

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 1021 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-30

Current Owner Name: HART WILLIAM J & PAMELA S (JT)

Parent Parcel(s):

Current Owner Address: PO BOX 1666, PARK CITY, UT 84060-1666

Legal Description (include acreage): SUBD: SA BLOCK: 4 PLAT: 0S 16 T 2S R 4E LOTS 5 & 6 BLK 4  
SNYDERS ADDITION TOPARK CITY SWD288 M14-687 M142-660  
M193-763 M216-589 317-596; 0.09 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

Building Type and/or Style: Hipped Roof or "Pyramid" House

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

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

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 materials cannot be verified

Walls: Drop-novelty wood siding and trim.

Roof: Wood shingle

Windows/Doors: Two 3-part picture windows in wood frames on front elevation

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): Form appears fairly intact and little adjusted up to 2006 photo based on evidences given in the building card. The Historic Structure form states that no extending front porch was indicated on the 1907 Sanborn map of the property (thus added sometime after that period) and that as of the 1978 survey, the exterior walls consisted of shingle siding (since removed as seen in 1995 photo). The likely original front door with large upper glazed panel (seen in 1995 photo) has been replaced by a non-descript door in the 2006 photo, and the simple wooden porch railing has been removed within the same time frame as well. The changes are minor and do 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.): Narrow building lot on fairly flat terrain. House is recessed roughly 15-20 feet from the city roadway, with a simple front lawn of grass as landscaping. 2006 photo shows an overgrown line of trees/shrubs line the left side of the front elevation, not present in 1995 photo. Unable to determine which side of front elevation serves as the property's driveway- 1907 Sanborn map indicates an equal amount of space on each side of the structure.

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 (Pyramid House), 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.

**5 SIGNIFICANCE**

Architect:  Not Known     Known: (source: )

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

Builder:  Not Known     Known: (source: )

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

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:** East elevation (primary façade). Camera facing west, 2006.

**Photo No. 2:** East elevation (primary façade). Camera facing west, 1995.

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<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. \_\_\_\_\_  
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		864	\$ -	\$ 1558
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone Conc. None ✓		120
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Hip</u> Mat. <u>Sho.</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>80" @ 1"</u>	80	
Rear <u>105" @ .80</u>	84	
Cellar—Basmt' <u>1/4 1/2 3/4 full-floor</u> <u>Dirt</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing—Class <u>1</u> Tub <u>7</u> Trays <u>1</u> Basin <u>7</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	245	
Heat—Stove <u>H. A. Gas</u> Steam <u>S. Blr.</u> Oil <u>Gas</u> Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish—{ Hd. Wd. <u>1</u> Floors—{ Hd. Wd. <u>1</u> { Fir. <u>1</u> { Fir. <u>1</u> { Conc. <u>1</u>		
Cabinets <u>1</u> Mantels <u>1</u>	40	
Tile—{ Walls <u>1</u> Wainscot. <u>1</u> { Floors <u>1</u>		
Lighting—Lamp <u>1</u> Drops <u>1</u> Fix. <u>1</u> <u>Br. Lined. No. 100. 5 @ .25</u>		125

Total Additions and Deductions 449 245 1558  
 Net Additions or Deductions -245 +204

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

REPRODUCTION VALUE \$ 1762  
 Depr. 1-2-3-4-5-6 41/39 % \$  
 Reproduction Val. Minus Depr. \$ 687

Remodeled Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ %  
 Garage—S 8 C 1 Depr. 2% 3% \_\_\_\_\_  
 Cars 1 Walls Sho. \_\_\_\_\_  
 Roof T.P. Size 14 x 18 Age 28 \_\_\_\_\_  
 Floor Plank Cost 227/25 Depreciated Value Garage \$ 57

Remarks (Ave Hoyes Blvd. - 1941) Total Building Value \$ 744

Appraised 10/1949 By CA.O. & A.F.



Serial No. SA 30

Location Block 4 SA Lots 5+6

Kind of Bldg. RES St. No. 1021 Park Ave

Class 3 Type 1 2 3 4. Cost \$ 1656 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		864		\$ 1656
	x x				
	x x				

Gar.—Carport — x — Fr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>✓</u>	
Ext. Walls <u>Asb Shaders</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>✓</u>	69
Roof Type <u>MANSARD</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>4x20</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 1/2 3/4 Full <u>—</u> Floor <u>—</u>	50
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing <u>—</u> Class <u>—</u> Tub <u>—</u> Trays <u>—</u>	350
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 <u>—</u> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>	
Oil <u>—</u> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>—</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>—</u> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>—</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainscot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> Metal D. <u>—</u> S. <u>—</u>	
Total Additions	469

Year Built <u>—</u>	Avg. <u>57</u>	Current Value	\$ 2125
Age <u>1949-48</u>	Age <u>57</u>	Commission Adj.	%
Inf. by <u>Owner - Tenant</u>		Bldg. Value	
<u>Neighbor - Record - Est.</u>		Depr. Col. (1) 2 3 4 5 6 <u>30</u>	%
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Current Value Minus Depr.	\$ 638
Garage—Class <u>1</u>	Depr. 2% (3%)	Carport—Factor	
Cars <u>1</u>	Floor <u>—</u> Walls <u>Shg</u>	Roof <u>RR</u>	Doors <u>1</u>
Size <u>14</u> x <u>18</u>	Age <u>1921</u>	Cost <u>138</u>	x <u>30</u> %
Other <u>—</u>			
Total Building Value			\$

Appraised 5-6- 19 58 By 1302

Owners Name \_\_\_\_\_  
 Location PARK CITY  
 Kind of Bldg. Res St. No. 1021 PARK AVE  
 Class. 3 Type 2 3 4 Cost \$ 3652 x 109 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	864		\$ 3981	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone \_\_\_\_\_ Cong. \_\_\_\_\_ Sills \_\_\_\_\_

Ext. Walls Asb Shake

Roof Type MANARD Mtl. Shg

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

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

Porches—Front \_\_\_\_\_ @ \_\_\_\_\_

Rear \_\_\_\_\_ @ \_\_\_\_\_

Porch \_\_\_\_\_ @ \_\_\_\_\_

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

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

Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full \_\_\_\_\_ Floor \_\_\_\_\_ 80

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 \_\_\_\_\_ 354

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. 2 S. \_\_\_\_\_ 120

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

Total Additions 1004

Year Built <u>1901</u>	Avg. 1.	Replacement Cost	<u>5085</u>
	Age 2.	Obsolescence	

Inf. by { Owner - Tenant - \_\_\_\_\_  
 Neighbor - Record - Est. \_\_\_\_\_ } Adj. Bld. Value  
 Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

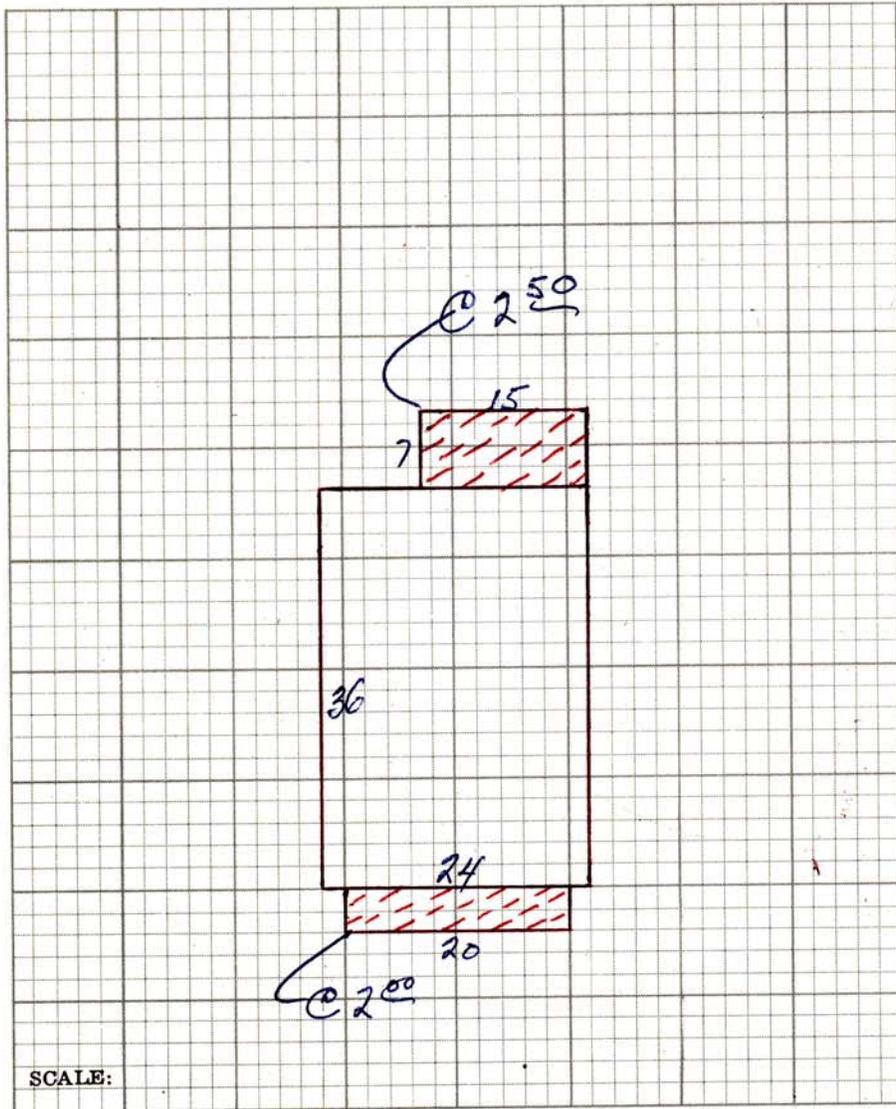
Total Value from reverse side garage 75

Total Building Value \$

Appraised ① 10-21 19 68 By L581

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

NOV 7 - 1968



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
X		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% 3%

Cars — Floor Wood Walls Pltz Roof RR Doors \_\_\_\_\_

Size 14 x 18 Age 1921 Cost 250 x 47%

1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. 30%

Total 75

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

IDENTIFICATION 1

Street Address: 1021 Park Ave. Plat SABL. 4Lot 5-6  
Name of Structure: T. R. S.  
Present Owner: Florence Aubrey UTM: -  
Owner Address: P.O. Box, Park City, Utah 84060 Tax #: SA-30

AGE/CONDITION/USE 2

Original Owner: possibly Mayer S. Ascheim Construction Date: @1900 Demolition Date:  
Original Use: residential (rental property?)

Present Use: Occupants:  
 Single-Family  Park  Vacant  
 Multi-Family  Industrial  Religious  
 Public  Agricultural  Other  
 Commercial

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

STATUS 3

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

DOCUMENTATION 4

Photography: Date of Slides: 6/78 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 1889, 1900  Utah State Historical Society Library  Other  
1907.

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

Summit County Records.  
Utah Gazetteer, 1892-93. Utah State Historical Society.  
Graham, The Utah Directory, 1883-84. Utah State Historical Society.  
Thompson, George A. and Buck, Fraser. Treasure Mountain Home. A Centennial History of Park City, Utah. SLC, 1968.  
McPhee, William M. The Trail of the Leprechaun. Early History of a Utah Mining Camp.

Architect/Builder: unknown

Building Materials: wood Building Type/Style: residential

## Description of physical appearance &amp; significant architectural features:

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

One story square-shaped frame dwelling with a hip roof (c. 1900). Shingle siding has been added. A front porch still exists with less decorative wood post supports. 1907 Sanborn map shows no porch.

Front windows were three one-over-one double hung windows--two south of entry and one north.

## 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        |   |

The dwelling contributes to the Park City district in its vernacular style--frame construction, hip roof, and porch.

Also a part of the holdings of David C. McLaughlin, later to Mayer Ascheim. In 1902 a Decree granted to M. S. Ascheim from Third District Court, Summit County--including 1/2 interest in "Frame House" (See Park City Abstracts, Book I, p. 103). In 1904 to Julius Frankel--up for tax sale in 1912, but assessed to one Chris Anderson. Others as follows: Amelia J. Guyman, 1912; Mary Carrigan, 1914; Margaret Meaney, 1938; and to Bert Aubrey in 1944.

Mayer S. Ascheim, a Jewish merchant, operated the M. S. Ascheim Merc. Co. in Park City. The establishment served as a general merchandise outlet specializing in mining supplies. M. S. Ascheim was a pioneer merchant in Park City, opening his business house in the late 1870s (listed in 1883-1884 Graham Utah Directory).<sup>1</sup> In the 1890s he served as one of the directors of the Park City Water Works along with R. C. Chambers, W. V. Rice, Thomas Cupit, and Henry Newell. In 1902 Ascheim sold his enterprise to the Blyth-Fargo Company.

<sup>1</sup>See also William M. McPhee, The Trail of the Leprechaun. Early History of a Utah Mining Camp. (Hicksville, N.Y., 1977.) pp. 117-119, which lists Ascheim as in the Park City Directory for 1879, 1880, and 1881. Ascheim was also a Park City Alderman in 1885 and 1886.





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VUEEN

ALL-TERRAIN T/A  
BRAND