

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **George J. Barry House**

Address: 250 GRANT AVE

AKA: 250 Swede Alley

City, County: Park City, Summit County, Utah

Tax Number: SWS-1

Current Owner Name: SURSOCK PROPERTIES LLC

Parent Parcel(s): PC-575; PC-596

Current Owner Address: 7109 S HIGHLAND DR #204; SALT LAKE CITY, UT 84121-7300

Legal Description (include acreage): LOT 1 SWEDE/WASATCH SUBDIVISION; CONT 4334.4 SQ FT OR 0.10 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: 7/12/1984 - Mining Boom Era Residences Thematic District)
No longer eligible due to alterations made to the building over time.

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1940
- prints: 1983, 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

Additions: none minor major (describe below) Alterations: none minor major (describe below)

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

Number of associated outbuildings and/or structures: accessory building(s), # __1__ ; 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.):
- 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: Exterior steps on the south side of the house accessing the main entry porch and a short driveway off of Swede Alley/Grant Avenue to access the new basement garage. A small frame accessory building is located above the house in the rear yard. This shed is noted on the 1949 tax card as having a dirt floor and rolled roofing material.

Foundation: According to the building cards, the original house was built without a foundation, but the subsequent rehabilitation resulted in a concrete foundation.

Walls: The exterior walls are clad in non-beveled (drop-novelty) wood siding that appears to be new rather than the original. The partial-width porch is supported by square posts with a fairly tall balustrade made of square elements. The porch wraps around the north side of the porch to meet the new entry steps.

Roof: The roof is sheathed in a standing-seam metal material.

Windows: The windows include double-hung sash, paired square casement and single square casement units. The doors are panel-and-fame with two narrow upper lights.

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 original physical elements of the main building have undergone significant changes due to the addition of a basement story. The original structure was generally described in the 1984 NR nomination form (See USHS Structure/Site Form, 1984).

Subsequent alterations include the addition of a basement story and a basement garage. It is unverified, but it also appears that the original wood siding has been replaced with new material milled to match the original.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The home sits on approximately 0.10 acres. The lot is level with the finished road grade of Swede Alley/Grant Avenue and rises sharply in the back up to Sandridge Road where a small accessory building is visible. The accessory building is a frame structure that appears to be in fair condition. The front yard has been paved and raised beds added along the front façade. A shallow driveway leads to the new garage bay and entry steps have been added to the south side of the property to access the entry porch from the south. Like most of the historic houses in Park City, the home sits on a street with other homes of similar scale and size that are located within close proximity. Across the street to the west, a large parking area has been developed to accommodate parking for adjacent commercial development along Main Street.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Some of the elements that define this as a typical Park City mining era house are the simple methods of construction, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes. However, the introduction of new materials and extensive additions has eliminated most of the distinctive elements that would define this as a typical Park city mining era home.

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 alterations to the main building diminishes its association with the past.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination. However, the building has subsequently had major alterations and would no longer be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1885¹

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: Northeast oblique. Camera facing southwest, 2006.

Photo No. 2: Accessory building. Camera facing east, 2006.

Photo No. 3: Northeast oblique. Camera facing southwest, 1995.

Photo No. 4: East elevation (primary façade). Camera facing west, 1983.

Photo No. 5: Northeast oblique. Camera facing southwest, c. 1940 tax photo.

¹Utah State Historical Society, Structure/Site Form, 1984.

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

**SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building RES. Street No. _____

Schedule 1 Class 3+5% Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		1021	\$	\$ 1920
	x x	+ 5%		\$	\$ + 96
	x x			\$	\$ 2016

No. of Rooms 5 Condition FAIR

Description of Building	Add	Deduct
75' x 2' x 1.00' Foundation—Stone Conc. None ✓		150
Ext. Walls <u>SIDING</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>GAB</u> Mat. <u>SHG</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>135 @ 1.00</u>	135	
Rear @		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>CONC</u>	35	
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
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> Urns <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher Garbage Disp.	350	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>Oil</u> Gas <u>Coal</u>		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. <u>✓</u> Floors— Fir. <u>✓</u> Hd. Wd. <u>✓</u> Conc. <u>✓</u>		
Cabinets Mantels		
Tile— Walls <u>Wainscot.</u> Floors		
Lighting—Lamp Drops <u>✓</u> Fix.		
<u>WOOD LINED.</u>		125

Total Additions and Deductions 520 275 2016
 Net Additions or Deductions 275 \$ + 245

AV Age 51 Yrs. by Est. Owner REPRODUCTION VALUE \$ 2261
 Tenant Depr. 1-2-3-4-5-6 64/36 % \$ _____
 Neighbors Reproduction Val. Minus Depr. \$ 814
 Records

Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____
 Cars _____ Walls _____ Out Bldgs. _____
 Roof _____ Size x Age _____
 Floor _____ Cost _____ Depreciated Value Garage _____

Remarks AV AGE RECORDED ON OLD CARD. 43 YRS (1941) Total Building Value \$ _____

Appraised Oct. 1949 By WFO & AJ

PC 596
Serial Number

OF
Card Number

Owners Name Ragner Junquist
 Location Lot 13 Bk 72 Ms
 Kind of Bldg. Ris St. No. 250 Hunt Ave
 Class 2 Type 1 2 3 Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1021		\$ 3028	\$
	x x				
	x x				

Att. Gar.—C.P. Flr. _____ Walls _____ Cl. _____

Description of Buildings

Foundation—Stone _____ Conc. _____ Sills

Ext. Walls siding

Roof Type Shble Mtl. Metal

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front 5x27 135 @ 125 169

Rear _____ @ _____

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor conc 40

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 1 Trays _____
 Basin 1 Sink 1 Toilet 1
 Wtr. Sfr. _____ Shr. St. _____ O.T. _____
 Dishwasher _____ Garbage Disp. _____

Heat—Stove H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____
 Oil _____ Gas _____ Coal Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. Hd. Wd. _____ Panel _____

Floor—Fir. Hd. Wd _____ Other _____

Cabinets Mantels _____

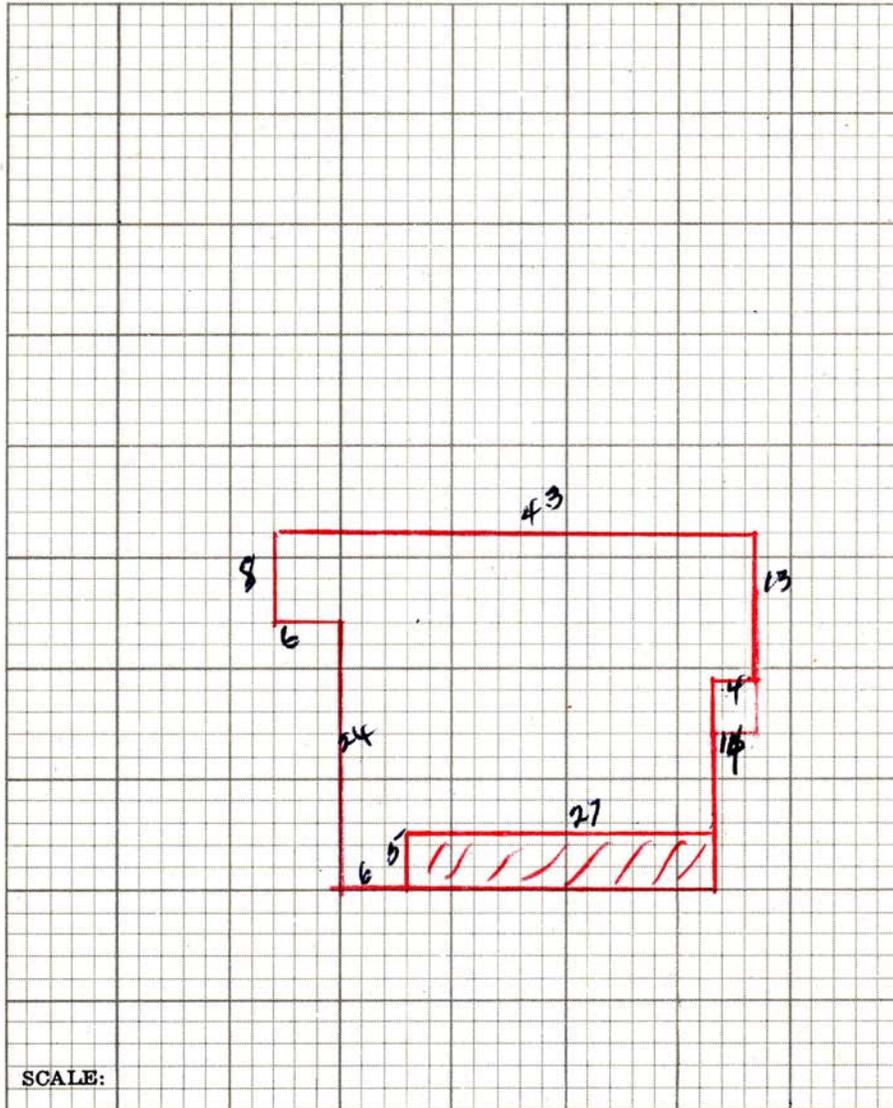
Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____

Awnings — Metal _____ Fiberglass _____

Total Additions				759	
Year Built	1898	Avg.	1898	Replacement Cost	3787
		Age	2.	Obsolescence	
Inf. by	{ Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value			
		Conv. Factor		x.47	
Replacement Cost—1940 Base					
Depreciation Column <u>0</u> 2 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 1969 1328
 Appraised ② _____ 19 _____ By _____



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
<i>resurf</i>		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 _____

FC 596



Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 250 Grant UTM: 12 458290 4498930
 Park City, Summit County, Utah
 Name of Structure: George J. Barry House T. R. S.
 Present Owner: Matt Sundquist
 Owner Address: c/o Mrs. Nina Lund
 P.O. Box 483, Park City, UT 84060
 Year Built (Tax Record): Effective Age: Tax #: PC 596
 Legal Description Kind of Building:

Lot in Block 72 in Park City being on Northeasterly side of Grant Street between house of Henry Weist on the North and Mike Curtis on the South, being 50 by 75 feet together with 5-room house .09 acre.

2 STATUS/USE

Original Owner: Unclear Construction Date: c. 1885 Demolition Date:
 Original Use: Residence Present Use:
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

3 DOCUMENTATION

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:
 Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records/Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Park Record. July 27, 1901. George J. Barry obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall & Parlor House (variant)

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame variant of the hall and parlor house. It has a gable roof and shed extensions attached to the east and north sides of the building. A hall and parlor house typically has a symmetrical facade, with a door centered between windows, and an interior plan two rooms wide, one slightly larger than the other. This house has four openings instead of five across the front, the two central openings, a window and a door, equally spaced from the window on each end of the building. The Sanborn Insurance Map indicates that by 1900 there was a porch spanning the facade, and a partial rear addition that extended beyond the north wall. The porch is a shed extension of the roof supported on square columns, and has a straight post balustrade. The north end of the porch was enclosed in the first decade of the twentieth century, judging by the matching drop siding and the square windows that are typical of that period. The rear extension was lengthened and extends beyond the south wall of the building. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of the house because it documents the most common and acceptable method of expansion of the small Park City house. This house, though it has major alterations, maintains its original character as a
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1885

Built c. 1885, the George J. Barry House at 250 Grant is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

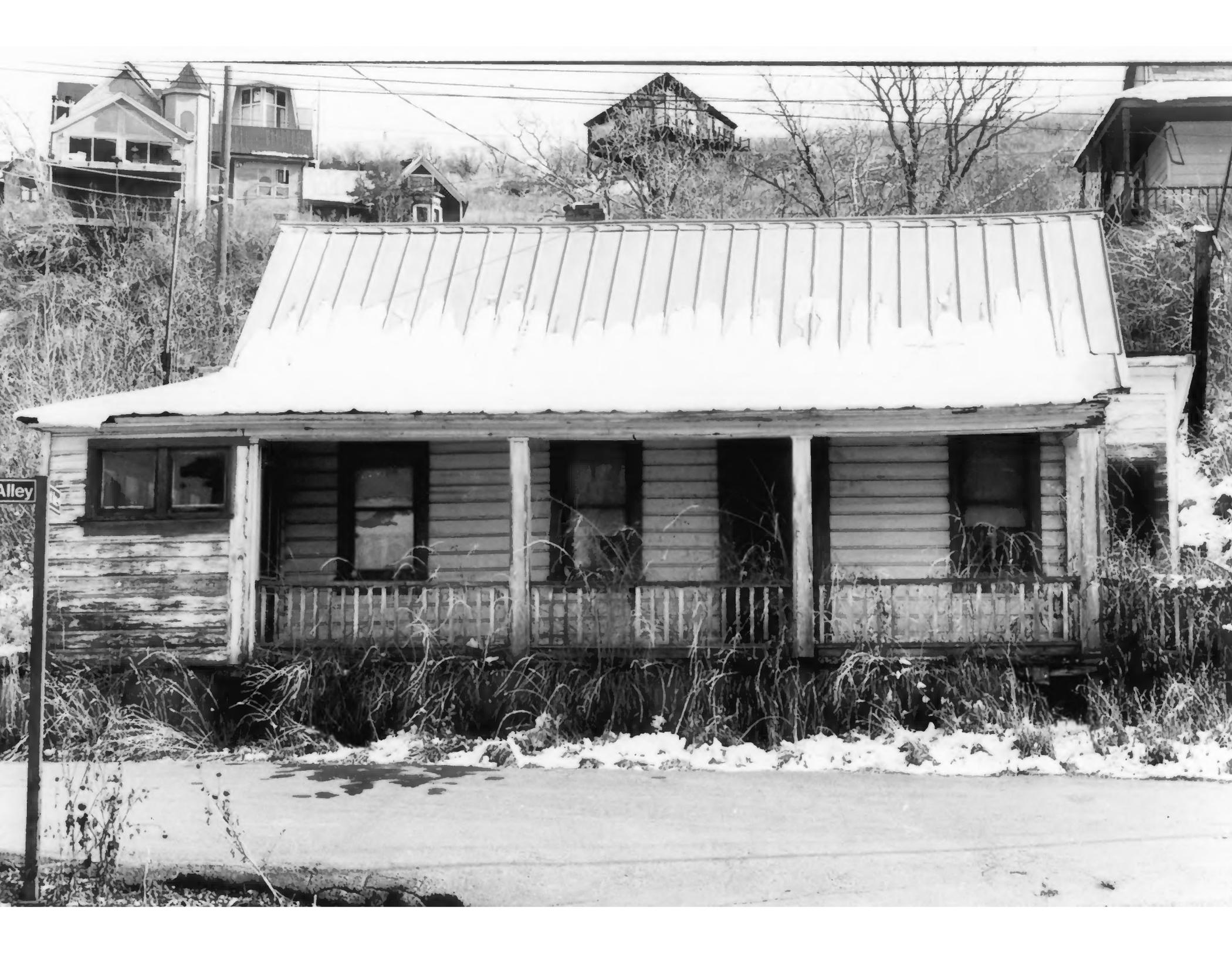
This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, but the date of its construction and the name of its original owner are uncertain. The first owner of record was George J. Barry, who, in 1896, sold this "three room frame house" to James B. and Sadie Johnson. It is unknown how long Barry lived in this house and whether or not he was the original owner.

George J. Barry was born in New Jersey in 1833 and came to Utah around 1866 after spending time in California and Idaho. He served as a soldier and Indian fighter in his younger years before taking up prospecting, an occupation which brought him to Park City in 1881. His wife of almost twenty years died in 1891. They had two children. In November 1899, George Barry was elected Justice of the Peace for Park City, a position which he held until his death in 1901.

Other owners of the house include Matilda Freeman and her husband (1899-1901), John Jacobson (1901-02), Andrew Anderson (1902-05), and Matt Sundquist and heirs (1905-present). Beginning in 1899, the house was referred to as a "five room house," indicating that the rear and side additions were built on between 1896 and 1899 by James B. Johnson, the owner during that period.

250 Grant
Description continued

typical mining town cottage that was adapted to meet the changing needs of the owners.



Alley

George J. Barry House
250 Grant, Park City, Summit County, Utah

West facade

Photo by Roger Roper, October 1983

Negative: Utah State Historical Society







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ACT

