

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 262 GRANT AVE

AKA: 262 Swede Alley

City, County: Park City, Summit County, Utah

Tax Number: 262-GR-B

Current Owner Name: WILLOUGHBY MARK A ETAL

Parent Parcel(s): PC-598

Current Owner Address: 1545 9TH AVE, SAN DIEGO, CA 92101

Legal Description (include acreage): LOT B 262 GRANT PLAT AMENDMENT SUBDIVISION; CONT 2,352 SQ FT OR 0.05 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: )

## 3 DOCUMENTATION

### Photos: Dates

- tax photo: c. 1940  
 prints: c. 1968, 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: Rectangular or "Hall-Parlor" House

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), # \_\_\_\_\_.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

General Condition of Exterior Materials:

- 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:** Early photographs indicate a cement porch foundation that is now covered by decorative porch trim (aspects of cement can still be seen.)

**Walls:** Drop-novelty wood siding and trim- may be original, but likely to be a newer re-creation of older style (material of addition matches perfectly in size and color with original structure- overall condition indicates newer materials.) Painted wooden porch supports and rails with wooden floorboards.

**Roof:** Unable to determine current roofing material (snow pack in photo) but prior photos indicate uses of metal and shingles at varying times.

**Windows:** Aluminum single hung

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): Building form remains generally intact, with material applications being adjusted and changed through the years. Porch rail and support details have changed over time but currently reflect simplicity of original style. (Attached garage and multi-storey addition attached to the rear of the structure. Addition does not affect front façade of the house, and has been built in a compatible matching style to the original structure; however, the extent of the additions renders this site ineligible for listing in the National Register.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Earliest tax photo shows small outbuilding no longer present on property. Narrow building lot has the structure's porch front directly adjacent to roadway. Neighboring residential property structures are similar in size and scale. Removed trees from 1968 photo have since been replanted in areas similar to those in original tax photo.

**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 the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have 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 Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era.

The extent of and cumulative effect of the additions to the site render it ineligible for listing in the National Register of Historic Places.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1900

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.<sup>1</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. Camera facing northeast, 2006.
- Photo No. 2:** Northwest oblique. Camera facing southeast, 2006.
- Photo No. 3:** Southwest oblique. Camera facing northeast, 1995.
- Photo No. 4:** Southwest oblique. Camera facing northeast, c. 1968
- Photo No. 5:** Southwest oblique. Camera facing northeast, c. 1940 tax photo.

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<sup>1</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

PC 598

Serial Number

OF Card Number

Owners Name John Belton  
 Location LA 11 + 1100 BK 72 MS  
 Kind of Bldg. Res St. No. 262 Grant  
 Class 3 Type 1 2 3 4 Cost \$ 3671 x 104.5 %

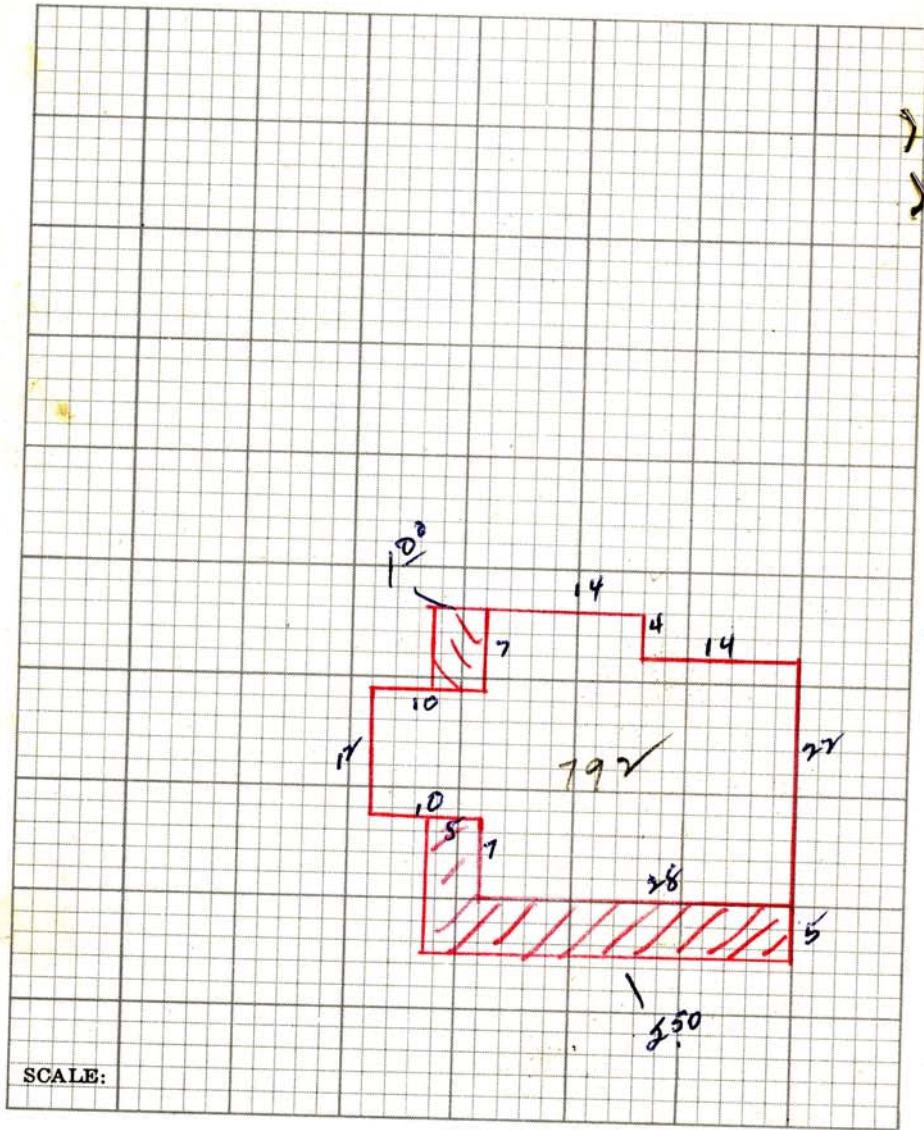
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	792		\$ 3836	\$
	x x				
	x x				

Apt. Gar.—C.P. x Flr.      Walls      Cl.     

Description of Buildings	Additions	Additions
Foundation—Stone <u>    </u> Conc. <input checked="" type="checkbox"/> Sills <u>    </u>		
Ext. Walls <u>    </u> <u>Clu on frame (B)</u>		
Roof Type <u>Gable</u> Mtl. <u>Pat</u>		
Dormers—Small <u>    </u> Med. <u>    </u> Large <u>    </u>		
Bays—Small <u>    </u> Med <u>    </u> Large <u>    </u>		
Porches—Front <u>    </u>	<u>200 @ 250</u>	<u>500</u>
Rear <u>    </u>	<u>35 @ 100</u>	<u>35</u>
Porch <u>    </u>	@	
Planters <u>    </u>	@	
Ext. Base. Entry <u>    </u>	@	
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full <u>    </u> Floor <u>conc</u>		<u>80</u>
Bsmt. Gar. <u>    </u>		
Basement-Apt. <u>    </u> Rms. <u>    </u> Fin. Rms. <u>    </u>		
Attic Rooms Fin. <u>    </u> Unfin. <u>    </u>		
Plumbing	Class <u>2</u> Tub. <u>1</u> Trays <u>    </u>	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. <u>    </u> Shr. St. <u>    </u> O.T. <u>    </u>	<u>650</u>
	Dishwasher <u>    </u> Garbage Disp. <u>    </u>	
Heat—Stove <u>    </u> H.A. <u>FA</u> HW <u>    </u> Stkr <u>    </u> Elec. <u>    </u>		<u>338</u>
Oil <u>Gas</u> Coal <u>    </u> Pipeless <u>    </u> Radiant <u>    </u>		
Air Cond. — Full <u>    </u> Zone <u>    </u>		
Finish—Fir. <u>    </u> Hd. Wd. <u>    </u> Panel <u>3</u>	<u>275</u>	<u>225</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>3</u> S. <u>    </u>		<u>150</u>
Awnings — Metal <u>    </u> Fiberglass <u>    </u>		

Total Additions			<u>1978</u>
Year Built <u>1902</u>	Avg. <u>1.1919</u>	Replacement Cost	<u>5814</u>
<u>1964</u>	Age <u>2.</u>	Obsolescence	
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Adj. Bld. Value	
		Conv. Factor	<u>x.47</u>
Replacement Cost—1940 Base			
Depreciation Column <u>2</u> 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value		\$	

Appraised ① 11-26 1968 By 1333 JUL 11 1968  
 Appraised ②      19      By      1328



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
15 small Shed No 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 1907 \$ 4171 = 72 % X 63 Year = 45.36

Year 1964 \$ 1643 = 28 % X 1 Year = 28

**Average Year of Construction 1919 45.64**



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