Front <u>4x12</u> <u>48° @ 80</u>	<u>38</u>	
Rear <u>4x15</u> <u>60° @ 80</u>	<u>48</u>	
Porch <u>—</u> @ <u>—</u>		
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>		
Basement Entr. <u>—</u> @ <u>—</u>		
Planters <u>—</u> @ <u>—</u>		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full <u>—</u> Floor <u>—</u>		
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Plumbing {	315	
		Class <u>—</u> Tub <u>—</u> Trays <u>—</u>
		Basin <u>—</u> Sink <u>—</u> Toilet <u>—</u>
		Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>
Dishwasher <u>—</u> Garbage Disp. <u>—</u>		
Built-in-Appliances <u>—</u>		
Heat—Stove <u>✓</u> H.A. <u>✓</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>✓</u>		
Oil <u>✓</u> Gas <u>✓</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>		
Air Cond. <u>—</u>		
Finish—Fir <u>✓</u> Hd. Wd. <u>—</u>		
Floor—Fir <u>✓</u> Hd. Wd. <u>—</u> Other <u>—</u>		
Cabinets <u>—</u> Mantels <u>—</u>		
Tile—Walls <u>—</u> Wainscot <u>—</u> Floors <u>—</u>		
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>		
Total Additions	<u>401</u> <u>401</u>	

Year Built <u>—</u>	Avg. <u>—</u>	Reproduction Value	\$ <u>1939</u>
<u>Ave Age 1949-43</u>	Age <u>52</u>	Obsol. or Rem.	% <u>—</u>
Inf. by { Owner - Tenant -	Neighbor - Record - Est.	Bldg. Value	
		Depr. Col. (1 2 3 4 5 6)	<u>35</u> %
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Repr. Val. Minus Depr.	\$ <u>679</u>
Garage—Class <u>—</u>	Depr. 2% 3%	Carport—Factor	
Cars <u>—</u>	Floor <u>✓</u> Walls <u>—</u>	Roof <u>—</u> Doors <u>—</u>	
Size— <u>—</u> x <u>—</u>	Age <u>—</u>	Cost <u>—</u> x <u>—</u> %	
Other <u>—</u>			
Total Building Value			\$ <u>—</u>

Appraised 5-15- 1958 By 1302

PC 468
Serial Number

OF
Card Number

Owners Name _____
 Location BIK 55 PC
 Kind of Bldg. Res St. No. 415 ONTARIO Ave
 Class 3 ^{ml} Type 1 2 3 4. Cost \$ _____ X 100 %

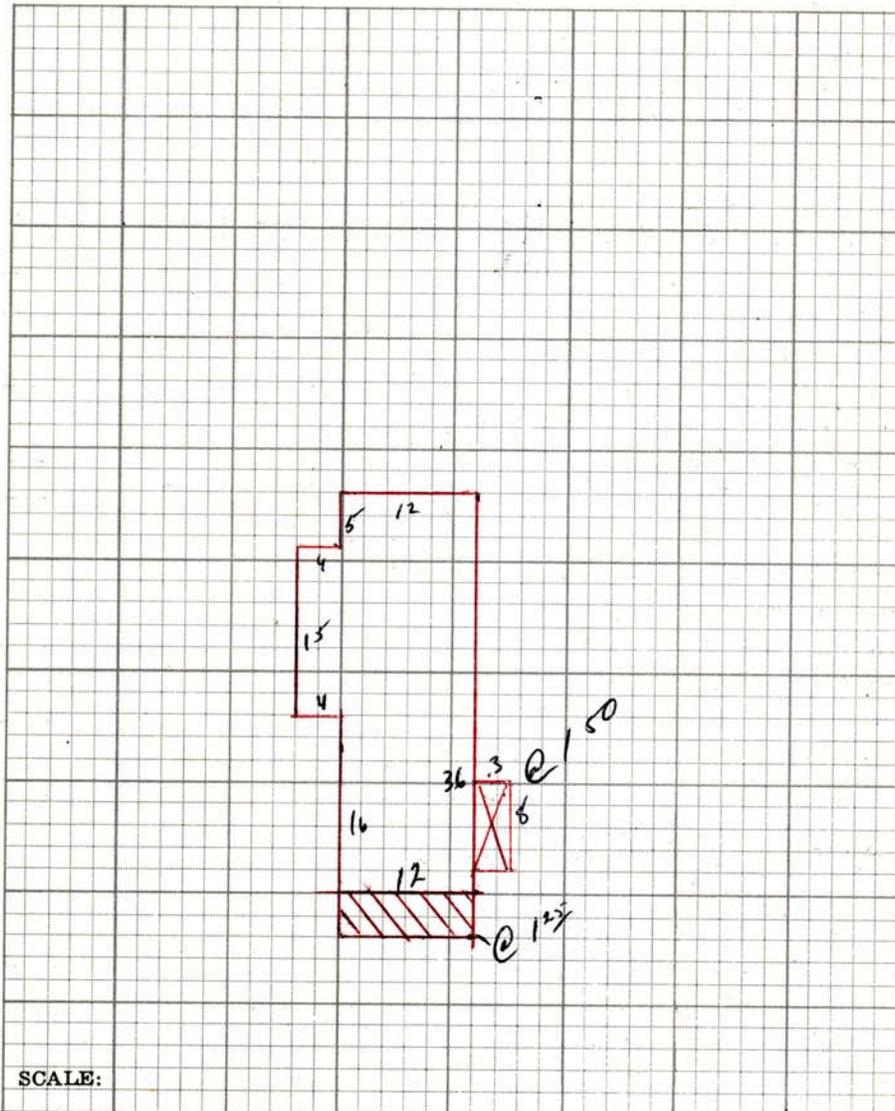
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	492		\$ 2503	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>X</u> 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>48 @ 125</u>	<u>60</u>	
Rear _____ <u>24 @ 150</u>	<u>36</u>	
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>2</u> Unfin. _____	<u>375</u>	
Plumbing {	Class <u>2</u> Tub. <u>1</u> Trays _____	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	<u>650</u>
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____	<u>272</u>	
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____	<u>30</u>	
Awnings — Metal _____ Fiberglass _____		

Total Additions			<u>1423</u>
Year Built <u>1906</u>	Avg. <u>1910</u>	Replacement Cost	<u>3926</u>
<u>1964 fur.</u>	Age <u>2</u>	Obsolescence	
Inf. by <u>Owner</u> Tenant -	Neighbor - Record - Est.	Adj. Bld. Value	
		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 10-31 1965 By 1708 DEC 26 1964 1333
 Appraised ② _____ 19 _____ By _____ 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 1906 \$ 3657 = 93 % x 59 Year = 5487

Year 1964 \$ 272 = 7 % x 1 Year = 5494

Average Year of Construction 1910 5494

58



PC 468

218

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 413 Ontario UTM: 12 458330 4499130
 Park City, Summit County, Utah
 Name of Structure: Charles Barnes House T. R. S.
 Present Owner: Lula Collins
 Owner Address: c/o K. W. Everson
 314 Narcissus Street, Corona Del Mar, CA 92625
 Year Built (Tax Record): Effective Age: Tax #: PC 468
 Legal Description: Kind of Building:
 South 20½ feet Lot 29 and Lot 30 Block 55
 Less than one acre.

STATUS/USE 2

Original Owner: probably Charles Barnes Construction Date: c. 1900 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: 1983 Slide No.: Date of Photographs: 1983 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.):
 1900 Census Records. Summit County, Park City Precinct, p. 189-B.
Salt Lake Tribune. March 14, 1936, p. 27. Charles Barnes obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Shotgun

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

This house is a one and one half story frame shotgun building with a gable roof. Having been built deep onto the lot with the gable end to the street, it is possible that the plan is one room wide with rooms aligned one directly behind the other, typical of a shotgun house. There is a door with a single two over two double hung sash window centered directly above it on the facade. A porch, which is probably not original, spans the facade. It was designed to complement the building, and to resemble the type of porch that might have been built. It has appropriately scaled lathe-turned porch piers, balusters and spindles. There are also spindles in the fan-like stickwork of the gable. That decorative element is also an addition. Windows on the sides of the house are irregularly spaced, most being the two over two double hung sash type. Several new windows were added to the north wall. They, however, are unobtrusive additions. There are two one story shed roof extensions on the north and south sides which may not be original. The north extension has a door in the west facade, and is stuccoed. The south extension is made of the same drop siding as the rest of the house, which may indicate that it was built as part of the original structure. 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

(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1900

Built c. 1900, the Charles Barnes House at 413 Ontario is architecturally significant as one of three well preserved, extant examples in Park City of a house that has the exterior configuration of a shotgun. The shotgun was a common house type in other mining towns across the country. It, however, was never one of the preferred house types in Park City. Less than ten examples of this type are extant in Park City, and the three included in the nomination are especially significant because they document the existence of the shotgun type among Park City houses, and because they are the only examples which have maintained their integrity to the present.

Sanborn Insurance Maps indicate that this house was built between 1900 and 1907, although the 1907 map was the first to fully cover this area of town. It was probably constructed after the fire of 1898 which destroyed many of the houses in this area and throughout the town. The first recorded transaction involving this property was in 1903, when Charles Barnes sold it to Mettie Hubbard for \$600. According to the census records in 1900, Barnes was living in a house which he and his brother owned on Daly Avenue, so it is likely that he had this house built between 1900 and 1903. It is unclear whether or not he ever lived here.

Charles Barnes was born in Rhode Island in 1855 and came to Park City in 1890. He worked at various occupations including mining, blacksmithing, and jigging. The latter proved to be fairly profitable for him and his brother/partner, Marcus. Charles, who never married, died in Park City in 1936.

Other owners of this house include J.R. and Metta Hubbard Conway (1903-14), Mr. and Mrs. D.H. Bertle (1914-17), Ida Hansen (1917-20), and Emma Johnson (1920-40).

413 Ontario

Description continued:

to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The effect of the extension and the new windows on the integrity of the building is minor. The house is in excellent condition, and maintains its original integrity.









413