## HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION			
Name of Property:			
Address: 405 ONTARIO AVE		AKA:	
City, County: Park City, Summi	t County, Utah	Tax Number: KINCAID-1	
Current Owner Name: KINCAIE Current Owner Address: 77-10		Parent Parcel(s): PC-467 DR, INDIAN WELLS, CA 92210	
Legal Description (include acre			IT 0.09 AC
2 STATUS/USE			
Property Category  ☑ building(s), main ☐ building(s), attached ☐ building(s), detached ☐ building(s), public ☐ building(s), accessory	Evaluation*  □ Landmark Site □ Significant Site □ Not Historic	Reconstruction  Date: Permit #: □ Full □ Partial	<u>Use</u> Original Use: Residential Current Use: Residential
□ structure(s)	^National Register of □ listed (date: )	Historic Places: ☑ ineligil	ble □ eligible
3 DOCUMENTATION			
Blaes, Dina & Beatrice Lufkin. "Fin Carter, Thomas and Goss, Peter. University of Utah Graduate S McAlester, Virginia and Lee. <i>A Fie</i> Roberts, Allen. "Final Report." Parl Roper, Roger & Deborah Randall. Historic Places Inventory, Non	□ abstract of title □ tax card □ original building permit □ sewer permit □ Sanborn Maps □ obituary index □ city directories/gazetteers Survey □ census records □ biographical encyclopedias □ newspapers  (books, articles, interviews, etc.) Attach copi  'Final Report." Park City Historic Building Inventorer. Utah's Historic Architecture, 1847-1940: a Guite School of Architecture and Utah State Historica Field Guide to American Houses. New York: Alfi Park City Reconnaissance Level Survey. Salt Lak all. "Residences of Mining Boom Era, Park City -		Lake City: 2007. It Lake City, Utah: ty, 1991. (nopf, 1998. 1995.
4 ARCHITECTURAL DESCRI			
Building Type and/or Style: Other Residential type / Vernacular style  No. Stories: 1			
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: A concrete foundation is visible in the 2006 photograph.			
Walls: The exterior walls are wooden drop/novelty siding.			
Roof: The roof was clad in standing seam metal roofing in 1995 but is not visible in the 2006 photograph.			
Windows/Doors: The only visible windows in the 2006 photograph are two at the raised basement level, both single pane, either fixed or casement. No doors are visible in the photograph.			
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): The other residential type house was raised and a basement put under it between the 1995 and the 2006 photographs. The basement level windows were added in the same period. An open wooden staircase comes from the side to the full-width front porch set under the main roof.			
Setting (The physical environmentnatural or manmadeof a historic site. Describe the setting and how it has changed over time.): The building lot slopes steeply upward towards the rear and a city staircase runs along the side of the house. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards.			
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 other residential type was a house type built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.			
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:			
1. Historic Era:  ☐ Settlement & Mining Boom Era (1868-1893)  ☐ Mature Mining Era (1894-1930)			

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

☐ 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:** Southwest oblique (partial). Camera facing northeast, 2006.

**Photo No. 2:** South elevation. Camera facing north, 1995.

Photo No. 3: West elevation (primary façade) obstructed. Camera facing east, tax photo.

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





