

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 450 Park Avenue

AKA: 430 Park Avenue

City, County: Park City, Summit County, Utah

Tax Number:

Current Owner Name:

Parent Parcel(s): PC-160

Current Owner Address:

Legal Description (include acreage):

## 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:
- 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: Rectangular block

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:

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

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.): **General disrepair.**
- 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: Tax cards note a partial concrete foundation.

Walls: Asbestos shingles.

Roof: Gable roof form sheathed in corrugated metal.

Windows/Doors: large fixed casement type.

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 one-story rectangular block type house has been significantly altered. The 1907 Sanborn Insurance map shows a narrow rectangular dwelling with projecting bay that is slightly offset from center; however information noted in the 1978 Site Form suggests the building was constructed in 1924. The 1929 Sanborn Insurance map was not consulted for this report. The tax photo suggests siding along the south side of the house is a drop siding, but the siding on the primary façade is a narrow clapboard siding. It is possible that the original house was constructed before 1907, but underwent significant changes to the primary façade in the early 1920s. According to the Building Department, this site is undergoing a significant rehabilitation in conjunction with work being performed on the adjacent site to the east (former Alamo Bar). Based on the information from the Building Department, the proposed changes will be significant and will diminish the site's original character.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is not substantially altered from what is described in the 1978 Site form. Based on the proposed plans and the site constraints, it appears that the proposed setting will not be significantly different from what is seen in early photographs and described in the 197 site form.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost. The 2006 photographs indicate the original siding is extant under the asbestos shingles.

**Feeling** (Describe the property's historic character.): Aside from the asbestos shingles, 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 rectangular block was a common house type built in Park City during the mining era, particularly because of the site constraints; however the extent of alterations to this site diminish 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; however, it retains its essential historical form and meets the criteria set forth in Chapter 15-11 for designation as a Significant Site. Following the completion of proposed changes, the site would be re-evaluated.

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1924<sup>1</sup>

<sup>1</sup> Utah State Historical Society, Structure/Site Form, 1978.

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:** West elevation. Camera facing east, 2006.

**Photo No. 2:** Northwest oblique. Camera facing southeast, 2006.

**Photo No. 3:** West elevation. Camera facing east, 1995.

**Photo No. 4:** Southwest oblique. Camera facing northeast, tax photo.

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

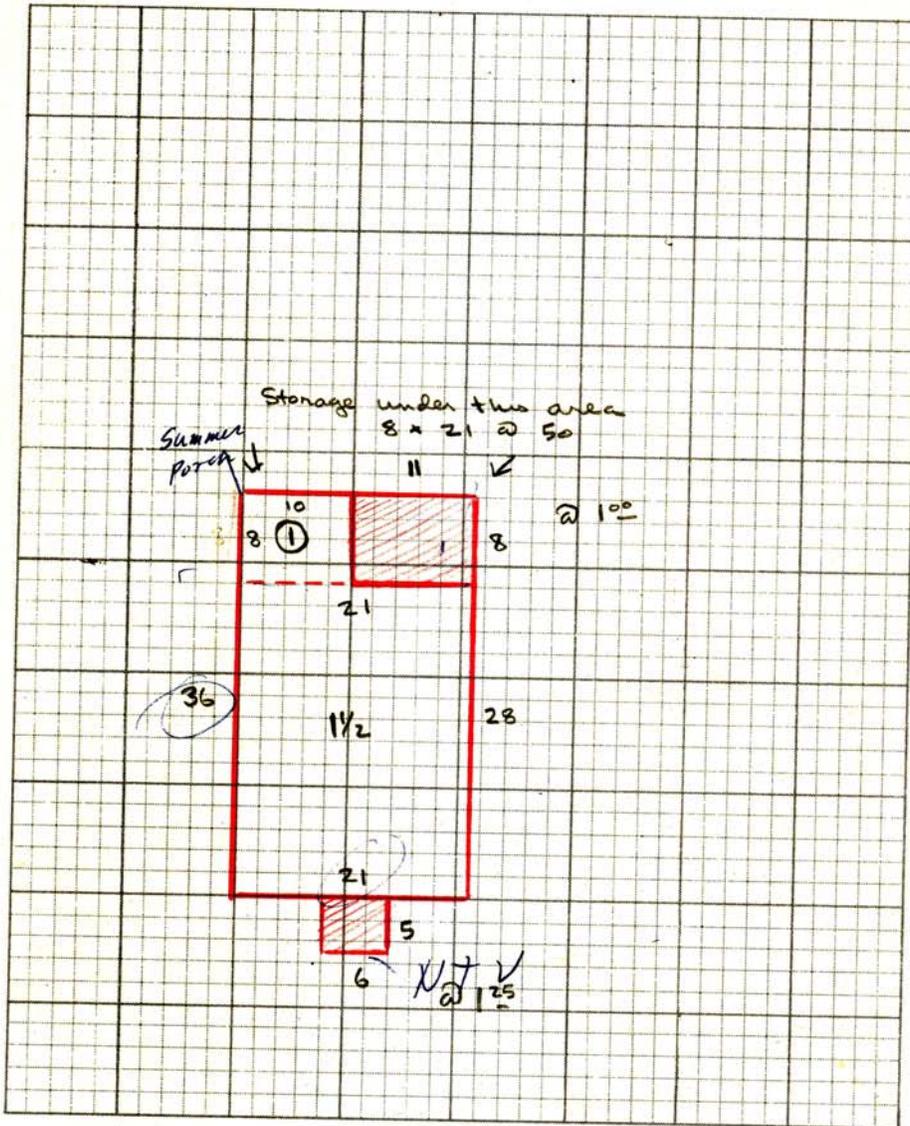
Location \_\_\_\_\_  
 Kind of Bldg. RES St. No. 450 Park Ave  
 Class 3 Type 1 2 3 4. Cost \$ 1-1417 614 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		676		\$ 1417
<u>1 1/2</u>	<u>Bsm</u> x		<u>596</u>		<u>614</u>
	x x				

Gar.—Carport — x — Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>NO</u> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>	
Ext. Walls <u>ASB. SHAKES ON SIDING</u>	
Insulation—Floors <u>—</u> Walls <input checked="" type="checkbox"/> Clgs. <u>—</u>	<u>127</u>
Roof Type <u>GABLE</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>30'</u> @ <u>125</u>	<u>38</u>
Rear <u>88'</u> @ <u>100</u>	<u>88</u>
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — 1/4 1/2 3/4 Full <input checked="" type="checkbox"/> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>2</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing {	Class <u>1</u> Tub <u>2</u> Trays <u>—</u> <u>350</u>
	Basin <u>2</u> Sink <u>1</u> Toilet <u>2</u> <u>250</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 <u>—</u> H.A. <input checked="" type="checkbox"/> Steam <u>—</u> Stkr. <input checked="" type="checkbox"/> Blr. <input checked="" type="checkbox"/>	
Oil <u>—</u> Gas <input checked="" type="checkbox"/> Coal <input checked="" type="checkbox"/> Pipeless <u>—</u> Radiant <u>—</u>	<u>509</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>1</u> Mantels <u>—</u>	<u>70</u>
Tile — Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>	
Storm Sash— Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>1</u> S. <u>—</u>	
<u>Storage 8 x 21 @ 50</u>	<u>84</u>
<b>Total Additions</b>	<u>1516</u> <u>1516</u>

Year Built <u>2028</u> <u>1949</u>	Avg. Age <u>33</u>	Current Value	\$ <u>3547</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj.	%
Remodel Year <u>1954</u> Est. Cost		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 <u>54%</u>	
		Current Value Minus Depr.	\$ <u>1914</u>
Garage — Class <u>—</u> Depr. 2% 3% Carport — Factor <u>—</u>			
Cars <u>—</u> Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>			
Size— <u>—</u> x <u>—</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %			
Other <u>—</u>			
<b>Total Building Value</b>			\$



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
<b>TOTAL</b>						

Remarks: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PC 160  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_

Location \_\_\_\_\_

Kind of Bldg. Res St. No. 450 Park Ave

Class 3 Type 1  2  3  4  Cost \$ \_\_\_\_\_ X 100%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	588		\$ 2758	\$
	x x				
	x x				

Att. Gar.—C.P.  Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings Additions Additions

Foundation—Stone \_\_\_\_\_ Conc.  Sills

Ext. Walls Wk Log Sid (A)

Roof Type Gab Mtl. Shg

Dormers—Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_

Bays—Small \_\_\_\_\_ Med \_\_\_\_\_ Large \_\_\_\_\_

Porches—Front \_\_\_\_\_ @ \_\_\_\_\_

Rear \_\_\_\_\_ 88 @ 100 88

Porch \_\_\_\_\_ 80 @ 150 120

Planters \_\_\_\_\_ @ \_\_\_\_\_

Ext. Base. Entry \_\_\_\_\_ @ \_\_\_\_\_

Cellar-Bsmt. — 1/4 1/2 3/4 Full  Floor conc 629

Bsmt. Gar. \_\_\_\_\_

Basement-Apt. \_\_\_\_\_ Rms. \_\_\_\_\_ Fin. Rms. 2 525

Attic Rooms Fin. \_\_\_\_\_ Unfin. \_\_\_\_\_

Plumbing {

Class <u>1</u>	Tub. <u>2</u>	Trays _____	550
Basin <u>2</u>	Sink <u>1</u>	Toilet <u>1</u>	370
Wtr. Sfr. _____	Shr. St. _____	O.T. _____	105
Dishwasher _____	Garbage Disp. _____		

Heat—Stove \_\_\_\_\_ H.A. \_\_\_\_\_ FA  HW \_\_\_\_\_ Stkr \_\_\_\_\_ Elec. \_\_\_\_\_ 293

Oil \_\_\_\_\_ Gas  Coal \_\_\_\_\_ Pipeless \_\_\_\_\_ Radiant \_\_\_\_\_

Air Cond. — Full \_\_\_\_\_ Zone \_\_\_\_\_

Finish—Fir.  Hd. Wd. \_\_\_\_\_ Panel \_\_\_\_\_

Floor—Fir. \_\_\_\_\_ Hd. Wd. \_\_\_\_\_ Other \_\_\_\_\_

Cabinets 1 Mantels \_\_\_\_\_

Tile—Walls \_\_\_\_\_ Wainscot \_\_\_\_\_ Floors \_\_\_\_\_

Storm Sash—Wood D. \_\_\_\_\_ S. \_\_\_\_\_; Metal D. 1 S. \_\_\_\_\_ 30

Awnings — Metal \_\_\_\_\_ Fiberglass \_\_\_\_\_

STORAGE 88 @ 50 44

Total Additions all 2754

Year Built 1924 Avg. 1. 1924 Replacement Cost 5512

Rem 1954 Age 2. Obsolescence

Inf. by { Owner - Tenant - Neighbor - Record - Est. Adj. Bld. Value

Conv. Factor 115%

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

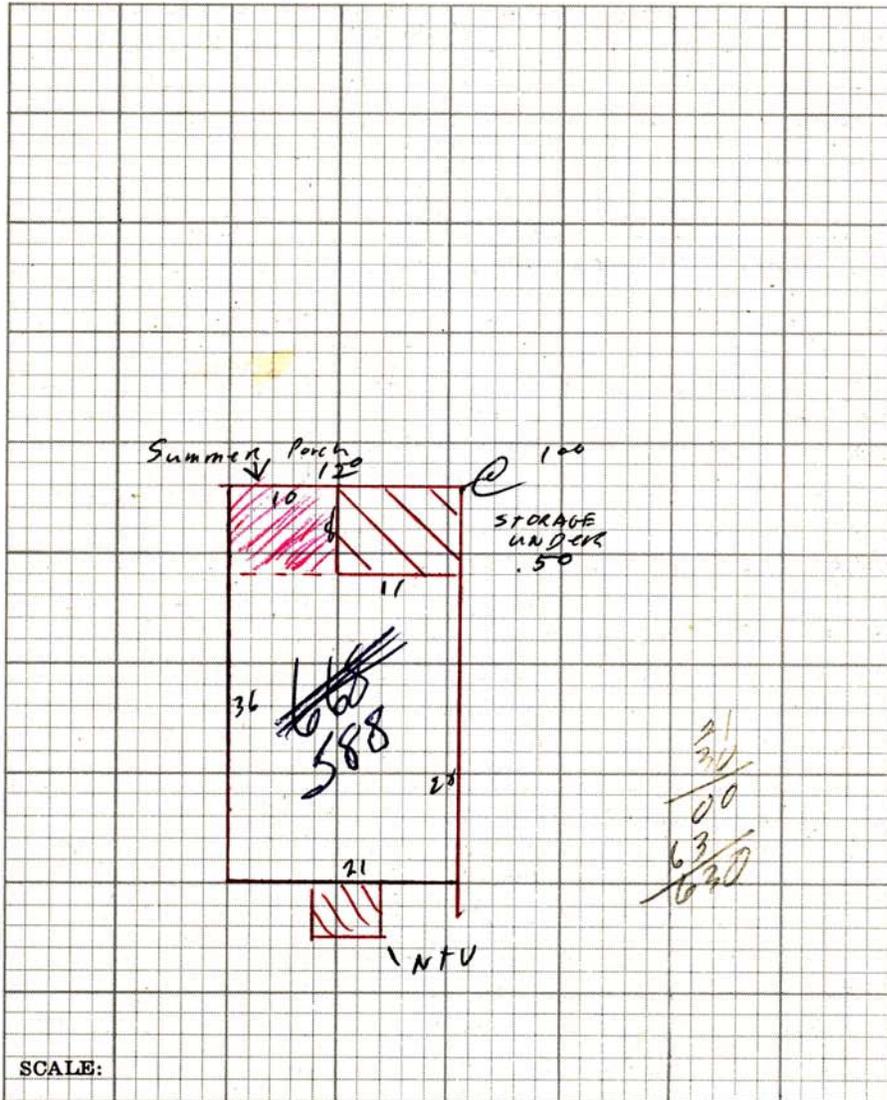
Total Value from reverse side

Total Building Value \$

Appraised ① 10-27- 19 68 By 1708

Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_

DEC 17 1968  
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. \_\_\_\_\_

Total \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PC 160

X-62



Researcher: Philip F. Notarianni  
Date: August, 1978

Site No. SU-10-91

Utah State Historical Society  
Historic Preservation Research Office  
**Structure/Site Information Form**

IDENTIFICATION 1

Street Address: 450 Park Ave. Plat PC Bl. 10 Lot 20  
Name of Structure: T. R. S.  
Present Owner: Keith and Thelma Lindsay UTM:  
Owner Address: P.O. Box Park City, Utah Tax #: PC-160

AGE/CONDITION/USE 2

Original Owner: Howard V. Ashton Construction Date: @1924/26 Demolition Date:  
Original Use: residential  
Present Use: Occupants:  
 Single-Family  Park  Vacant  
 Multi-Family  Industrial  Religious  
 Public  Agricultural  Other  
 Commercial

STATUS 3

Building Condition: Integrity:  
 Excellent  Site  Unaltered  
 Good  Ruins  Minor Alterations  
 Deteriorated  Major Alterations

DOCUMENTATION 4

Preliminary Evaluation: Final Register Status:  
 Significant  National Landmark  District  
 Contributory  National Register  Multi-Resource  
 Not Contributory  State Register  Thematic  
 Intrusion

Photography:  
Date of Slides: 11/77 Date of Photographs:  
Views: Front  Side  Rear  Other   
Views: Front  Side  Rear  Other

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

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):  
Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.  
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.

Architect/Builder: unknown

Building Materials: wood

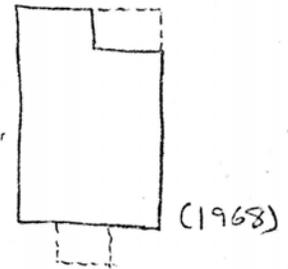
Building Type/Style: residential

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame dwelling with gable roof, housing a shingle covering. A rectangular shaped structure, the building has asbestos shake siding, painted pink. The entry is flanked by two aluminum frame windows, that replaced frame openings having many window panes. Above the entry is a porch overhang of a clipped gable type of construction.

Sanborn Maps show the site of this structure as having been residential, directly behind the present "Alamo Saloon," on.



Statement of Historical Significance:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication          | <input type="checkbox"/> Military          | <input type="checkbox"/> Religion           |
| <input type="checkbox"/> Agriculture          | <input type="checkbox"/> Conservation           | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science            |
| <input type="checkbox"/> Architecture         | <input type="checkbox"/> Education              | <input type="checkbox"/> Minority Groups   | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts             | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political         | <input type="checkbox"/> Transportation     |
| <input type="checkbox"/> Commerce             | <input type="checkbox"/> Industry               | <input type="checkbox"/> Recreation        |   |

A later constructed dwelling, 1920's, yet contributory as a typical mining town type of structure.

Joseph and Edward Thirst owned the lot in 1879; but in 1883 William H. Dodge obtained a Quick Claim deed, and in 1884 William J. Hardin ("with all rights of purchase"). However, in 1889 Joseph P. Thirst obtained sole possession with a building explicitly mentioned. In 1891 lots 14 and 20 leaned to James Quinn and Bartley McDonough. Alice Thirst mortgaged the property several times during the late 1890's. In 1920's (1924) on tax sale block, to Summit County 1924. In 1926 the property purchased by Howard V. Alston, who quickly obtained a mortgage from Columbia Savings and Loan Association, to apparently build the home.

Alston was born in Utah in 1887, and graduated from the University of Utah. As an engineering student at the University he was among those who built the original block "U" on the mountainside. Howard V. Alston received a PhD. in Education from the University of California. In 1921 he was appointed Superintendent of Park City Schools, a position he held until his death, December 8, 1937. He was active in the Park City LDS Ward.





