



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Emma Johnson House

Address: 405 Ontario Avenue

Date of Construction: c. 1930

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: KINCAID-1

Current Owner: Ian R. Kincaid

Legal Description (include acreage): PARCEL 1 KINCAID SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 0.09 AC 1511-1315 1721-136

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 wooden drop/novelty siding

Foundation: A concrete foundation is visible in the 2006 photograph

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

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 405 Ontario does not closely resemble any of the main types of house built during the historic Park City mining era. Built c. 1930, it has been altered significantly. The roof is partially a hip roof, and partially a gable roof, which is an unusual combination. It is sheathed with standing seam metal, which replaced the shingle material shown in the c. 1940 tax photo. The house is clad with drop-novelty wood siding, including the lower addition. A paired casement window is in the gable facing the road, a fixed casement on the south façade and two large vertically oriented fixed or casement windows at the basement level on the primary façade. A full width covered porch is on the primary façade and has square wood posts and a simple wood balustrade between. The house was raised and had a basement level constructed between 1995 and 2006. A concrete foundation is visible at the basement level. The site is steeply sloped and is below the road grade. The house is reached via Shorty's Stairs which leads to the porch stairs. Although the form remains legible, the cumulative formal and material changes have diminished 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.)

Though a previous historic site form has stated that the house was built in 1904, it does not appear on a Sanborn map until 1941. It also does not appear on a census until 1930. Based on that evidence, it is assumed that this house was built sometime between the 1929 Sanborn Insurance map and the 1930 census.

The owner of the house at the time that it was constructed was Emma Johnson. She appears on the 1930 census for Park City, living on Marsac Avenue with her husband Ancil. It seems they used the house as an income property; as it was being rented at the time of that census by two separate families, Lawrence and Anna Robinson, and William and Constance Overly. The house was still being rented out during the 1940 census, and was occupied at that time by Cecil and Mildred Wheeler. Emma Johnson sold the house in 1941 to J.W. Broadwater.

No evidence of a J.W. Broadwater living in Park City could be found. The property has been bought and sold several times since then, and is currently owned by Ian R. Kinkaid.

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.)

405 Ontario Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940







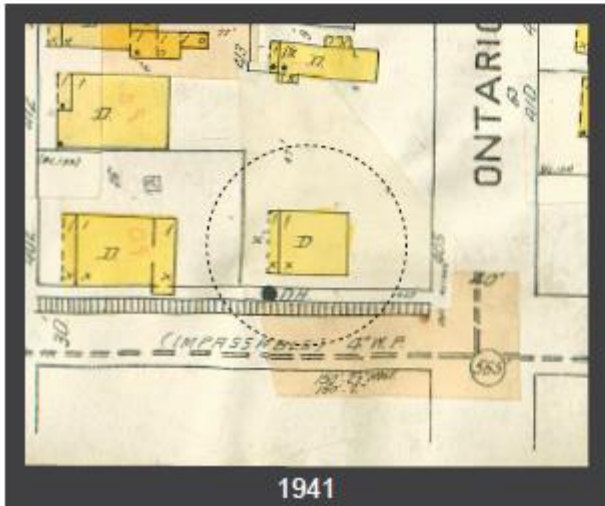
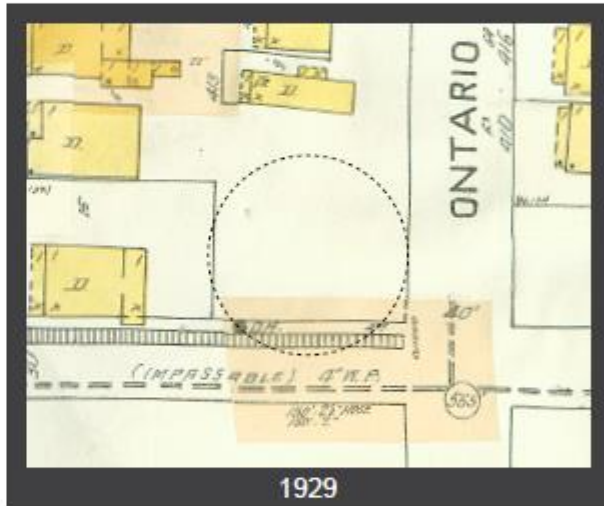
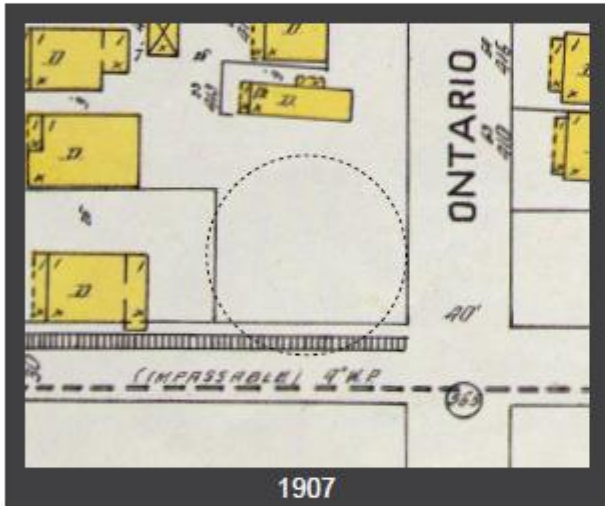
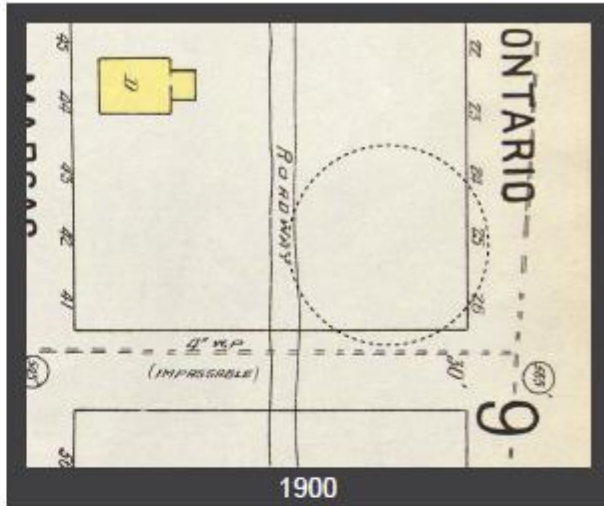
405 Ontario Avenue. Southwest oblique. November 2013.



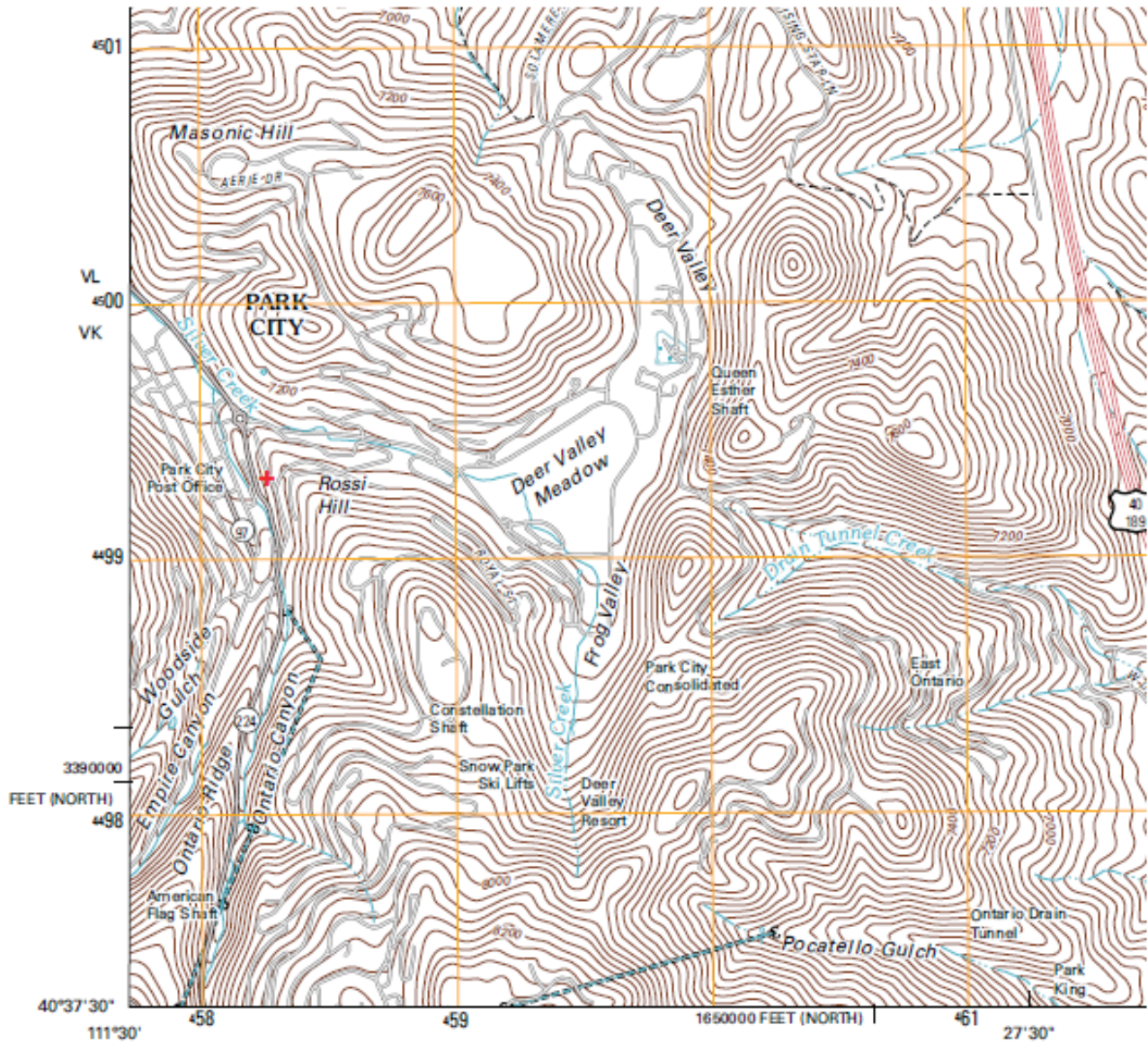
405 Ontario Avenue. Southeast oblique. November 2013.

MAPS

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

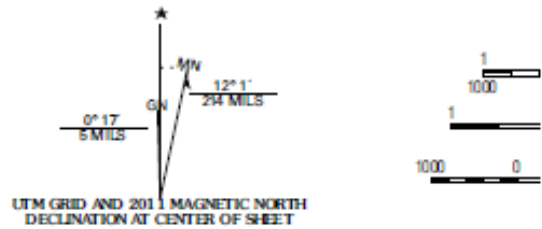


405 Ontario Avenue, Park City, Summit County, Utah
Intensive Level Survey—USGS Map



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



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

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

DOCUMENTS

TITLE SEARCH FORM

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

Address: 405 Ontario Avenue

City: Park City, UT

Current Owner: Ian R. Kincaid

Address: (see historic site form for address)

Tax Number: KINCAID-1

Legal Description (include acreage): Parcel 1 Kincaid Sub., platted 12/12/2003 (PC BK55 L31 & L32) (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]
4/19/1915	Summit County	W.I. Snyder	Q.C.D.		[L1, 6-8, 10-11, 13-20, 25-26, 30-32]
11/21/1916	P.F. Ryan (sheriff)	Park City Townsite	Sheriff's Deed		[10-11, 13-20, 25-26, 30-32]
10/30/1924	Park City Townsite Co.	Emma E. Johnson	Deed		"30,31,32"
10/9/1941	Emma Johnson	J.W. Broadwater	W.D.		"30,31,32"
4/15/1949	J.W. Broadwater	John B. Mitchell, et ux	W.D.		"30,31,32"
10/14/1954	John B. & Winifred B. Mitchell	John A. & Mrs. Lela Lindsay	W.D.		"30,31,32"
1/9/1980	John A. & Lela Lindsay	Edward A., Jr. & Nellie R. Kincaid	W.D.		"31,32" [rest of form]
6/14/1994	Edward A., Jr. & Nellie R. Kincaid	Kincaid Family Partnership	Deed		
2/14/2003	Kincaid Family Partnership	Edward A. Kincaid, Jr., et al	Deed		
8/1/2005	Edward A. Kincaid, Jr., et al	Ian R. Kincaid	Q.C.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 5/12/2014

405 Ontario Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

Emma Johnson

Emma E. Johnson, 83, a long time resident of Park City passed to her final rest Feb. 14, 1973 in Santa Monica, Calif. She was born Oct. 11, 1889.

Mrs. Johnson came to Park City from Sweden in 1904 at the age of 15. Some years later she was married to Ancil Tobias Johnson. There were four children born of this marriage, one died at birth, and the other three Ancil T. (Ted), Wesley and Mary Ellen grew up and finished high school in Park City.

The children moved to Santa Monica, Calif. to further their education and in 1942, Mrs. Johnson joined them.

Shortly after coming to Santa Monica, she was employed by the Santa Monica School district as matron in the schools and served in this position for 25 years until she reached the mandatory age of retirement. At this time she was 70 years old.

Mrs. Johnson is survived by her son Ancil T. Johnson of Seattle, Wash.; and Mrs. Glenn Young of Santa Monica, Calif.

She had 9 grandchildren and 12 great-grandchildren at the time of her death.

Funeral services were held on February 20, 1973 at the Santa Monica First Ward of the LDS Church with interment in the Woodlawn Cemetery in Santa Monica, Calif.

Park Record 3/8/1973