



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Adam B. Clinedinst House

Address: 262 Grant Avenue

Date of Construction: c. 1885, addition c. 1896

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: 262-GR-B

Current Owner: Mark Willoughby, Matthew Segall, Mark Segall

Legal Description (include acreage): LOT B 262 GRANT PLAT AMENDMENT SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 2,352 SQ FT OR 0.05 AC 1608-694 1632-117

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:
- Historic

Research Sources:

- Sanborn Maps
- tax Card
- Census Records
- City/ County Histories
- Personal Interviews
- Park City Museum
- Newspapers
- Other:

DESCRIPTION

Architectural Style: Rectangular or "Hall-Parlor" House

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: 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

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

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

Windows/Doors: Aluminum single hung

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(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.)

262 Grant is a hall parlor house that has had a significant addition made to the rear and other alterations after the historic period. The hall parlor house is one of the three most common house types built during the Park City mining era, and of the three it is the earliest, occurring more during the beginning of that time. The side gable form had a shed extension added onto it sometime after the 1940s tax photo, a common practice for these types of houses. That extension has since been removed or modified to make room for the large two story addition in the back. The 1968 building card indicates that the porch wrapped around the north façade, this has since been built

out or removed, making the porch the full width of the front façade. The roof was sheathed in metal at the time of the 1940s tax photo, but was changed to a shingle material by 1968 according to the tax description of that year. It is still asphalt shingles today, though they appear to be updated, likely at the same time that the addition was built, as both roofs look similarly aged. The wooden drop siding is likely new as well, though it matches what would have been originally on the house. The windows are all new aluminum single hung windows of varying sizes, with two windows being placed symmetrically on the right and left of the front door. Like most hall parlor homes, the door is slightly off center, and is a non-original frame and panel wood door with an upper light. The porch railing has been recently changed from a metal railing to a simple wood railing, matching more with the appearance of the original decorative railing. The overall form and materiality of the building remains intact and the building retains its historic value.

SIGNIFICANCE

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 original 1880s hall parlor house was already constructed on this site by the time Adam B. Clinedinst sold the property to James McNamara in 1887. It is not clear if Clinedinst, a Park City contractor, built the house or lived in it personally. The house had a few owners over the next few years, but evidence suggests that the Wiest family lived there before formally purchasing the property in 1894, such as Blanche Wiest Fletcher’s claim to have been born in 262 Grant in 1888.

The Henry Wiest (sometimes spelled “Weist”) family was a longtime resident of 262 Grant. Henry “Harry” Wiest was one of the early barbers in Park City, having moved to the mining camp in 1879. Born in Germany in 1843, he had immigrated to the United States as a child in 1849, first residing in Baltimore. Moving to Salt Lake City in the early 1860s, Wiest set up a barbershop with partner John Funk that became one of the finest in that city. After moving to Park City, Wiest set up a barbershop on Main Street, where he worked until his death of pneumonia in early 1910.

The house stayed in the Wiest family until daughter Blanche sold it to C.L. Snyder in 1943. It has been bought and sold numerous times since and is currently owned by Mark Willoughby, Matthew Segall, and Mark Segall.

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REFERENCES

- 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.
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- 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

(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.)

262 Grant Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1941 (Summit County)













262 Grant Avenue. Southwest oblique. November 2013.



262 Grant Avenue. West elevation. November 2013.



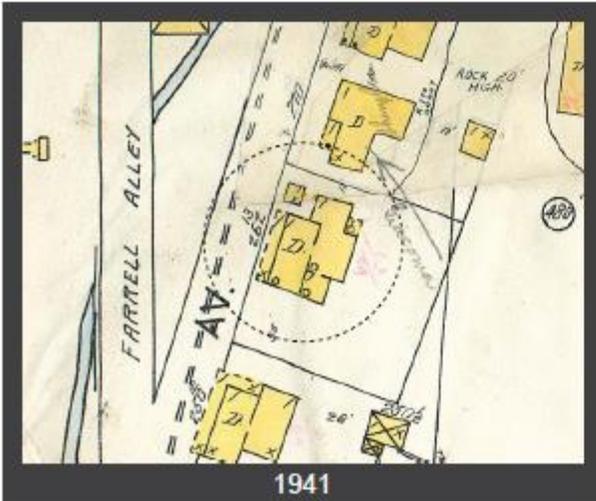
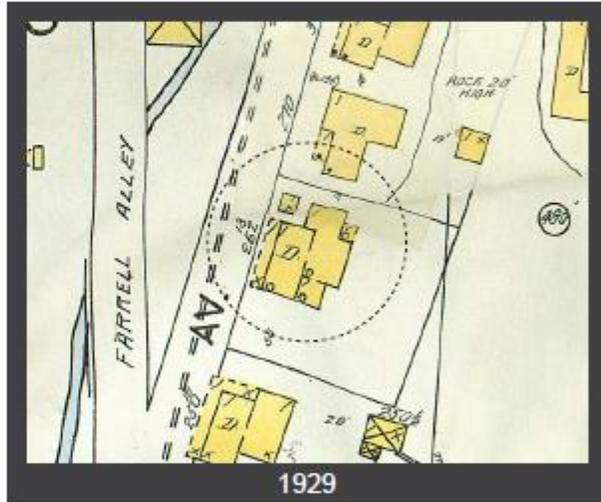
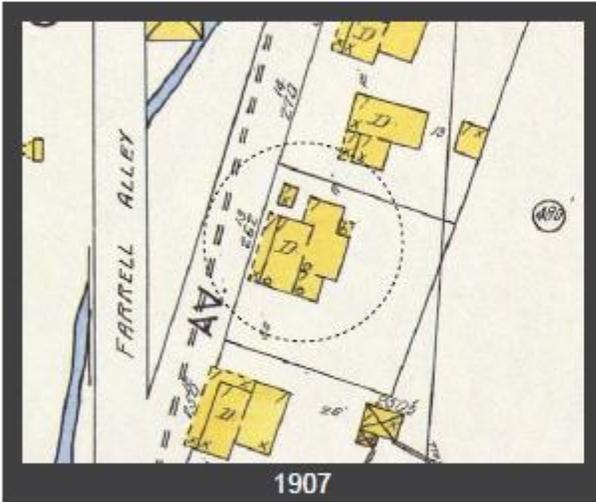
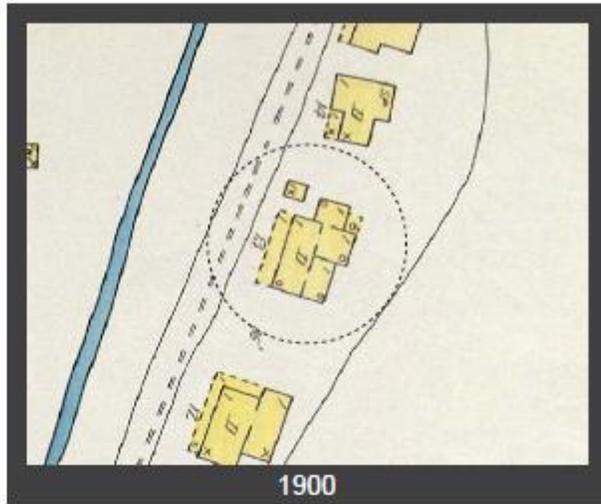
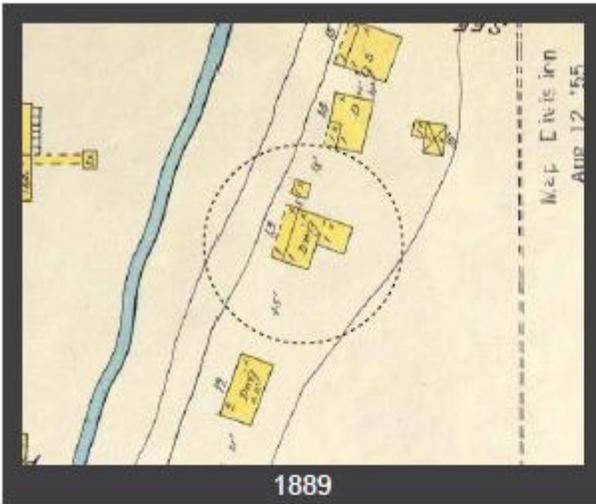
262 Grant Avenue. Northwest oblique. November 2013.



262 Grant Avenue. Northeast oblique. November 2013.

MAPS

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





SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 6164 as prescribed by the laws of the State of Utah, and that a survey of the herein described property was performed under my direction.

John Demkowicz
11-14-80

SUBJECT PARCEL
PARCEL B

A PART OF LOTS 10, 11, 12, 13, BLOCK 72, MILLSITE RESERVATION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDERS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS N 8°48'00" E 8.84 FEET FROM THE NORTHWEST CORNER OF LOT 10, BLOCK 72, MILLSITE RESERVATION; AND RUNNING THENCE N 80°03'30" E 67.78 FEET TO A POINT ON THE EASTERLY LOT LINE OF LOT 10; THENCE ALONG THE EASTERLY LOT LINE OF LOTS 10, 11, 12, 13, & 14 S 10°43'30" E 78.82 FEET; THENCE S 84°14'30" W 88.80 FEET TO A POINT ON THE WESTERLY LOT LINE OF LOT 12; THENCE ALONG THE WESTERLY LOT LINE OF LOTS 12, 11, & 10 N 20°35'00" W 71.35 FEET TO THE POINT OF BEGINNING. DESCRIPTION CONTAINS: 5,747.6 SQ. FT.

CALDWELL PARCEL
PARCEL B

A PART OF LOT 10, BLOCK 72, MILLSITE RESERVATION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDERS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS S 5°48'00" E 2.52 FEET FROM THE NORTHWEST CORNER OF LOT 10, BLOCK 72, MILLSITE RESERVATION AND RUNNING THENCE N 70°48'01" E 68.41 FEET TO A POINT ON THE EASTERLY LOT LINE OF LOT 12; THENCE S 10°43'30" E 52.04 FEET ALONG SAID LOT LINE; THENCE S 80°03'30" W 87.78 FEET TO A POINT ON THE WESTERLY LOT LINE OF LOT 10; THENCE N 8°48'00" W 7.00 FEET ALONG SAID LOT LINE TO THE POINT OF BEGINNING. DESCRIPTION CONTAINS: 629.2 SQ. FT.

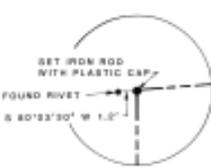
FRANSON PARCEL
PARCEL C

A PART OF LOTS 12, 13, & 14, BLOCK 72, MILLSITE RESERVATION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDERS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS N 5°48'00" W 7.00 FEET FROM THE NORTHWEST CORNER OF LOT 13, BLOCK 72, MILLSITE RESERVATION; AND RUNNING THENCE S 84°14'30" E 84.88 FEET; THENCE S 04°30'30" W 84.37 FEET; THENCE S 84°14'30" W 70.00 FEET TO A POINT ON THE WESTERLY LOT LINE OF LOT 14; THENCE ALONG THE WESTERLY LOT LINE OF LOTS 14, 13, & 12 N 5°48'00" W 53.50 FEET TO THE POINT OF BEGINNING. DESCRIPTION CONTAINS: 4,871.7 SQ. FT.

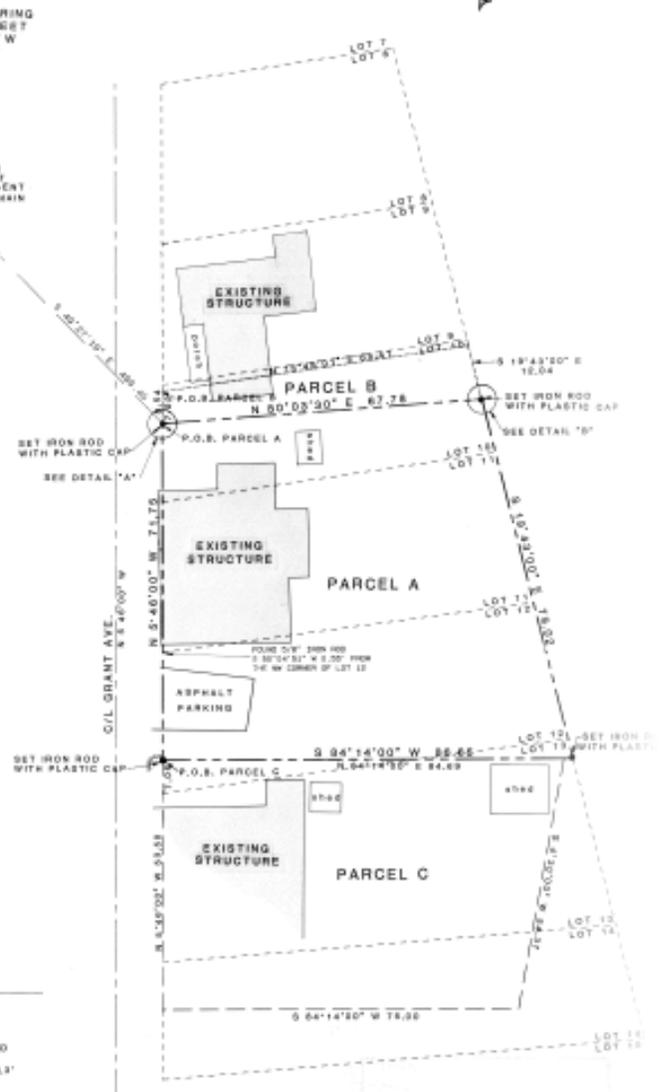
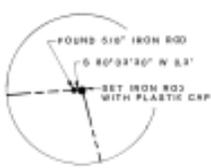
NARRATIVE

1. Basis of Bearing: Found Survey monuments as shown.
2. Property corners were set as shown.
3. Date of Survey: 11/7/80
4. Located in Section 36, Township 2 South, Range 4 East, Salt Lake Base and Meridian.
5. Purpose of Survey: Sublet title proceeding.
6. Lot operations are based on drawing titled "PARK CITY MILLSITE SURVEY, BLOCK 72, LOTS 10, 11, 12, 13, & 14, MILLSITE RESERVATION" prepared for Park City Municipal Corp. by J.J. Johnson & Associates, Job No. 6-49-80, dated April 1982, revised 10/22/80.

DETAIL "A"



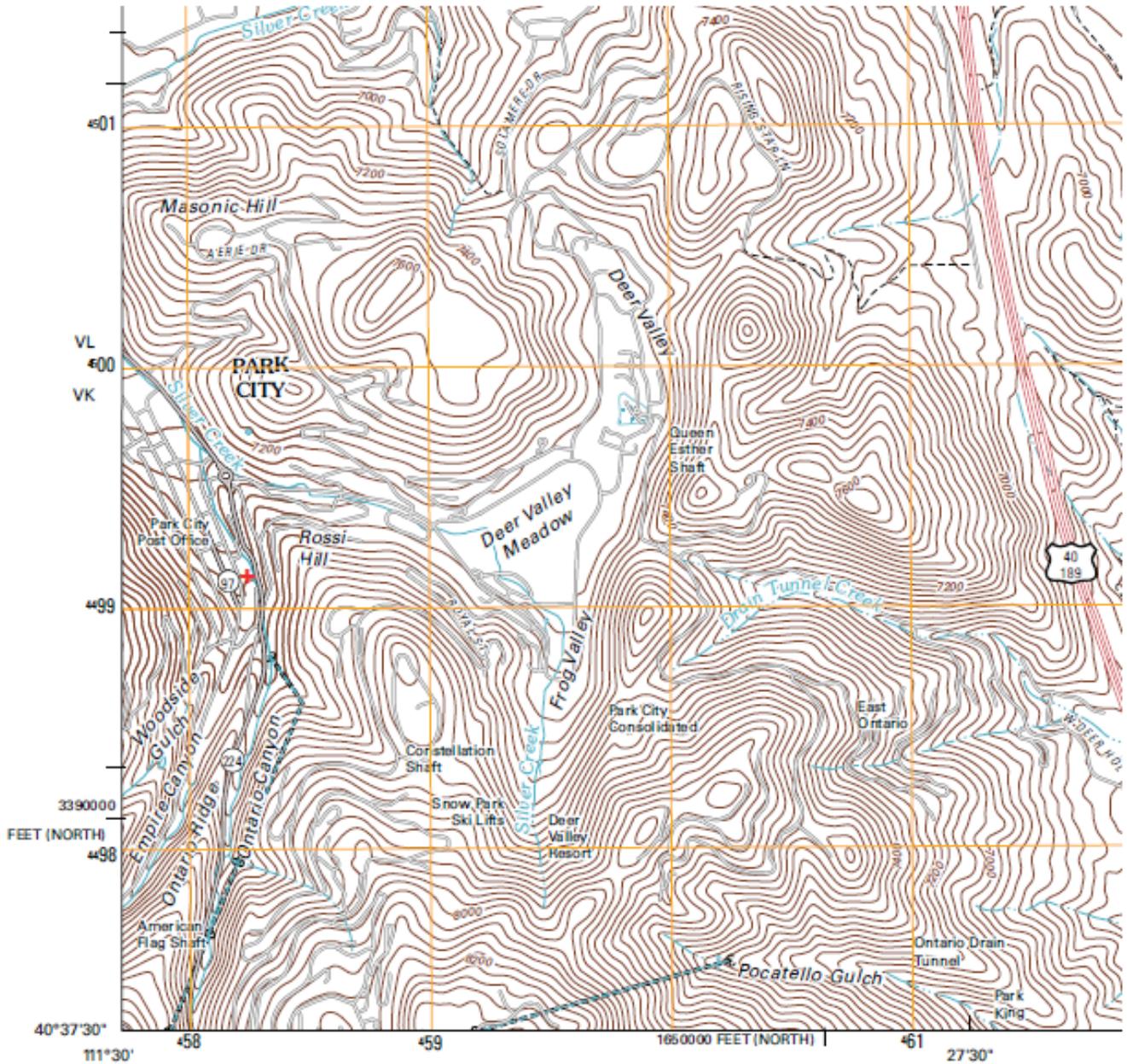
DETAIL "B"



Job No. J-567
 PROJECT OF: Alliance Engineering Inc.
 PREPARED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 1-23-81

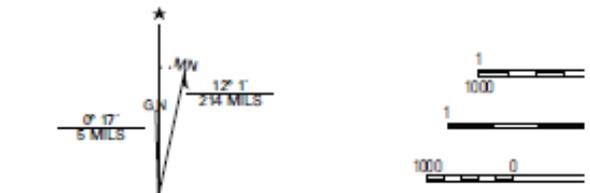
 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 200 Main Street P.O. Box 2661 Park City, Utah 84302	STAFF: K. KINER	PAGE: 1 / 1	LOTS 10, 11, 12, 13, & 14, BLOCK 72 MILLSITE RESERVATION FOR: JOHN BILBOE
	DATE: 11/7/80	JOB NO.:	

262 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



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
$\frac{M}{VK} = 11$
GridZone Designation
12T

+ Location on USGS Park City East 1:24000 Quadrangle Map (2011)

DOCUMENTS

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]
 Address: 262 Grant Avenue
 City: Park City, UT
 Current Owner: Mark Willoughby, Matthew Segall, Mark Segall
 Address: (see historic site form for address)
 Tax Number: 262-GR-B
 Legal Description (include acreage): 262 Grant Plat Amendment Sub., platted 10/13/1999 (PC BK 72 pt.L10, L11, pt.L12, pt. L13) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
3/13/1885	Adam B. Clinedinst	James McNamara	Q.C.		[lot and house thereon]
3/30/1887	James and Jennie E. McNamara	Joseph Becket, et al	Q.C.		
9/21/1887	Joseph Becket, et al	John B. Sullivan	Q.C.		
8/20/1894	Mary Sullivan	Henry Wiest	Q.C.		
12/4/1896	Henry Wiest, et ux	Peter K[illegible]	Mortgage	\$400.00	
9/3/1902	Henry Wiest & wife	Mrs. Lucy R. Garvin	Mortgage	\$400.00	"bet. John Anderson & Matt Sundquist"
5/15/1916	W.I. Snyder (Trustee)	Mrs. E. Weist	W.D.		"pt. 10, 11"
12/21/1920	County Treasurer	Summit County	Tax Sale		[red. by Weists]
5/9/1942	William Weist	Blanche L. Fletcher	Q.C.D.		
12/26/1943	Blanche L. Fletcher, Admin.	C.L. Snyder	Adm. Deed		
4/26/1944	Clifford L. Snyder	Alvin L. Young, et ux	W.D.		
7/8/1946	Alvin L. Young, et ux	Mary Giacomia	W.D.		
10/18/1948	Third Jud. Dist. Court	M.G. Young & J.A. Giacomia	Decree		[estate, Mary Giacomia]
12/13/1961	Genevieve Carroll Giacomia	Genevieve C. Giacomia, et al	Q.C.D.		
[filed] 10/2/1964	Genevieve C. Giacomia, et al	Rosa Bilbao	W.D.		
[filed] 10/2/1964	Rosa Bilbao	John Bilbao	W.D.		

Date: 4/30/2014

Researcher: John Ewanowski, CRSA Architecture

HARRY WEIST DEAD

One of Park City's Best Known Citizens is Called to His Reward—A Resident of Park City for Over Thirty Years

Harry Weist, the barber, is dead. Surely his familiar face and figure will be missed from his accustomed haunts and his many friends will miss his cordial greetings and always happy sayings. A good fellow was Harry, his worst enemy being his self.

Saturday last Mr. Weist was taken home sick. He had exposed himself to the bitter-cold weather, pneumonia set in, and despite loving care skilled nursing and constant attention, the ravages of the diseased could not be staid and death came Wednesday afternoon at 5:30 o'clock.

For thirty years Mr. Weist has been a resident of Park City, and during all that time he has been in the barber business—with varying degrees of success. His genial nature won for him many friends, and no man was better known and few were more popular than he. He was but human, so that his failings like the rest of mankind, but his heart was big and he believed in doing good where he could, and to the extent of his ability. His convictions, whether right or wrong were honest and correct. He has gone to his reward, and as we cover his mortal remains with the rods of earth, may we also cover with the mantle of charity his earthly shortcomings, whatever they might have been, and keep bright in the blue light of eternity his good deeds.

Deceased was born in Klumetznera, Germany, December 30th, 1881 making him 66 years old last month. When a boy he came to America and located in Baltimore, Md., residing in that city many years. He came west in the early sixties, and for years lived in Salt Lake where he can be said to have started the finest barber shop in that city—his partner at that time being John Funk, who, before his death, resided in the Park. He came to Park City in 1919, and lived here steadily ever since. He leaves a wife and eight children to mourn his death. Nine grandchildren also survive him. He has a brother, Jacob Weist, who is quite prominent in business affairs in the city of Baltimore. His sons are Elbert Weist, whose home is in San Francisco, E. L. and Louis, who reside in Salt Lake, Harvey, who is in Galena, Nev., and the youngest, Clarence. The daughters are Mrs. Eleanor Carter of Salt Lake and Mrs. Esther Oulka and Blanche Fletcher of this city.

Mr. Weist was a devoted husband and a kind, indulgent father, and to the bereaved widow and children sympathy is extended. He was always cheerful and generous, and will long be remembered by his home of friends with whom he had so long mingled.

He was a prominent member of

Park City Lodge, No. 7, I. O. O. F., Wessich Encampment, No. 3 and Silver Leaf Lodge, Daughters of Hebeon. He was also a member of the Barbers Union and Park City Volunteer Fire Department.

The funeral will be held tomorrow, Sunday, afternoon, under the auspices of the Odd Fellows and will take place from their hall.



Blanche Fletcher, 'Mrs. Park City' Featured in National Advertising

A real, genuine Parkite, Mrs. Blanche Fletcher, is going to be the 1967-68 Ambassador for Park City. She will be entering the homes of thousands throughout the United States this winter helping to tell the multitudes about Park City's ski facilities.

And Mrs. Fletcher will do all this without leaving her beloved Park City.

How? The Park City Resort with the cooperation of Mrs. Fletcher, will feature six ads in Ski Magazine (three full-page ads); four full-page ads in Skiing Magazine; three ads in Western Ski Time Magazine; three in the Western Skier (publisher of Arizona Highways); seven ads in Skiweek Magazine; and one in The Western Ski Trails (The Los Angeles Times West Magazine ski feature issue.)

The photograph above shows one of the many pictures taken of Mrs. Fletcher which will be used in the publications.

Blanche Wiest Fletcher was born 79 years ago at 262 Grant Avenue, Park City. For the last fifty years she has made her home at 690 Park Avenue. She was educated at St. Mary's Sisters School in Park City where she received her musical training.

Of the four children of the

Grant Wiest Family, Blanche is the only surviving member. Her father was the first barber in Park City and died of pneumonia as the result of exposure while he was fighting Park City's tragic 1898 fire.

Her husband, Alex Roy Fletcher was the first projectionist in Park City. She met him when she was the 'piano player' for the silent movies where she not only followed the musical score, but had to furnish the unique sound effects such as whistles, horns, trains, etc., which were used into the action on the silent screen.

For over sixty years she has taught piano to more students than can be remembered and is still teaching piano today.

The varied community activities have never ceased for Mrs. Fletcher. For many years she has been the organist for Saint Luke's Episcopal Church furnishing music for weddings, funerals and special events besides the Sunday services.

Her compassion for her fellowmen has been illustrated many times through the years. She would provide funeral music even when others felt the deceased did not deserve such attention.

Continued on Page Four

PC 598
Serial Number

OF
Card Number

Owners Name John Bullock
 Location 11 + 1100 BK 72 MS
 Kind of Bldg. Res St. No. 362 Grand
 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				

Att. Gar. - C.P. Flr. Walls Cl.

Description of Buildings

Foundation - Stone Conc. Sills

Ext. Walls Alu on frame (B)

Roof Type Gable Mtl. Pat

Dormers - Small Med. Large

Bays - Small Med Large

Porches - Front 200 @ 250 500

Rear 35 @ 100 35

Porch @

Planters @

Ext. Base. Entry @

Cellar-Bsmt. - 1/4 1/8 1/2 3/8 3/4 Full Floor conc 80

Bsmt. Gar.

Basement-Apt. Rms. Fin. Rms.

Attic Rooms Fin. Unfin.

Plumbing { Class 2 Tub. 1 Trays
 Basin 1 Sink 1 Toilet 1
 Wtr. Sfrtr. Shr. St. O.T. 650
 Dishwasher Garbage Disp.

Heat - Stove H.A. HW Stkr Elec. 338

Oil Gas Coal Pipeless Radiant

Air Cond. - Full Zone

Finish - Fir. Hd. Wd. Panel 3075 225

Floor - Fir. Hd. Wd. Other

Cabinets Mantels.

Tile - Walls Wainscot Floors 21.75

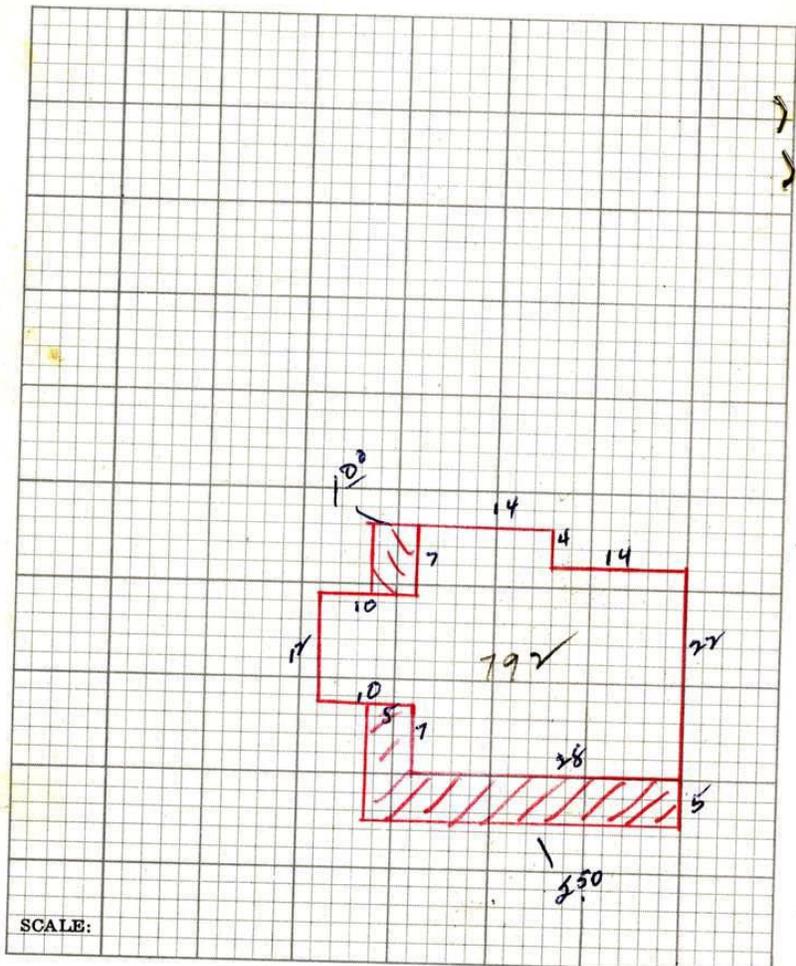
Storm Sash - Wood D. S. ; Metal D. 3 S. 1.50

Awnings - Metal Fiberglass

Total Additions			1978
Year Built <u>1962</u>	Avg. <u>1.1919</u>	Replacement Cost	5814
<u>1964</u>	Age <u>2.</u>	Obsolescence	
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Adj. Bld. Value	
		Conv. Factor	x.47
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 11-26 1968 By 1333 JUL 11 1968

Appraised ② _____ 19____ By _____ 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
1 Small Skid Ho 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