

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 270 GRANT AVE

AKA: 274 Swede Alley

City, County: Park City, Summit County, Utah

Tax Number: PC-598-A

Current Owner Name: GUCCIONE SAMIRA

Parent Parcel(s):

Current Owner Address: 300 DARRELL RD, BURLINGAME, CA 94010

Legal Description (include acreage): BEG AT THE NW COR OF LOT 9 BLK 72 MILLSITE RESERVATION PARK CITY & RUN TH N 77° 49'50" E 57.65 FT TO THE E LINE OF SD BLK 72 & AT THE NE COR OF SD LOT 9; TH S 19°43' E ALONG SD E LINE 41.40 FT TO A PT N 19°43' W 13.60 FT FROM THE SE COR OF LOT 10 OF SD BLK 72; TH S 80°03'30" W 67.45 FT TO THE W LINE OF SD BLK 72 & AT A PT N 5°46' W 16.34 FT FROM THE SW COR OF SD LOT 10; TH N 5°46' W ALONG SD W LINE 38.66 FT TO THE PT OF BEG; CONT 0.06 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

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

Building Type and/or Style: "L" Cottage or "T" Cottage

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

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: Not visible and therefore its material cannot be verified.

Walls: Drop-novelty siding, possibly original to structure (unable to determine based on photograph alone)  
Trim on siding edges and porch supports appears to be newer.

Roof: Metal roofing with cement chimney.

Windows: Single hung- possibly wooden frame- unable to determine based on photograph alone.

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): Based on photographic evidence alone, very little has changed in structure or character to this building. Layout appears to match original although material may have been adjusted over time. Porch railings and slight details in original tax photo are the most noticeable change (i.e. 2<sup>nd</sup> door and six over six pane window in tax photo evolved into a consolidated window opening by 1995 photo.) Also appears that a new foundation was added before 1995. Not verified, but it appears that the siding may have also been replaced at that time. If siding is found to have been replaced with new siding milled to match the old, the Landmark Site status would be lost.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.):

Narrow building lot allows for very tight space of surrounding landscape, significantly decreased by expanded driveway in 2006 photo. Slight hilly incline to property. Neighboring residential structures match in size and scale.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.):

The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop novelty) wood siding, the plan type ("L" or "T" Cottage), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, 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 "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1901<sup>1</sup>

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>2</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:** Southwest oblique. Camera facing northeast, 1995.

**Photo No. 3:** West elevation (primary façade). Camera facing east, c. 1940 tax photo.

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<sup>1</sup> Summit County Recorder.

<sup>2</sup> From "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. 270-Grant Ave  
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>576</u>	<u>\$ -</u>	<u>\$ 1303</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 3 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		<u>112</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Bob.</u> Mat. <u>Sh. &amp; T.P.</u>		<u>9</u>
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>48' @ .60</u>	<u>29</u>	
Rear _____ @ _____		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No Blue</u>		<u>40</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>315</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Conc. _____		
Cabinets <u>1</u> Mantels _____	<u>40</u>	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lb. &amp; Wd. Lined - 3 @ 25<sup>00</sup></u>		<u>75</u>

Total Additions and Deductions 384 236 1303  
 Net Additions or Deductions -236 +148

Age 48 Yrs. by  Est. Owner  
 Tenant  
 Neighbors  
 Records

REPRODUCTION VALUE \$ 1451  
 Depr. 1-2-3-4-5-6 61/39 % \$ \_\_\_\_\_  
 Reproduction Val. Minus Depr. \$ 566

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 (40yr Ave Bld - 1941) Total Building Value \$ \_\_\_\_\_

Appraised 10/1949 By C.A.O. & A.J.



Location Block 72  
 Kind of Bldg. RES St. No. 270 Grant Ave  
 Class 3 Type 1 2 3 4 4 Cost \$ 1309 X      %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		576		\$ 1309
	x x				
	x x				

Gar.—Carport    x    Flr.    Walls    Cl.   

Description of Buildings	Additions	
Foundation—Stone <u>  </u> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>		
Ext. Walls <u>Asb Shakes</u>		
Insulation—Floors <u>  </u> Walls <input checked="" type="checkbox"/> Clgs. <u>  </u>	61	
Roof Type <u>Gab</u> Mtl. <u>Shg</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>	@	
Rear <u>  </u>	@	
Porch <u>  </u>	@	
Metal Awnings <u>  </u> Mtl. Rail <u>  </u>		
Basement Entr. <u>  </u>	@	
Planters <u>  </u>	@	
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full <u>  </u> Floor <u>  </u>		
Bsmt. Apt. <u>  </u> Rooms Fin. <u>  </u> Unfin. <u>  </u>		
Attic Rooms Fin. <u>  </u> Unfin. <u>  </u>		
Plumbing {	315	
		Class <u>  </u> Tub <u>  </u> Trays <u>  </u>
		Basin <u>  </u> Sink <u>  </u> Toilet <u>  </u>
		Wtr. Sfr. <u>  </u> Shr. St. <u>  </u> O.T. <u>  </u>
Dishwasher <u>  </u> Garbage Disp. <u>  </u>		
Built-in-Appliances <u>  </u>		
Heat—Stove <input checked="" type="checkbox"/> H.A. <u>  </u> Steam <u>  </u> Stkr. <u>  </u> Blr. <u>  </u>		
Oil <input checked="" type="checkbox"/> Gas <u>  </u> Coal <u>  </u> Pipeless <u>  </u> Radiant <u>  </u>		
Air Cond. <u>  </u>		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>  </u>		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>  </u> Other <u>  </u>		
Cabinets <u>  </u> Mantels <u>  </u>		
Tile—Walls <u>  </u> Wainseot <u>  </u> Floors <u>  </u>		
Storm Sash—Wood D. <u>  </u> S. <u>  </u> ; Metal D. <u>  </u> S. <u>  </u>		
<b>Total Additions</b>	<b>376</b>	

*this home charged to  
 Delella in error - should be  
 John Anderson home*

Year Built <u>  </u>	Avg. Age <u>57</u>	Current Value	\$ 1685
Inf. by {	Owner - Tenant -	Commission Adj.	%
Neighbor - Record - Est.		Bldg. Value	
Remodel Year <u>  </u> Est. Cost <u>  </u>		Depr. Col. 1 2 3 4 5 6 <u>30</u>	%
Garage—Class <u>  </u> Depr. 2% 3% <u>  </u> Carport—Factor <u>  </u>		Current Value Minus Depr.	\$ 505
Cars <u>  </u> Floor <u>  </u> Walls <u>  </u> Roof <u>  </u> Doors <u>  </u>			
Size—x <u>  </u> Age <u>  </u> Cost <u>  </u> x <u>  </u> %			
Other <u>  </u>			
		<b>Total Building Value</b>	<b>\$</b>

DC 598-2  
Serial Number

OF  
Care Number

Owners Name John Anderson  
 Location 609 Blk 72 MS  
 Kind of Bldg. Res St. No. 270 Grant Ave  
 Class 2 Type 1 2 3 4 0 Cost \$ 2010 X 1045 %

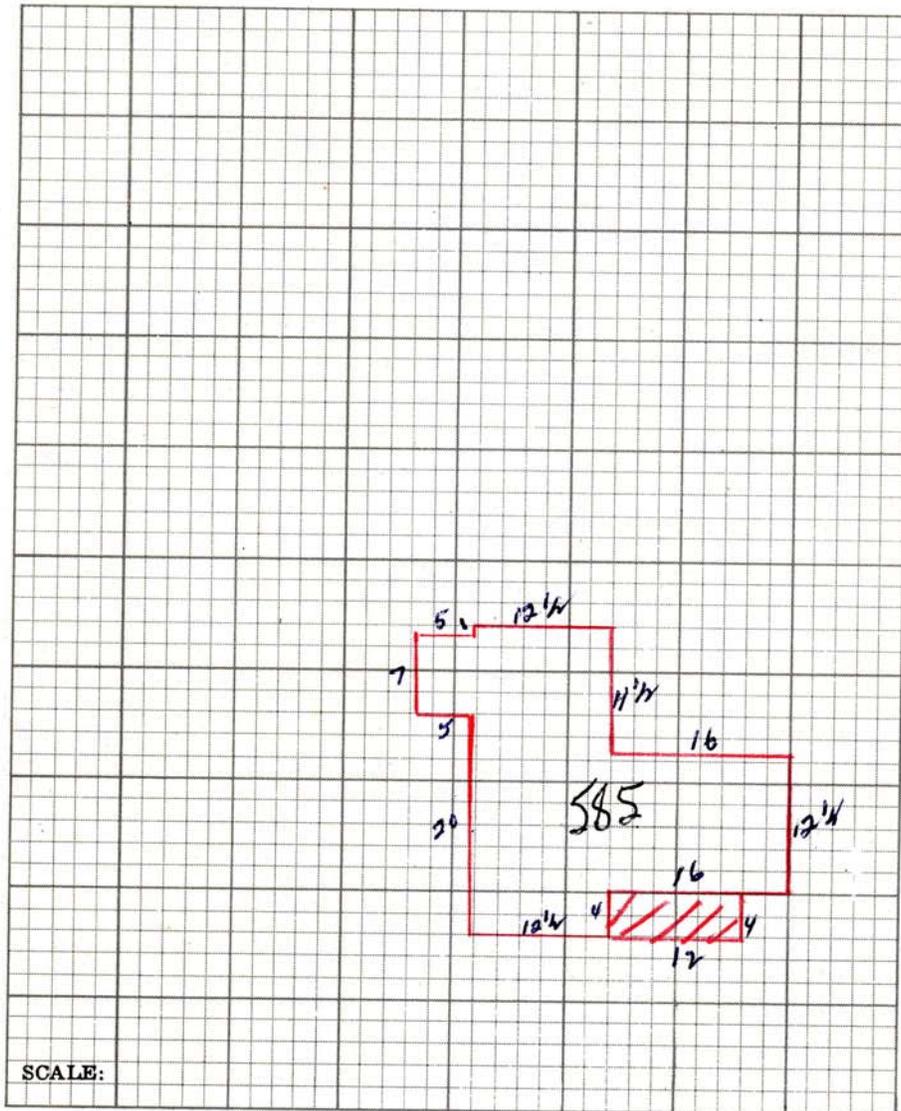
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	585		\$ 2100	\$
	x x				
	x x				

Att. 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>Asb. Shingles (B)</u>		
Roof Type <u>Gable</u> Mtl. <u>Shu</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> 48 @ 125	60	
Rear <u>    </u> @ <u>    </u>		
Porch <u>    </u> @ <u>    </u>		
Planters <u>    </u> @ <u>    </u>		
Ext. Base. Entry <u>    </u> @ <u>    </u>		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full <u>    </u> Floor <input checked="" type="checkbox"/>		
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>1</u> Tub. <u>1</u> Trays <u>    </u>	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sftr. <u>    </u> Shr. St. <u>    </u> O.T. <u>    </u>	
	Dishwasher <u>    </u> Garbage Disp. <u>    </u>	550
Heat—Stove <u>    </u> H.A. <u>    </u> FA <u>    </u> HW <u>    </u> Stkr <u>    </u> Elec. <u>    </u>		
Oil <u>Gas</u> Coal <u>Pipeless</u> Radiant <u>    </u>	144	
Air Cond. — Full <u>    </u> Zone <u>    </u>		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. <u>    </u> Panel <u>    </u>		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. <u>    </u> Other <u>    </u>		
Cabinets <input checked="" type="checkbox"/> Mantels. <u>1</u>	240	
Tile—Walls <u>    </u> Wainscot <u>    </u> Floors <u>    </u>		
Storm Sash—Wood D. <u>    </u> S. <u>    </u> ; Metal D. <u>1</u> S. <u>    </u>	60	
Awnings — Metal <u>    </u> Fiberglass <u>    </u>		

Total Additions		1054
Year Built <u>1901</u>	Avg. <u>1910</u>	Replacement Cost <u>3154</u>
<u>1964</u>	Age <u>2</u>	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor <u>x.47</u>
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  
 Appraised ②      19     By      1328



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		

Garage — Class \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_

Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_

Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_

\_\_\_\_\_ 1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

**Average Year of Construction Computation:**

Year 1921 \$ 2710 = 96% X 64 Year = 5504

Year 1964 \$ 444 = 14% X 1 Year = 14

**Average Year of Construction 1910** 5518

3

PC 598



123

270





HAVE YOU SEEN  
TIMMI CRUZ?

312 NEX