



**HISTORIC SITES INVENTORY**  
**HISTORIC SITE FORM**  
 PARK CITY MUNICIPAL CORPORATION



**IDENTIFICATION**

Property Name (if any): Howard V. Alston House

Address: 450 Park Avenue

Date of Construction: 1926

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: 447-MAIN-1-1AM

Current Owner: Mark W. Stemler

Legal Description (include acreage): LOT 1 FIRST AMENDED 447 MAIN STREET SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3750 SQ FT OR 0.09 AC MARK W STEMLER TRUSTEE OF THE UTAH REVOCABLE TRUST AGREEMENT 1632-1582 & MARK STEMLER TRUSTEE OF THE UTAH TRUST 1690-1721 AS THEIR INT MAY APPEAR

**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:
- abstract of title

**DESCRIPTION**

---

Architectural Style: Rectangular Block type

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: Asbestos shingles

Foundation: Tax cards note a partial concrete foundation

Roof: Gable roof form sheathed in corrugated metal

Windows/Doors: large fixed casement type

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.)

This house was originally constructed in the summer of 1926 but material deconstruction over time and a recent reconstruction render it ineligible for National Register consideration. As it stands now, the house is rectangular in shape with a gabled roof running perpendicular to the street (the west gable end fronts on Park Avenue). Dormers on both the north and south roof slopes create gable ends but stay within the rectangular footprint of the house. An approximately 6 foot square entryway projects out of the rectangular volume toward Park Avenue and has a small gable roof in line with the larger, taller roof of the house. The roof is clad in asphalt shingles. The exterior walls are clad in clapboard wood siding, which was not used as often as drop wood in Park City. The front entryway includes a wood panel door with a three-pane upper light. It is flanked on either side by a three vertically oriented casement window. Window and door trim is typically simple dimensioned lumber, painted red. Doors and windows are obviously replacements, as they do not match the historic materials or typology of those of historic Park City.

The house is a dramatic change from the original house. The enclosed entry structure was added after the historic period. The asbestos siding called out on 1950s tax cards has been removed and replaced with clapboard siding. The setting has been dramatically changed. 456 and 460 Park Avenue have been demolished, leaving no other houses between 450 Park and the corner of Fifth. The historic feeling of a dense mining housing neighborhood, typical of Old Town, was essentially lost when these neighboring houses were torn down. The most recent renovation of 450 Park (c. 2014) included disassembly of the house, and virtually all of the historic materials remaining at that time have been lost. The scale of the house was expanded drastically, and historically inaccurate materials were used in the reconstruction. The cumulative formal and material changes have diminished 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.)

Howard V. Alston bought this property in 1926 from Summit County, which had acquired it after unpaid taxes by the previous owner, Alice Thiriot. A previous house on the property was built around 1900 by Alice and her husband Joseph P. Thiriot. Alston began work on a new house immediately after buying the property, as noted by the July 23, 1926, Park Record, "Among the new home owners this summer will be Supt. H.V. Alston. Mr. Alston is now building a five room house on Park Avenue." Born in Sanpete County, Utah, in 1887, Alston grew up in Salt Lake City, eventually attending the University of Utah. He is credited as being one of the engineering students who designed the block U on a mountainside northeast of campus, now an icon of the university. Alston married Maude Clare MacNamara in 1917. He went on to get a Ph.D. from the University of California and started his career as a principal at various Utah schools. He became the superintendent of the South Summit School District and finally the Park City superintendent in 1921, a job he had until his death in 1937. Maude continued to own the house, living at 450 Park with their son Howard Jr. and daughter Maxine, until she sold the property to Arthur and Mary Lefler in 1946.

The Leflers owned 450 Park until 1951, when they sold it to longtime owners Keith and Thelma Lindsay. The Lindsays owned the house until 1984. It has had numerous owners since that time, and is currently owned by trustee Mark Stemler, who was the owner at the time of the recent reconstruction.

**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.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- 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.)









*450 Park Avenue. Northwest oblique. April 2016.*



*450 Park Avenue. West elevation. April 2016.*

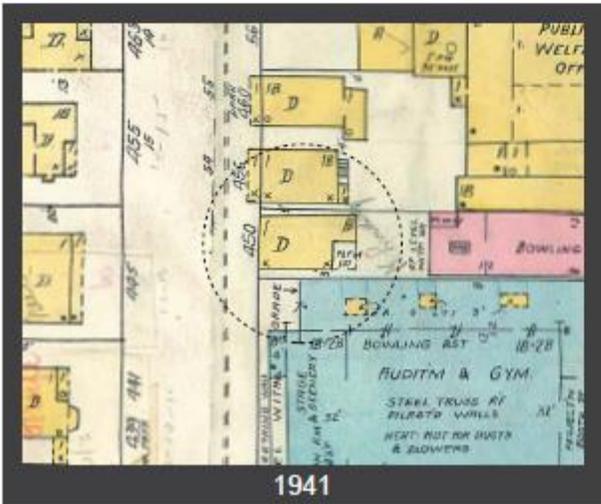
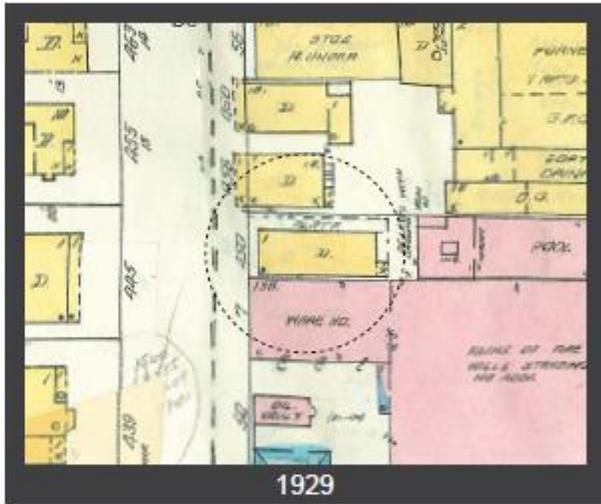
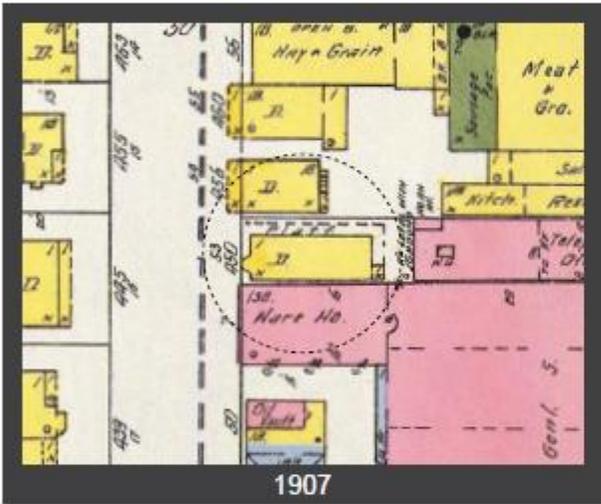
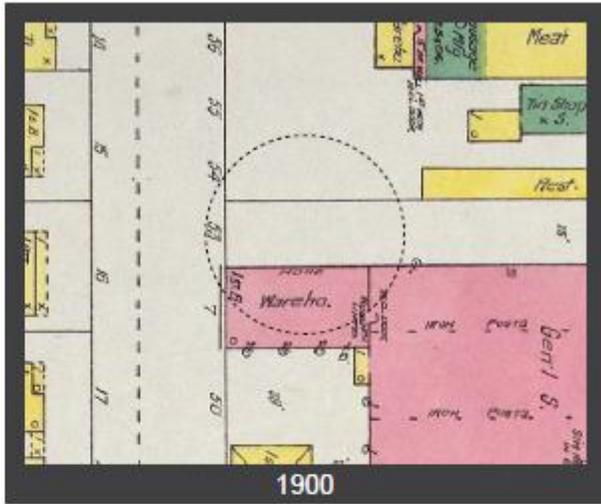
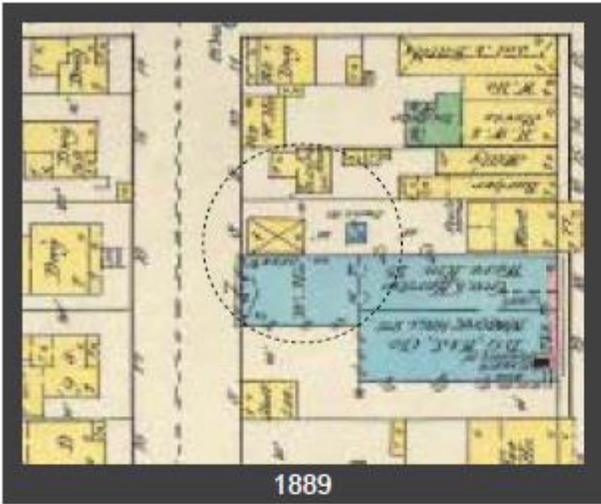


*450 Park Avenue. Southwest oblique. April 2016.*

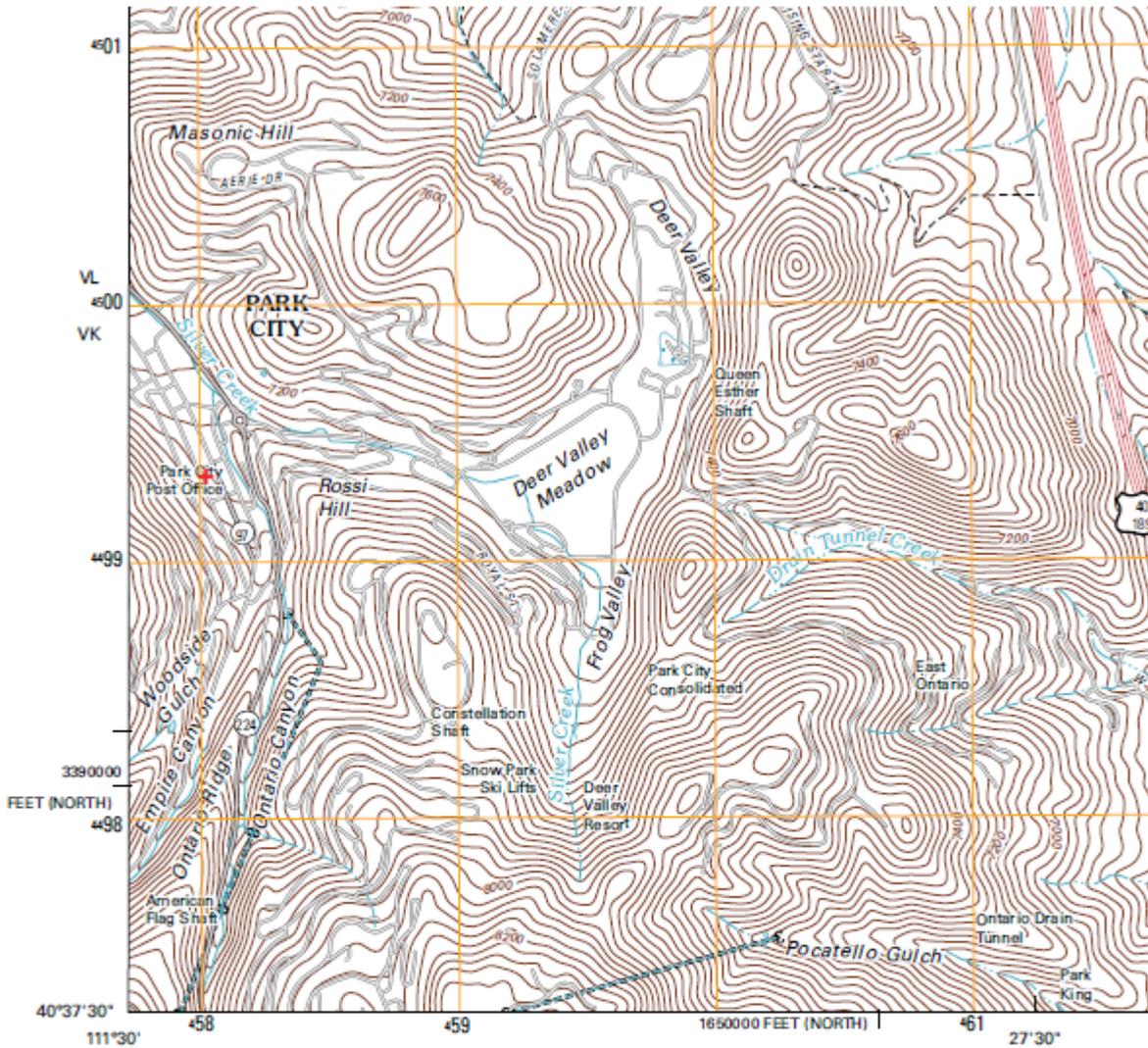
## MAPS

---

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

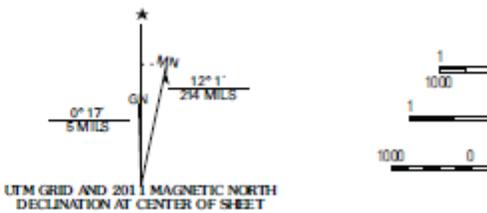


450 Park Avenue, Park City, Summit County, Utah  
 Intensive Level Survey—USGS Map



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	
VL	00
Grid Zone Designation	
12T	

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

**TITLE SEARCH FORM**

[Obtain information from title abstract books at County Recorder's Office]  
 Address: 450 Park Avenue  
 City: Park City, UT  
 Current Owner: Mark Stemler (tr.)  
 Address: (see historic site form for address)  
 Tax Number: 447-MAIN-1-1AM (parent: PC-160)  
 Legal Description (include acreage): Lot 1 447 Main Street Sub., fmr. PC BK10 L20

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/10/1879	Frederick A. Nims	Joseph & Edward Thiriot	W		"20"
7/12/1889	Edward Thiriot, et al	Joseph P. Thiriot	W		"13,20"
4/12/1894	Jos. P. Thiriot & wife	Sam J. Kenyon, trustee	Trust Deed	\$1,000.00	"13,20"
2/15/1897	Joseph P. Thiriot	Alice Thiriot	War. D.		"13,20"
11/12/1898	Alice Thiriot	J.H. Deming	Mortgage	\$1,000.00	"13,20"
12/11/1899	Alice H. & J.P. Thiriot	Thomas Quayle	Mortgage	\$1,000.00	"13,20"
7/12/1926	Summit County	Howard V. Alston	Deed		[after 1919 tax sale] "20, except E'y 10 ft."
7/31/1926	Howard V. Alston, et ux	Columbia Savings & Loan Assn.	Mtg.		"20, except E'y 10 ft."
11/1/1929	Ketchum Builders Supply Co.	H.V. Alston	N. of Lien		"20 with exceptions"
4/5/1930	Howard V. Alston vs.	Alice Thiriot et al	Lis Pendens		
9/17/1930	Howard V. Alston	vs. Alice Thiriot et al	Decree		[judgement clearing title]
4/20/1937	Howard V. Alston	Maude Claire Alston	W.D.		"20 except rear 10 ft. . ."
4/18/1946	Maude Claire Alston, widow	Arthur W. & Mary M. Lefler	W.D.		
11/20/1951	Arthur W. Lefler, et ux	Jean L. Prather	W.D.		
11/20/1951	Jean L. Prather	Keith & Thelma Lindsay	W.D.	\$1,400	
6/19/1984	Keith & Thelma Lindsay	L'Deane Trueblood	W.D.		

Researcher: John Ewanowski, CRSA Architecture  
 Date: 4/22/2016



Serial No. PC 160

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

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

Gar.—Carport x — Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>NO TOP</u> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>	
Ext. Walls <u>ASB. SHAKES ON SIDING</u>	
Insulation—Floors — Walls <input checked="" type="checkbox"/> Cigs. —	127
Roof Type <u>GABLE</u> Mtl. <u>SHG</u>	
Dormers—Small — Med. — Large —	
Bays—Small — Med. — Large —	
Porches—Front <u>30' @ 125</u>	38
Rear <u>88' @ 100</u>	88
Porch — @	
Metal Awnings — Mtl. Rail —	
Basement Entr. — @	
Planters — @	
Cellar-Bsmt. — 1/4 1/2 3/4 Full <input checked="" type="checkbox"/> Floor <u>Small</u>	
Bsmt. Apt. — Rooms Fin. <u>2</u> Unfin. —	
Attic Rooms Fin. — Unfin. —	
Plumbing	Class <u>1</u> Tub <u>2</u> Trays — 350
	Basin <u>2</u> Sink <u>1</u> Toilet <u>2</u> 250
	Wtr. Sfr. — Shr. St. — O.T. —
	Dishwasher — Garbage Disp. —
Built-in-Appliances —	
Heat—Stove — H.A. <input checked="" type="checkbox"/> Steam — Stkr. <input checked="" type="checkbox"/> Blr. <input checked="" type="checkbox"/>	
Oil — Gas <input checked="" type="checkbox"/> Coal <input checked="" type="checkbox"/> Pipeless — Radiant —	509
Air Cond. —	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. —	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. — Other —	
Cabinets — Mantels —	70
Tile — Walls — Wainseot — Floors —	
Storm Sash—Wood D. — S. <u>22</u> ; Metal D. <u>1</u> S. —	
<u>Storage 8x21 @ 50</u>	84
<b>Total Additions</b>	<b>1516</b>

Year Built <u>1949</u> Avg. Age <u>33</u>	Current Value \$ <u>3547</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est. <u>abt</u>	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 — Depr. 2% 3% Carport — Factor —	
Cars — Floor — Walls — Roof — Doors —	
Size— x — Age — Cost — x — %	
Other —	
<b>Total Building Value \$</b>	

Appraised 12-12-57 19 19 By 1331



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%

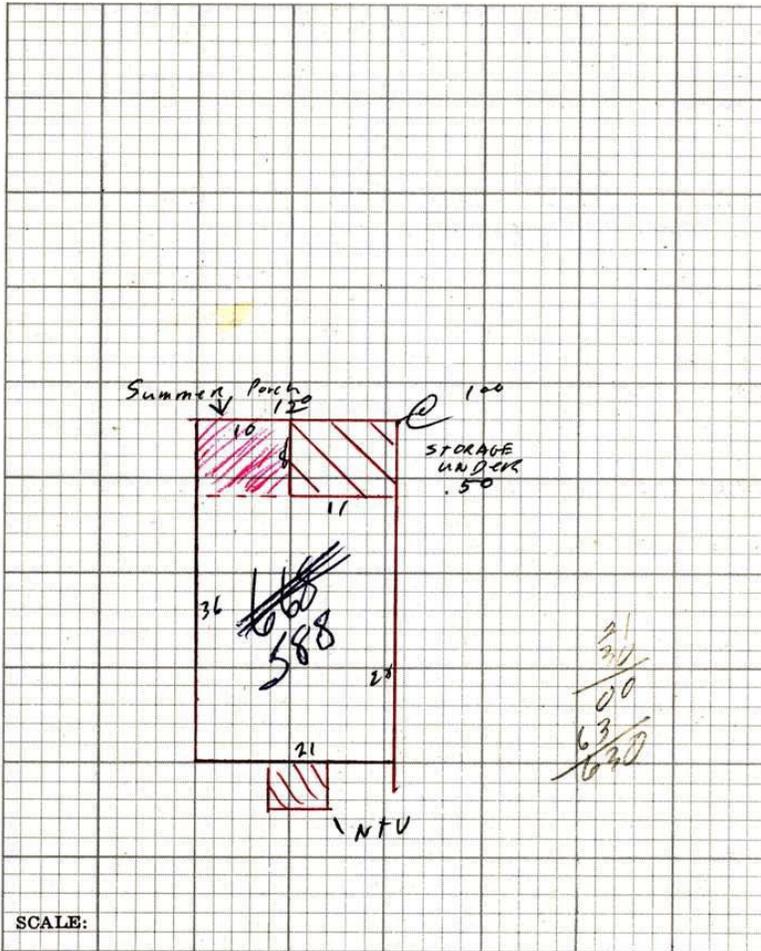
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	588		\$ 2758	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ X Sills X		
Ext. Walls <u>Wkly Sid</u> (A)		
Roof Type <u>Gab</u> Mtl. <u>Shg</u>		
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 1/8 1/2 3/4 Full X Floor <u>conc</u> 629		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. <u>2</u> 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 X HW _____ Stkr _____ Elec. _____ 293		
Oil _____ Gas X Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. _____ 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 _____		
<u>STORAGE</u> 88 @ 50 44		

Total Additions		2754
Year Built <u>1924</u>	Avg. 1. <u>1924</u>	Replacement Cost 5512
<u>Rem 1954</u>	Age 2.	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor <u>115%</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 10-27- 19 68 By 1708 **DEC 17 1968**  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_ 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**

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**

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

**STA**

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

**DOCUMENTATION**

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

Research Sources:

<input type="checkbox"/> Abstract of Title	<input type="checkbox"/> City Directories	<input type="checkbox"/> LDS Church Archives
<input checked="" type="checkbox"/> Plat Records	<input type="checkbox"/> Biographical Encyclopedias	<input type="checkbox"/> LDS Genealogical Society
<input checked="" type="checkbox"/> Plat Map	<input type="checkbox"/> Obituary Index	<input checked="" type="checkbox"/> U of U Library
<input checked="" type="checkbox"/> Tax Card & Photo	<input type="checkbox"/> County & City Histories	<input type="checkbox"/> BYU Library
<input type="checkbox"/> Building Permit	<input type="checkbox"/> Personal Interviews	<input type="checkbox"/> USU Library
<input type="checkbox"/> Sewer Permit	<input type="checkbox"/> Newspapers	<input type="checkbox"/> SLC Library
<input checked="" type="checkbox"/> Sanborn Maps	<input type="checkbox"/> Utah State Historical Society Library	<input type="checkbox"/> 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.

5

ARCHITECTURE

Architect/Builder: unknown

Building Materials: wood

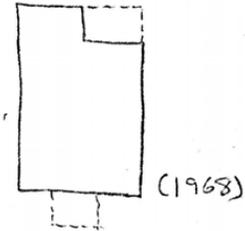
Building Type/Style: residential

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.



6

HISTORY

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 rown 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.