

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Julius Frankel House**

Address: 539 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-77

Current Owner Name: AFKHAMI NARIMAN TRUSTEE

Parent Parcel(s):

Current Owner Address: 15051 N KIERLAND BLVD STE 200, SCOTTSDALE, AZ 85254

Legal Description (include acreage): ALL LOTS 9 BLK 5 PARK CITY SURVEY CONT 0.04 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:
- 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: Pyramid House

No. Stories: 1 ½

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.):
- 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: Stone retaining wall runs the length of frontage with interruption for exterior steps.

Foundation: Tax cards-1949 & 1957--indicate no foundation; not verified.

Walls: Drop siding

Roof: Truncated gable roof form sheathed in standing seam metal.

Windows/Doors: Large casement with decorative fixed transom and paired double-hung sash 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): This 1 ½ story frame pyramid house remains as it was described in the 1983 National Register nomination (see Structure/Site Form, 1983). The roofing materials has been altered, but it is a minor alteration and does not affect 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 remains as it is seen in both the NR nomination and early photographs. A stone retaining wall extends tht length of the frontage and is interrupted for center exterior steps.

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 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, 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 Pyramid house is one of the three most common house types built in Park City during the mining era.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1903¹

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 NR nomination.

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 elevation (primary façade). Camera facing southwest, 2006.

Photo No. 2: Northeast elevation (primary façade). Camera facing southwest, 1995.

Photo No. 3: North oblique. Camera facing south, 1983.

Photo No. 4: North oblique. Camera facing south, tax photo.

² 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. 539 Park Ave

Schedule 1 Class 4 Type 128-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>1296</u>	<u>\$ -</u>	<u>\$ 3092</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 6 Condition _____

Description of Building	Add	Deduct
<u>136' @ 15</u> Foundation—Stone Conc. None <input checked="" type="checkbox"/>		<u>179</u>
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>120' @ 1.75</u>	<u>210</u>	
Rear _____ @ _____		
Cellar—Basin't— <u>1/4 1/2 3/4</u> full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <input checked="" type="checkbox"/> H. A. <input checked="" type="checkbox"/> Steam <input checked="" type="checkbox"/> S. <input checked="" type="checkbox"/> Blr. <input checked="" type="checkbox"/> Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/>		
Cabinets <u>1</u> Mantels _____		<u>125</u>
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lbr. lined - 6 @ 15.00</u>		<u>90</u>
<u>CL 1 M ST LA</u>		
Total Additions and Deductions	<u>210</u>	<u>394</u>
Net Additions or Deductions	<u>-210</u>	<u>3092</u>

Net Additions or Deductions -210 \$ -184

Ave Age 48 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records

REPRODUCTION VALUE \$ 2908
 Depr. 1-2-3-4-5-6 6/1/39 % \$ _____
 Reproduction Val. Minus Depr. \$ 1134

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

Remarks Booth-1962-401 Ave Total Building Value \$ _____
Used-1941

Appraised 12/1949 By CAJ & AF

Location _____
 Kind of Bldg. Res St. No. 539 Park Ave
 Class 4 Type 1 2 3 4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1296		\$ 2629
	x x				
	x x				

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

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>gabr</u> Mtl. <u>slig</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>120 @ 175</u>	<u>210</u>
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>dnt</u>	<u>70</u>
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
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>350</u>
Built-in-Appliances _____	
Heat—Stove _____ H.A. <input checked="" type="checkbox"/> Steam _____ Stkr. <input checked="" type="checkbox"/> Flr. <input checked="" type="checkbox"/> Oil _____ Gas <input checked="" type="checkbox"/> Coal <input checked="" type="checkbox"/> Pipeless _____ Radiant _____	<u>379</u>
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets <u>1</u> Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____	<u>45</u>
Total Additions	<u>1054</u>

Year Built _____	Avg. Age <u>56</u>	Current Value	\$ <u>3683</u>
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>		Commission Adj. _____ %	
Remodel Year _____	Est. Cost _____	Bldg. Value	
		Depr. Col. <u>(1) 2 3 4 5 6 31</u> %	
		Current Value Minus Depr.	\$ <u>1141</u>
Garage—Class _____	Depr. 2% 3%	Carport—Factor _____	
Cars _____	Floor _____	Walls _____	Roof _____
Size— _____ x _____	Age _____	Cost _____	x _____ %
Other _____			
Total Building Value			\$ _____

Appraised 11-29 19 57 By 1331

PL 77
Serial Number

OF
Card Number

Owners Name _____
Location _____
Kind of Bldg. Res St. No. 539 Park Ave
Class 4 Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	1296	4.60	\$ 5976	\$
	x x				
	x x				

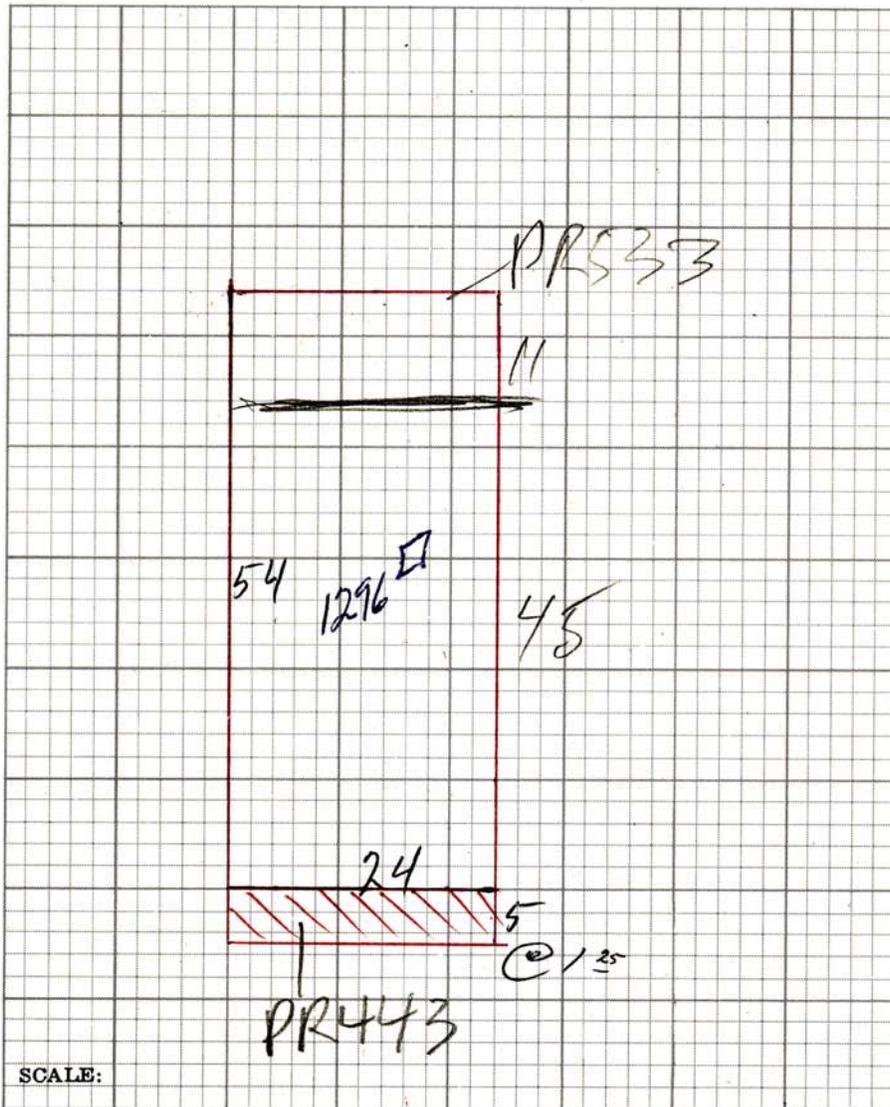
Att. Gar.—C.P. _____ x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills _____		
Ext. Walls <u>Sid</u> (A)		
Roof Type <u>GAB</u> Mtl. <u>SKJ</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ 120 @ 125	150	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor <u>Dist</u>	30	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	550
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sftr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____	449	
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>✓</u> Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____	30	
Awnings — Metal _____ Fiberglass _____		
Total Additions	1259	

Year Built <u>1901</u>	Avg. <u>1.701</u>	Replacement Cost <u>7234</u>
Age <u>2</u>		Obsolescence
Inf. by <u>Owner - Tenant</u>		Adj. Bld. Value
<u>Neighbor - Record - Est.</u>		Conv. Factor <u>1.12</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 10-17 1968 By 1708 **DEC 13 1968**
Appraised ② _____ 19 _____ By _____ 1228

Handwritten note:
See app 11/20/77
11/20/77
2222



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 77

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 539 Park
Park City, Summit County, Utah

Name of Structure: Julius Frankel House

Present Owner: Beaker Street Development, c/o Don Peterson
1007 Fifth Avenue, Suite 700

Owner Address: San Diego, CA 92101

Year Built (Tax Record): _____ Effective Age: _____ Tax #: PC 77

Legal Description: _____ Kind of Building: _____

All Lots 9, 38, 39, and North half Lot 40 Block 5, Park City Survey
Less than one acre.

STATUS/USE 2

Original Owner: probably Julius Frankel Construction Date: c. 1903 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

DOCUMENTATION 3

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.):
 1900 Census Records. Summit County, Park City Precinct, p. 159-B.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House (variant)

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

This house is a one and one half story variant of the pyramid house. Features of this house that are typical of the basic pyramid house are the generally symmetrical facade with a door set slightly off-center between two windows, and the low pitch hip roof porch spanning the facade. Broad single pane windows with transoms flank the door. Key characteristics of the variant include: a long rectangular form built deep on the lot, a truncated hip or gable roof with a clipped gable on the facade, and windows set into the gable section. This house fits that description, and has a truncated gable roof with a clipped gable on the facade. A pair of double hung sash one over one windows is centered in the gable end. The porch has lathe turned porch piers topped by decorative brackets, and a decorative jigsaw cut band between piers. The geometric pattern of the balustrade is a fairly common type from the 1890s into the first decade of the twentieth century, but few remain in Park City. There is a second entrance on the north side of the building. The building is essentially unaltered on the exterior, and therefore maintains its original integrity.

Statement of Historical Significance:

Construction Date: c. 190

Built c. 1903, the Julius Frankel House at 539 Park is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, 11 are true pyramid houses and 17 are variants of the basic type. This house is one of the variants of the pyramid house. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. It appeared early on, but continued to be built with variations longer than the other two types.

Julius Frankel bought this property in 1903, and probably had this house constructed that same year, replacing a smaller house which was already on the property. Frankel and his wife, Lena, had previously been living in a rented house on Park Avenue. Julius was born in Germany in 1868, and probably came to Park City soon after arriving in the U.S. in 1888. He worked for several years as head of the dry goods department at M.S. Ascheim's Mercantile, then, in 1895, established his own clothing business in Park City. Frankel was quite successful in his business, as evidenced by this relatively large and stylish house, and later served as superintendent of the Midnight Sun Mining Company. His wife, Lena, whom he married in 1894, was also a native of Germany (b. 1872).

The Frankels sold this house in 1916 to Thomas F. Kane, who owned it until 1924. Other owners include William P. Westfield (1924-33), George Clarke (1933-37), Elizabeth W. Egan (1937-45), and Webster R. and Elda Wright Bowden (1945-80).





