



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Charles Barnes House

Address: 417 Ontario Avenue

Date of Construction: c. 1904

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-466-B

Current Owner: Jacqueline M. and Scott A. Cote (W/H jt.)

Legal Description (include acreage): LOT 28 & THE N 4 1/2 FT OF LOT 29 BLK 55 AMENDED PLAT OF PARK CITY SURVEY; ALSO COMM AT THE EASTERN MOST COR OF LOT 27 IN BLK 55 PARK CITY SURVEY; TH S 66*22' W ALONG THE SE'LY LINE OF SD LOT A DISTANCE OF 30.31 FT TO THE EXTERIOR FACE OF A WOOD FRAME HOUSE AS EXISTING JAN 1984, SD PT BEING THE TRUE PT OF BEG; THE FOLLOWING THREE CALLS BEING ALONG THE EXTERIOR FACE OF SD FRAME HOUSE; 1) TH N 16*25' W 1.41 FT; 2) TH S 73*35' W 10.50 FT; 3) TH S 16*25' E 2.74 FT TO A PT OF THE SE'LY LINE OF SD LOT; TH N 66*22' E 10.58 FT TO PT OF BEG
 CONT .051 AC 533-283-284 1895-659

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

- Building
- Structure
- Site

National Register of Historic Places:

- Eligible
- Ineligible
- Listed, Date:

Evaluation:

- Landmark Site
- Significant Site
- Non Historic

DOCUMENTATION

Photographs:

Tax Photos

Prints:

Historic

Research Sources:

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

DESCRIPTION

Architectural Style: Other residential type / Vernacular style

No. Stories: 1

Number of Associated Structures:

Accessory building(s). #

Structure(s). #

Condition:

Good

Fair

Poor

Uninhabitable/Ruin

Location:

Original location

Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: The exterior walls are clad in wooden drop/novelty siding

Foundation: Tax cards for 1949 and 1958 note that there is no foundation. By 1968 a concrete foundation is mentioned. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified

Roof: The roof materials or shape cannot be verified from the available photographs

Windows/Doors: The two façade windows visible in the 2006 photograph are single-pane double-hung in a single opening with a simple wooden surround. The entry door cannot be clearly seen in the 2006 photograph

Additions:

Major

Minor

None

Alterations:

Major

Minor

None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains

Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

The house at 417 Ontario does not closely resemble any of the common house types built in Park City during the mining era. The side gable roof is sheathed with asphalt shingles and extends to cover the partial width porch. The walls are clad with drop-novelty wood siding. The porch is faced with stacked stone and has a wood balustrade with square wood posts. A pair of one-over-one double hung sash windows is under the porch next to the door. The door is not very visible and its type remains unverified. There was an addition made to the house between 1958 and 1968, as noted on the tax cards, but it is not visible in current images. The site is narrow, with both neighboring houses in very close proximity. The site is steeply sloped and the house is below the grade of Ontario Avenue. The foundation is noted as being concrete in the 1968 tax card, while the two previous tax cards do not indicate the foundation material. The foundation cannot be seen in any available images, and remains unverified. The overall form and materiality of the building remains intact and the building retains its historic value.

SIGNIFICANCE

Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

This house was built between 1900 and 1907, judging from the Sanborn Insurance maps from those years. It was likely built the same time as the neighboring house, 413 Ontario. To quote from the 1984 National Register nomination form for that house:

“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.”

No information could be found on the next owner, Mettie Hubbard. Eva Hansen, who is presumed to be Mettie's daughter, is shown on the 1910 census, living on Rossie Hill Drive, which has been another name for this part of Ontario Avenue at times in Park City's history. She may have been living in this house at that time, but this is impossible to determine, as no address is given on the census. She lived there with her husband Olaf, and her nephew Frank Hubbard. The house was sold to Leo Percy Wyckoff in 1910.

Leo Wyckoff appears on the 1920 census, living in this house with his wife Muriel and their three children. Leo worked as an electrician for a mine. They moved to Washington in 1921, when Leo got a job working on the construction of a power plant there. The house was sold at that time to J.M. Christenson.

No information could be found on J.M. Christenson. He sold the house in 1926 to Luella Reich. She appears on the 1930 census, living alone in this house. Her husband William had died earlier in that year, he had worked as a blacksmith up until that time. She sold the house in the latter half of 1930 to Robert L. McClelland.

There is no record of a Robert McClelland living in Park City at this time. It is unknown if he ever lived here, but it seems likely that the house was used as an income property, as it was rented out during the 1940 census. It was occupied at that time by Lawrence and Anna Robison and their four children. Lawrence worked as a machine man for a mine

Robert McClelland sold the house in 1944 to A.B. Smith. Since that time it has changed hands several times, and is currently owned by Scott A. Cote.

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

417 Ontario Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1960



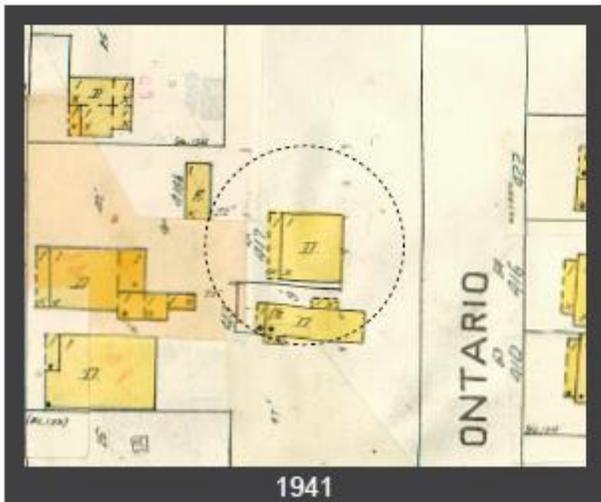
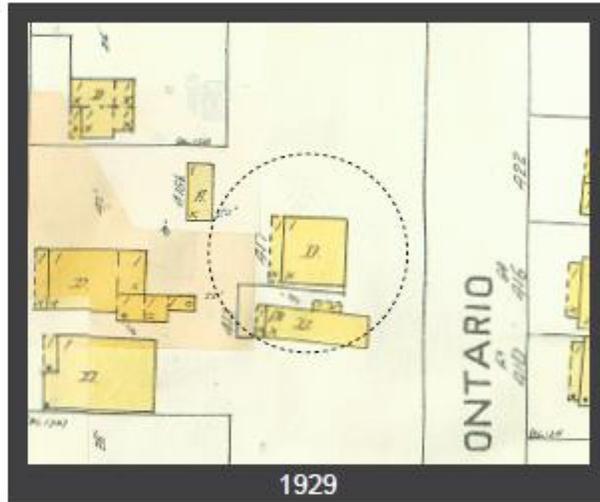
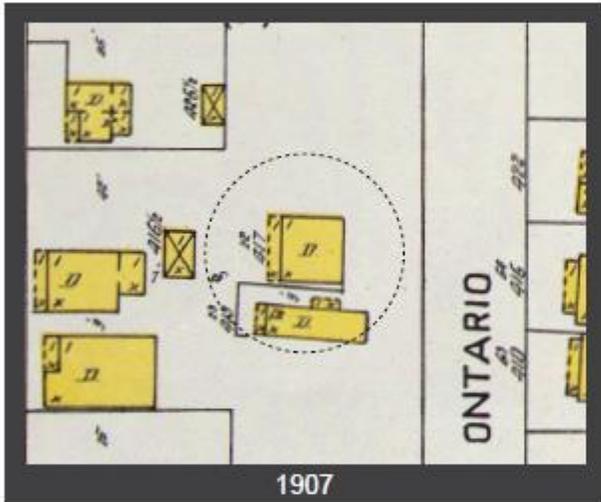
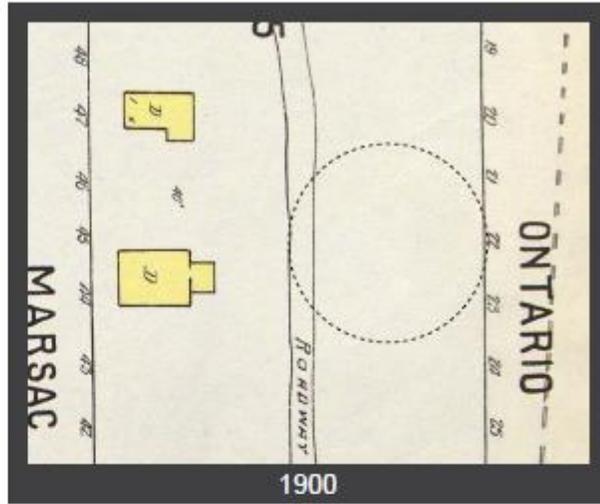
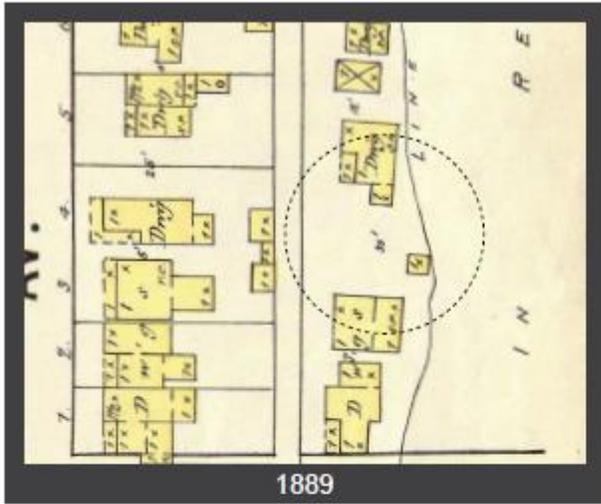




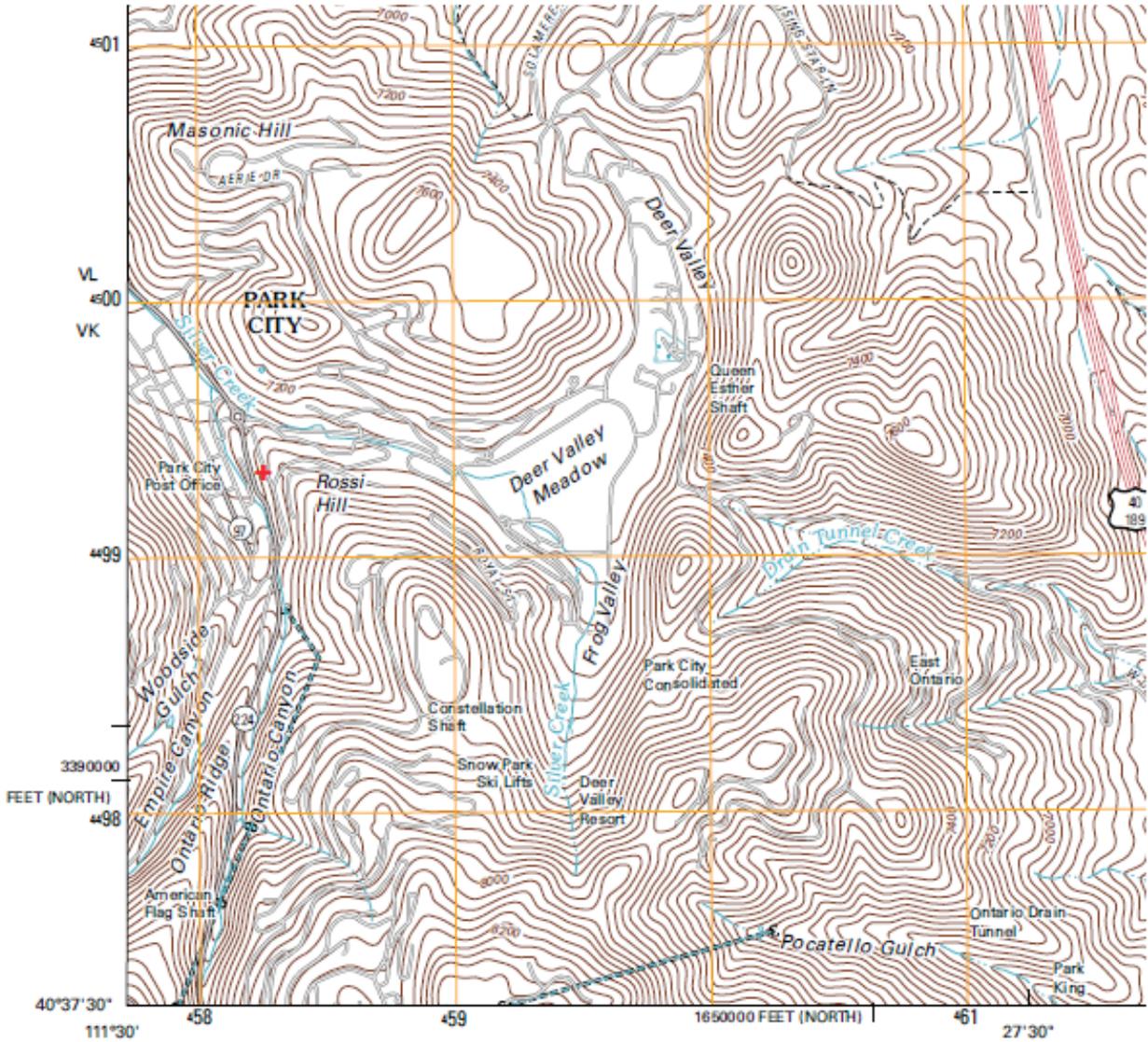
417 Ontario Avenue. Southwest oblique. November 2013.

MAPS

417 Ontario Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history

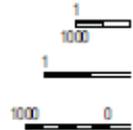
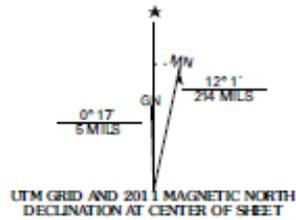


417 Ontario Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



U.S. National Grid	
100,000-m Square ID	
VL	00
WK	
Grid Zone Designation	
12T	

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 417 Ontario Avenue

City: Park City, UT

Current Owner: Jacqueline M. and Scott A. Cote

Address: (see historic site form for address)

Tax Number: PC-466-B

Legal Description (include acreage): PC BK55 L28 & N4.5ft. L29 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/22/1882	Edwd. P. Ferry	David C. McLaughlin	W		[L7-8, 10-14, 17-32]
2/1/1886	David C. McLaughlin	George F. Hicks	W		"27,28,29"
1/8/1886	Geo. F. Hicks	John Shields	Q		"27,28,29"
2/1/1886	John Shields	Gilbert D. Gregor	Q		"27,28,29"
3/8/1887	Gilbert D. Gregor	Mrs. Betsey M. Kentfield	W		"4,27,28,29"
11/10/1887	Betsey M. & Henry H. Kentfield	William Baxter	W		"28,29"
10/26/1891	Wm. & Marion Baxter	Michael Treveltham	W		"28,29"
2/11/1895	Michael & Clara Treveltham	Annie M. Green	W		"28,29"
1/4/1896	Annie M. Fleury	John Harwood	W		"28,29"
3/20/1902	Mrs. Mary Harwood, et al	Charles Barnes	W.D.		"28,29"
9/2/1903	Charles Barnes	Mettie Hubbard	W.D.		"29"
9/2/1903	Charles Barnes	Eva Hubbard	W.D.		"28"
10/1/1904	Metta Conway [fmr. Metta Hubbard]	Eva Hansen [fmr. Hubbard]	W.D.		"N4.5ft. of Lot 29"
6/23/1906	Eva Hubbard	Wm. D. Sutton	W.D.		"28, pt. 29"
1/23/1906 [filed 10/3/06]	Wm. D. Sutton & wife	Eva Hansen	W.D.		"28, pt. 29"
10/25/1909	Eva Hansen	William Dennison, et al	W.D.		"28, pt. 29"

Date: 5/12/2014

Researcher: John Ewanowski, CRSA Architecture

