



**HISTORIC SITES INVENTORY**  
**HISTORIC SITE FORM**  
 PARK CITY MUNICIPAL CORPORATION



**IDENTIFICATION**

Property Name (if any): John and Mary Bircumshaw House

Address: 304 Grant Avenue

Date of Construction: c. 1905

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-599

Current Owner: John E. Haney

Legal Description (include acreage): BEING ONE STORY HOUSE 1ST HOUSE S FROHIO ROW ON GRANT AVE & 1ST HOUSE NO OF HOUSE OF JOHN ANDERSON ALSO DESC AS LOT8 BLK 72 MILLSITE RESERVATION TO PARK CITY & ALSO BEG SW COR LOT 7 BLK 72 MSRUN TH N 24\*56' E 2.50 FT; N65\*04' E 49.39 FT TO E LINE LOT 7, TH S 19\*43' EALG SD E LINE 13.55 FT TO SE COR LOT 7; TH S 77\*55'40" W 49.39 FT TO BEG.IQC363-507 M41-274-276 1953-68 XWD-121 M221-236; 0.05 AC

**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:

Research Sources:

- Sanborn Maps
- tax Card
- City/ County Histories
- Personal Interviews
- Newspapers
- Other:

Historic

Census Records

Park City Museum

**DESCRIPTION**

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Architectural Style: hall-parlor variation / 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 asbestos shingles and non-beveled (drop-novelty) siding in some areas where the shingles have been removed or failed. The full-span shed roof porch is supported by simple square posts and has a simple handrail

Foundation: Tax cards indicate no foundation and there is no evidence to suggest that the foundation has been upgraded

Roof: The gable roof form (cross-wing extending to the rear) is sheathed in asphalt shingles that show signs of deterioration

Windows/Doors: Windows appear to be original wood double-hung units, though they are in poor condition.

Doors also appear to be the original frame-and-panel doors

Additions:  Major  Minor  None

Alterations:  Major  Minor  None

Describe Additions/ Alterations (Dates):

Essential Historic Form:  Retains

Does Not Retain

**NARRATIVE DESCRIPTION OF PROPERTY**

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(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.)

304 Grant is a hall-parlor variant that has fallen into major disrepair. The hall-parlor house type was one of the main three house types built in Park City during the historic mining era. The gabled house is roofed with a mix of metal,

flat metal, and a shingle material. It was originally shingled, but was modified sometime after the 1995 tax photo. The house is clad in asbestos shingles, with the original drop novelty siding showing where the shingles have fallen off. The windows appear to be the original wood frame double-hung sashes, and the door also seems to be the original frame and panel. A rear addition was built since the original construction, sometime between the drawing of the 1941 Sanborn map and the 1971 tax card. Other small additions also appear to have been built throughout the lifetime of the house including the enclosing of part of the porch. The covered porch runs the full width of the front façade with simple wooden posts and railing. While the posts may be original, the railing was added sometime after the 1940s tax photo. There is no indication of any foundation on either the tax cards or in any images. The site is overgrown with vegetation and does not appear to be maintained. The majority of the house is in disrepair. Although the overall form remains legible, the cumulative formal and material changes have diminished its historic value.

## SIGNIFICANCE

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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.)

The house at 304 Grant Avenue was built between the 1900 and 1907 Sanborn maps of Park City, replacing a hall-parlor house that previously stood on the site.

While John and Mary Bircumshaw did not purchase the house until 1901, they were living there as renters by the 1900 census with their seven children. John Willard Bircumshaw was born in England in 1856, immigrating as a boy in 1864. The family moved to Park City when it was a nascent mining camp. Mary (nee White) was born in St. Louis, Missouri, in 1858, immigrating to Utah as a part of the James Wareham Company of Mormon pioneers in 1862. Notably, John and Mary were married in 1876 at the Salt Lake City Endowment House that formerly stood on Temple Square by Daniel H. Wells, a prominent Mormon and eventual apostle in the Church of Jesus Christ of Latter-Day Saints. John Bircumshaw was a butcher by trade and was the chief of the Park City volunteer fire department. They would have eight children before moving to Salt Lake City around 1920. John Bircumshaw died in that city in 1944, four years after Mary passed away.

Ray Bircumshaw, Mary and John's son, was residing in the house as of the 1920 census with wife Ella May. Ray was a miner who stayed in Park City after his parents moved to the Salt Lake Valley.

304 Grant seems to have been vacant for a time after the Bircumshaws moved on, as evidenced by delinquent taxes in the 1950s, a time when the population of Park City was dramatically shrinking. The house was purchased by current owner John Haney in 1982. It has fallen into disrepair and appears to be uninhabited.

## REFERENCES

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- 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

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(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.)

304 Grant Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1941 (Summit County)

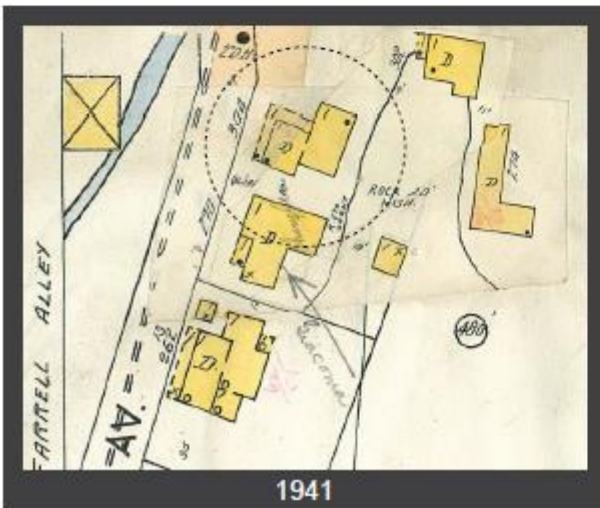
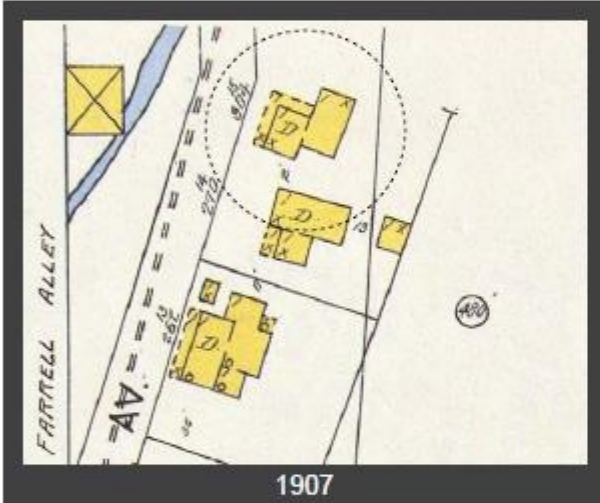
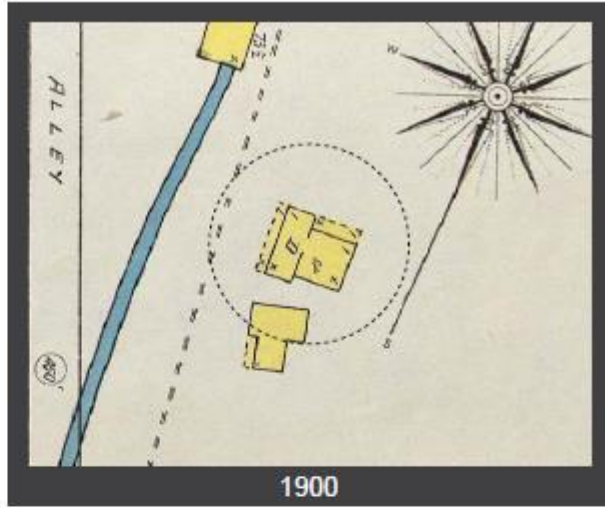
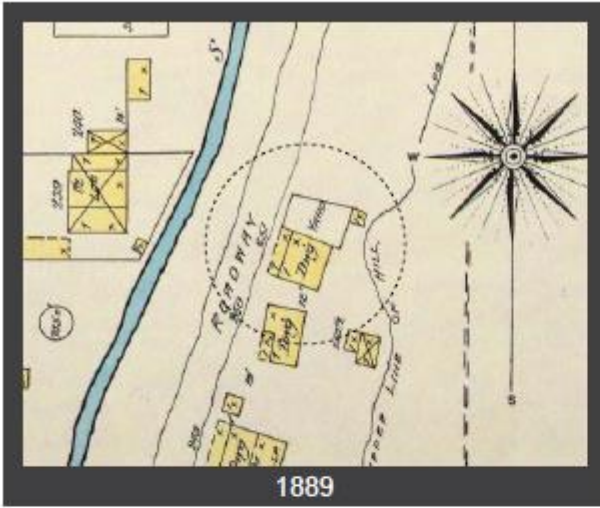






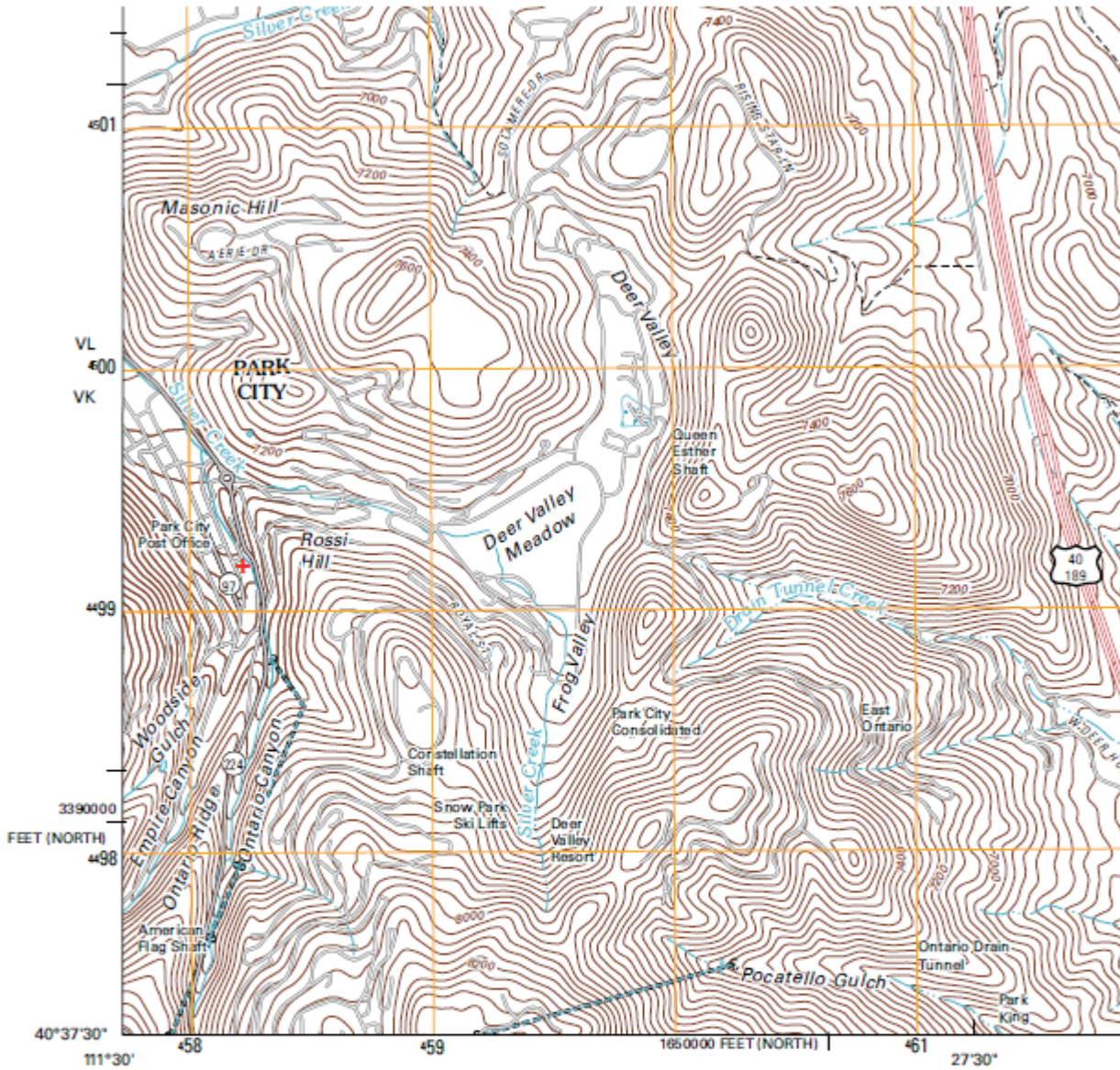
# MAPS

304 Grant Avenue, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history





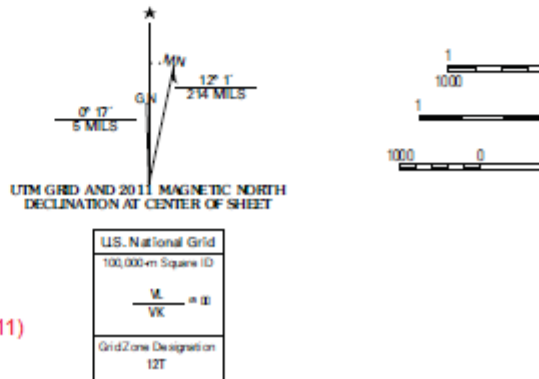
304 Grant Avenue, Park City, Summit County, Utah  
 Intensive Level Survey—USGS Map



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

+ 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: 304 Grant Avenue  
 City: Park City, UT  
 Current Owner: John E. Haney  
 Address: (see historic site form for address)  
 Tax Number: PC-599  
 Legal Description (include acreage): PC BK 72 L8 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
5/21/1886	David L. Wilson	John J. Woods	Q.C.		
10/22/1888	John J. Woods	Frank Frates	Q.C.		
2/14/1891	Frank Frates, et ux	Wm. Curtis	Q.C.		
12/10/1900	Wm. Curtz & wife	James H. McDonald	Q.C.		
4/26/1901	James H. McDonald	Mary J. Bircumshaw	Q.C.		
4/26/1944	Clifford L. Snyder & Martin V. Motto	Alvin L. & Margaret G. Young	W.D.		
7/8/1946	Alvin L. & Margaret G. Young	Mary Giacomia	W.D.		
7/30/1959	Summit County	Joseph & Genevieve Giacomia	Q.C.D.		[tax sale delinquent 1953-1957 incl.]
8/21/1972	District Court Summit County	Estate: Robert T. Banks	Order		
12/23/1972	Nettie A. Hanley (a.k.a. Davis)	Richard W. Gilmore	W.D.		"All of Lot 8," etc.
5/25/1982	Richard W. Gilmore	John E. Haney	W.D.		"All of Lot 8," etc.

Researcher: John Ewanowski, CRSA Architecture Date: 4/30/2014

Permit 648  
22, 222 - Randall

PC-599  
Serial Number

OF  
Card Number

Owner Name Nettie J. Davis  
 Location Lot 8, Blk. 72 Park City  
 Kind of Bldg. Res St. No. 304 Frank Ave.  
 Class 2 Type 1 2 3 4 Cost \$ 2495 X 109.5%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	782		\$ 2607	\$
	x x				
	x x				

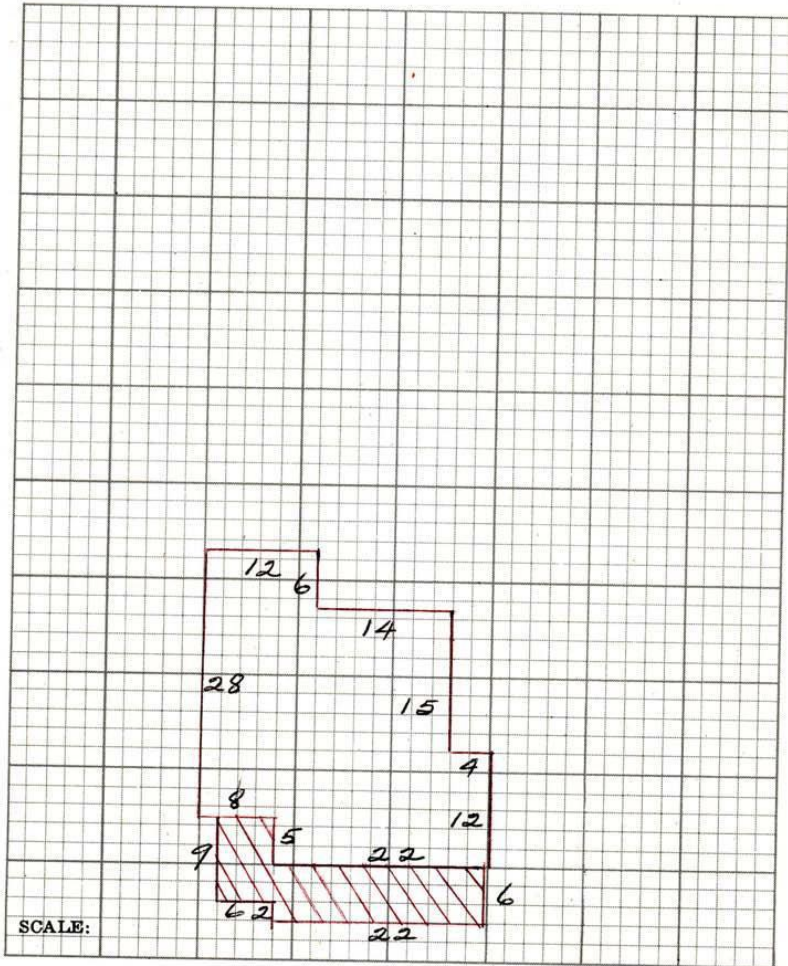
Att. Gar.—C.P.  Flr.  Walls  Cl.

Description of Buildings	Additions	Additions
Foundation—Stone <input type="checkbox"/> Conc. <input type="checkbox"/> Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Asph. Shakes</u> "B"		
Roof Type <input type="checkbox"/> Mtl. <input type="checkbox"/>		
Dormers—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>		
Bays—Small <input type="checkbox"/> Med <input type="checkbox"/> Large <input type="checkbox"/>		
Porches—Front <u>1864</u> @ <u>1.00</u>	<u>186</u>	
Rear <input type="checkbox"/>	@	
Porch <input type="checkbox"/>	@	
Planters <input type="checkbox"/>	@	
Ext. Base. Entry <input type="checkbox"/>	@	
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full <input type="checkbox"/> Floor <input type="checkbox"/>		
Bsmt. Gar. <input type="checkbox"/>		
Basement-Apt. <input type="checkbox"/> Rms. <input type="checkbox"/> Fin. Rms. <input type="checkbox"/>		
Attic Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>		
Plumbing { Class <u>1</u> Tub. <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <input type="checkbox"/> Shr. St. <input type="checkbox"/> O.T. <input type="checkbox"/> Dishwasher <input type="checkbox"/> Garbage Disp. <input type="checkbox"/>	<u>550</u>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <input type="checkbox"/> FA <input type="checkbox"/> HW <input type="checkbox"/> Stkr <input type="checkbox"/> Elec. <input type="checkbox"/> Oil <input type="checkbox"/> Gas <input type="checkbox"/> Coal <input checked="" type="checkbox"/> Pipeless <input type="checkbox"/> Radiant <input type="checkbox"/>	<u>NC</u>	
Air Cond. — Full <input type="checkbox"/> Zone <input type="checkbox"/>		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Panel <input type="checkbox"/>		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Other <input type="checkbox"/>		
Cabinets <u>1</u> Mantels <input type="checkbox"/>		
Tile—Walls <input type="checkbox"/> Wainscot <input type="checkbox"/> Floors <input type="checkbox"/>		
Storm Sash—Wood D. <u>2</u> S. <u>2</u> ; Metal D. <u>1</u> S. <u>1</u>	<u>30</u>	
Awnings — Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/>		

Total Additions 766

Year Built <u>1901</u>	Avg. <u>1901</u>	Replacement Cost	<u>3373</u>
	Age <u>2</u>	Obsolescence	
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Adj. Bld. Value	
		Conv. Factor	<u>XXX</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 8/31/11 19 71 By 15223  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

*NO*  
 Garage — Class \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_  
 Cars — Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_  
 Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_  
 1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_  
 Total \_\_\_\_\_

REMARKS *2/3/71: owner made some repairs  
 No change in economic value.*