

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 304 GRANT AVE

AKA: 274 Swede Alley

City, County: Park City, Summit County, Utah

Tax Number: PC-599

Current Owner Name: HANEY JOHN E

Parent Parcel(s):

Current Owner Address: PO BOX 2662; PARK CITY, UT 84060-2662

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; N 65*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; 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:
- prints: 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: Hall-Parlor variant / Vernacular style

No. Stories: 1

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

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:

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.): Complete disrepair, asbestos shingles cover most of the façade, yet areas of exposed wood siding are significantly deteriorated; roof appears to lack proper flashing and appears to be causing water damage throughout; windows and doors are in poor condition; paint is peeling or missing causing underlying wood to weather.

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.):

Site: The site is located above the finished road grade of Swede Alley and is accessed by a spur of Grant Avenue. The site itself is small and cluttered with debris and overgrown vegetation.

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

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.

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.

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): The house is a hall-parlor form with a rectangular addition that extends from the rear of the house to the north. It appears that multiple small additions have been constructed and a portion of the north porch enclosed. The house has had asbestos siding installed and in areas where the siding has been removed or failed, wood non-beveled (drop-novelty) siding is evident. The house is in poor condition.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house sits on approximately 0.05 acres and is accessed from a spur of Grant Avenue that runs nearly parallel with Swede Alley. The site is not well-maintained and vegetation is combined with debris. Beyond the front porch is a sharp drop into a gully with conduit for the adjacent creek. The rear of the lot rises sharply to the rear of the homes on Sandridge Road to the east. Like most of the historic neighborhoods in Park City, the main building is surrounded within very close proximity by homes of similar scale and size.

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; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations 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. 1905¹

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.²

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: North elevation. Camera facing south, 2006.

Photo No. 2: North elevation. Camera facing south, 2006.

Photo No. 3: South elevation. Camera facing north, 1995.

Photo No. 4: Unclear vantage point, c. 1940 tax photo.

¹ The structure appears on the 1907 Sanborn Insurance Map, but not on the 1900 Sanborn Insurance Map and the Summit County Recorder indicates a construction date of 1901.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Permit 648
22, 222 - 1000

PC-599
Serial Number

1 of 1
Card Number

Owners Name Nettie J. Davis
Location Lot 8 Blk. 72 Park City
Kind of Bldg. Res St. No. 304 Grant Ave.
Class 2 Type 1 2 3 4 Cost \$ 2495 x 104.5%

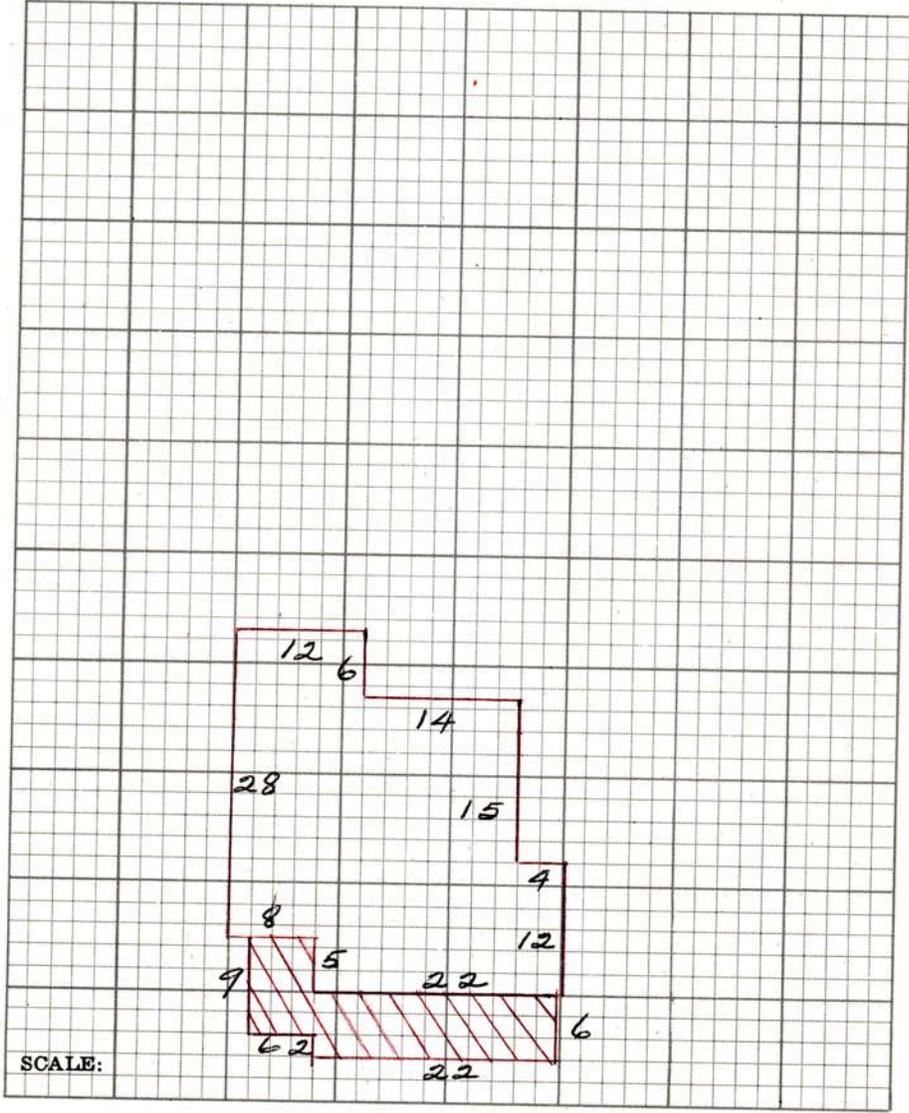
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	782		\$ 2607	\$
	x x				
	x x				

Att. Gar. — C.P. Flr. — Walls — Cl. —

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Asph. Shakes "B"</u>		
Roof Type _____ Mtl. _____		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>1864 @ 1.00</u>	<u>186</u>	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub. <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	<u>550</u>	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____ Oil _____ Gas _____ Coal <input checked="" type="checkbox"/> Pipeless _____ Radiant _____	<u>NC</u>	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____	<u>30</u>	
Awnings — Metal _____ Fiberglass _____		
Total Additions	<u>766</u>	

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 8/31/1971 By 1522
Appraised ② _____ 19 _____ By _____



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	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: owned made some repairs
 No change in economic value.*





NO TRESPASSING
WARNING: WE POST
PROSECUTE

