



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Julius Frankel House

Address: 539 Park Avenue

Date of Construction: c. 1903

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-77

Current Owner: Nozar Afkhami (trustee)

Legal Description (include acreage): ALL LOT 9 BLK 5 PARK CITY SURVEY CONT 0.04 AC SWD-336 RWD-206 QWD-326 M46-458-461 M61-732 M62-381-112 M160-846-847 406-490 861-219 1556-1462-1482 1712-946 2016-61 NOZAR AFKHAMI AS INDEPENDENT TRUSTEE OF THE BCKN-078 TRUST 2016-61

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: Pyramid House

No. Stories: 1.5

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 siding

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

Roof: Truncated gable roof form sheathed in standing seam metal

Windows/Doors: Large casement with decorative fixed transom and paired double-hung sash 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.)

The house at 539 Park Ave was described in the 1984 National Register nomination form as follows:

“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 window 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.”

The building has gone largely unchanged since the writing of this description. The roofing has been changed to standing seam metal. The railing has been replaced or modified and decorative woodwork has been added to it as well. Not mentioned in the description is the patterned siding in the porch gable. 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 history of this house was detailed in the 1984 National Register nomination form as follows:

“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 Frankel's 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 El da Wright Bowden (1945-80).”

Further research has uncovered more information regarding the other owners and occupants of the house. Though it was owned in 1920 by Thomas Kane, the house did not appear on the census of that year, indicating that it may

have been vacant at that time. Thomas Kane owned and lived in a neighboring house, 545 Park Avenue. (It is possible that Thomas Kane did live in this house at that time, and the address was either changed or recorded incorrectly, as there is no house or building that currently has the address of 545 Park Avenue.) Thomas Kane lived there with his wife Elizabeth and their three daughters. He worked as a machinist for a mine, but nothing else is known of him or his family.

William Westfield appears on the 1930 census, living in this house with his wife Mary. He owned and operated a shoe store in town. He had lived in Park City for many years, and appears on both the 1920 and 1940 censuses. He sold the house in 1933 to George Clarke.

The only information that could be found on George Clarke was from the 1940 census of Los Angeles, where it states that he lived in Park City in 1935. At that time he worked as an electrician, but not much else is known of him or his time in Park City. He sold the house in 1937 to Elizabeth Egan.

Elizabeth Egan appears on the 1940 census, living with her husband Horace Fred Egan, and their five children in another house on Park Avenue, 501 Park. It appears that they rented out the house at that time, and it is unknown if they ever lived in this house. Horace, also called Fred, worked as a bank cashier, and was also a bishop for the LDS Church. They owned the house until 1945. The house has changed hands several times since then, and is currently owned by Nozar Afkhami.

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.)









539 Park Avenue. Northeast oblique. November 2013.



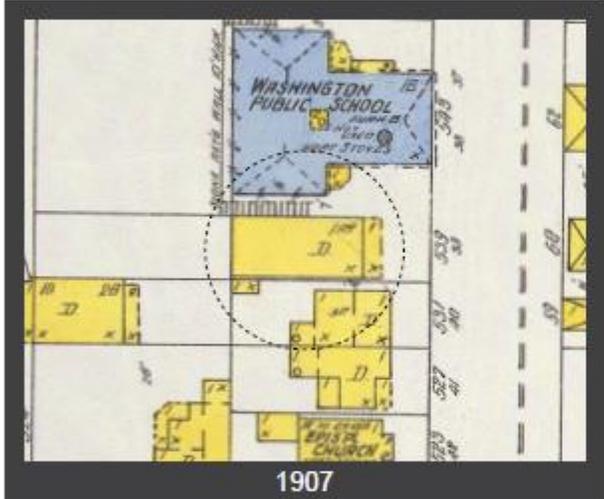
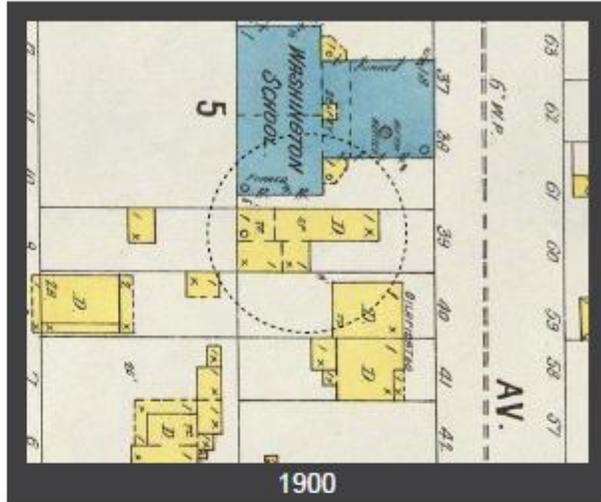
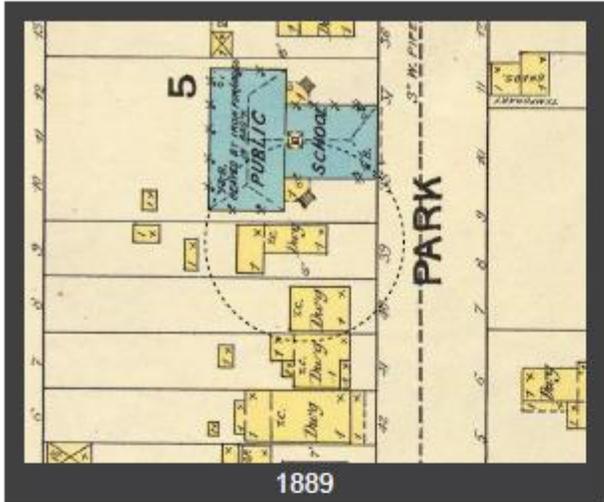
539 Park Avenue. East elevation. November 2013.

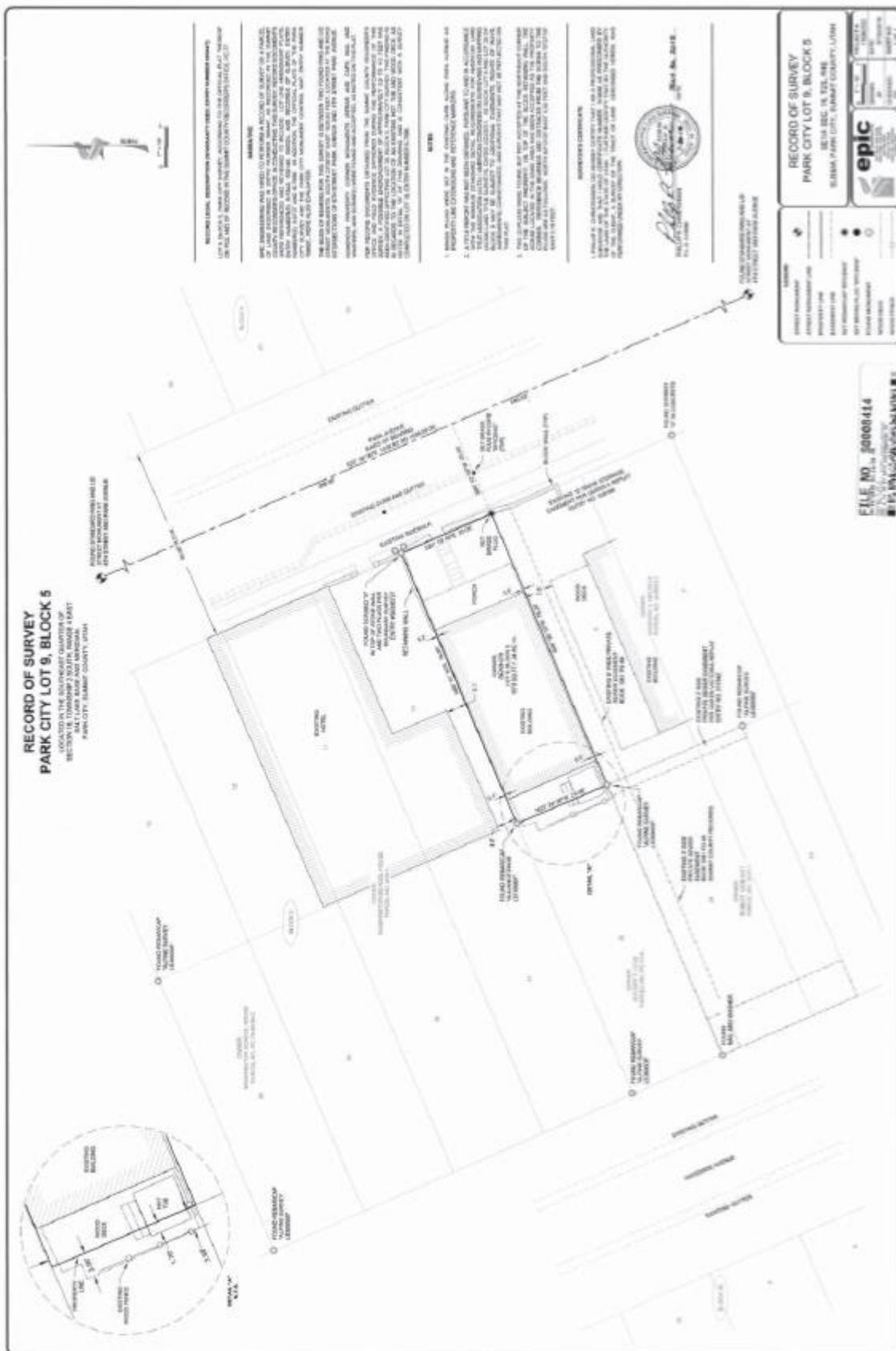


539 Park Avenue. Southeast oblique. November 2013.

MAPS

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





**RECORD OF SURVEY
PARK CITY LOT 9, BLOCK 9**
SECTION 18, TOWNSHIP 33 NORTH, RANGE 4 EAST
PARK CITY, SALT LAKE COUNTY, UTAH



RECORDING NOTICE: RECORDING THIS SURVEY INSTRUMENT DOES NOT CONSTITUTE AN ENDORSEMENT OF THE QUALITY OF THE SURVEY OR THE ACCURACY OF THE DATA THEREON. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE DATA PROVIDED TO HIM OR HER BY THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR FOR THE ACCURACY OF THE DATA PROVIDED BY ANY OTHER PARTY.

REMARKS:

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE UTAH PROFESSIONAL LAND SURVEYING BOARD REGULATIONS. THE SURVEYOR HAS REVIEWED THE RECORDING INSTRUMENT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE UTAH PROFESSIONAL LAND SURVEYING BOARD REGULATIONS.

2. THE SURVEYOR HAS REVIEWED THE RECORDING INSTRUMENT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE UTAH PROFESSIONAL LAND SURVEYING BOARD REGULATIONS. THE SURVEYOR HAS REVIEWED THE RECORDING INSTRUMENT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE UTAH PROFESSIONAL LAND SURVEYING BOARD REGULATIONS.

NOTICE:

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE UTAH PROFESSIONAL LAND SURVEYING BOARD REGULATIONS. THE SURVEYOR HAS REVIEWED THE RECORDING INSTRUMENT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE UTAH PROFESSIONAL LAND SURVEYING BOARD REGULATIONS.

2. THE SURVEYOR HAS REVIEWED THE RECORDING INSTRUMENT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE UTAH PROFESSIONAL LAND SURVEYING BOARD REGULATIONS. THE SURVEYOR HAS REVIEWED THE RECORDING INSTRUMENT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE UTAH PROFESSIONAL LAND SURVEYING BOARD REGULATIONS.

APPROVED:

 SURVEYOR

 CLIENT

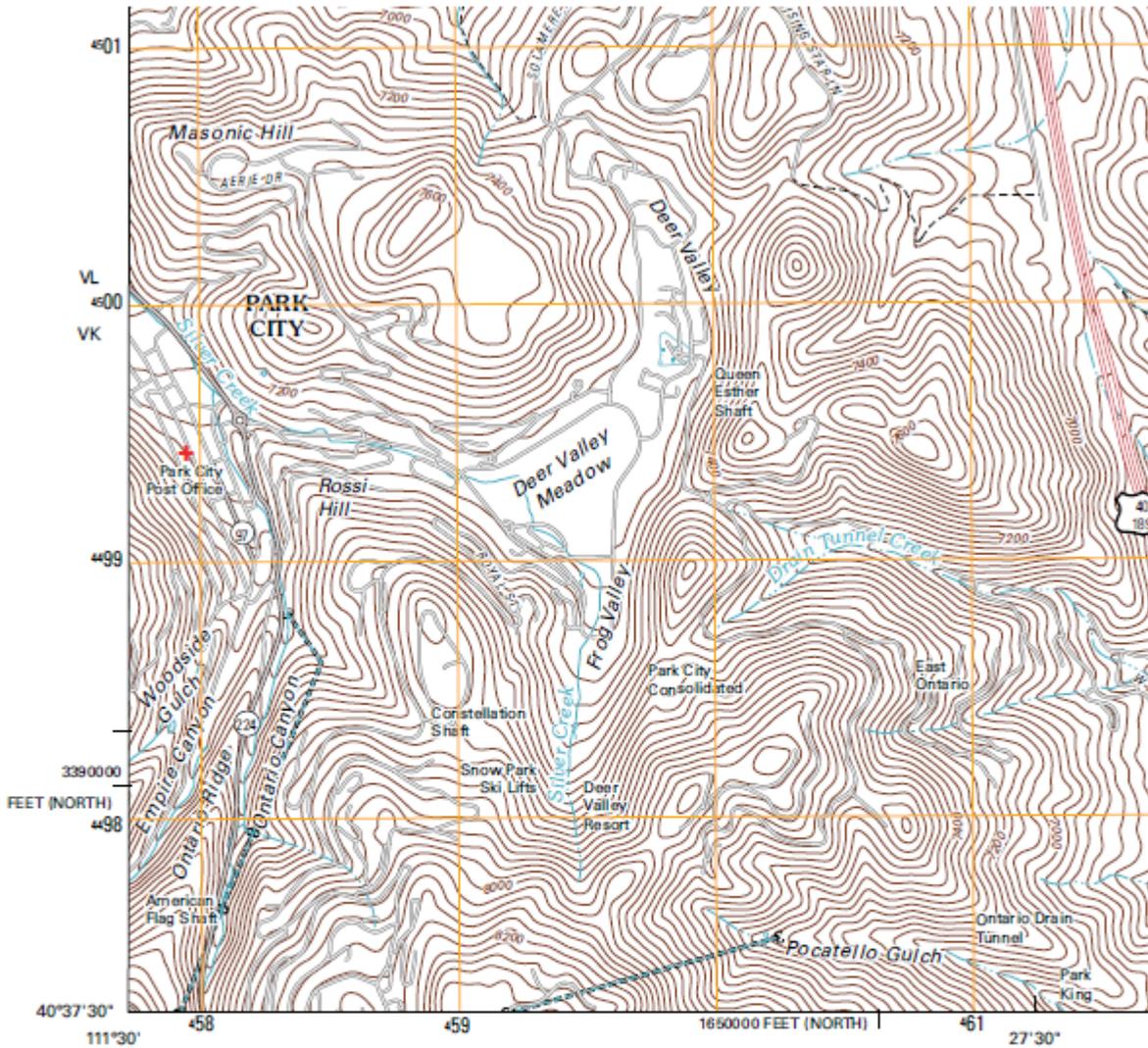
**RECORD OF SURVEY
PARK CITY LOT 9, BLOCK 9**
SECTION 18, TOWNSHIP 33 NORTH, RANGE 4 EAST
PARK CITY, SALT LAKE COUNTY, UTAH

FILE NO. 20000414

epic

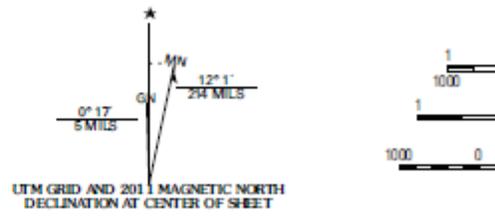
5-8/14

539 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 VK
Grid Zone 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: 539 Park Avenue

City: Park City, UT

Current Owner: Nozar Afkhami (trustee)

Address: (see historic site form for address)

Tax Number: PC-77

Legal Description (include acreage): PC BK5 L9 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/22/1882	Edwd P. Feiry	David C. McLaughlin	W		[L1,5,7,9, 24-46]
12/28/1887	Patrick H. & Beckie Lynch	Park City Bank	Mortgage	\$250.00	"9" [rest of form]
1/16/1891	P.H. & Beckie Lynch	A.C. Briggs	Mortgage	\$300.00	
8/17/1894	David C. McLaughlin & wife	Patrick H. Lynch	W		
8/29/1894	Patrick H. Lynch & wife	John O'Neil	Mortg.	\$500.00	
8/22/1902	Patrick H. Lynch & wife	Charles N. Loving	Mortgage	\$300.00	
2/23/1903	Patrick H. Lynch & wife	Julius Frankel	W.D.		
10/26/1916	Julius Frankel & wife	Thomas Frank Kane, et ux	W.D.		
5/15/1924	Thomas Frank Kane, et ux	W.P. Westfield, et al	Q.C.D.		
6/24/1933	William P. Westfield	George Clarke, et ux	W.D.		
3/9/1937	George Clarke, et ux	Elizabeth W. Egan	W.D.		
5/8/1945	H. Fred Egan, et ux	Webster R. Bowden, et ux	W.D.		
4/2/1973	District Court, Summit County	Estate: Webster R. Bowden	Order & Decree		
6/24/1980	Katherine A. LaPay, et al	Beaker Street Development Co	Q.C.D.		
11/13/1986	Beaker Street Development Co	Bonnie K. Deffebach	W.D.		
1/9/1995	Bonnie K. Deffebach	Deffebach LP	W.D.		

Date: 4/12/2014

Researcher: John Ewanowski, CRSA Architecture

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 _____ Class 4 Type 123-4 Cost \$ _____ X _____ % _____

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

No. of Rooms 6 Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		179
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>	210	
Rear _____ @ _____		
Cellar <u>Basm't—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>1</u> Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Fins. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr _____ 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"/>		
Cabinets <u>1</u> Mantels _____		125
Tile— { Walls _____ Wainscot. _____ { Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Incandescent—6 @ 15.00</u>		90
<u>CL 1 M ST di</u>		
Total Additions and Deductions	210	394
Net Additions or Deductions	-210	3092

Ave Age <u>48</u> Yrs. by	Est. Owner <input checked="" type="checkbox"/>	REPRODUCTION VALUE	\$ 2908
	Tenant <input checked="" type="checkbox"/>	Depr. <u>1-2-3-4-5-6</u> <u>6/179</u>	% \$
	Neighbors <input checked="" type="checkbox"/>	Reproduction Val. Minus Depr.	\$ 1134
Records <input checked="" type="checkbox"/>			
Remodeled _____ Est. Cost _____	Remodeling Inc. _____	% \$	
Garage—S <u>8</u> C _____ Depr. 2% 3% _____	Obsolescence _____	\$	
Cars _____ Walls _____	Out Bldgs. _____	\$	
Roof _____ Size <u>x</u> Age _____		\$	
Floor _____ Cost _____	Depreciated Value Garage _____	\$	
Remarks <u>Built—1862—40yr Ave</u>	Total Building Value	\$	
<u>Used—1941</u>			

Appraised 25/1949 By CAO & A.F.

Serial No. PC 77

Location _____
 Kind of Bldg. Roa 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>gib</u> Mtl. <u>slip</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. — 1/4 1/2 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 _____ 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	1054

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 _____ Doors _____	
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 _____

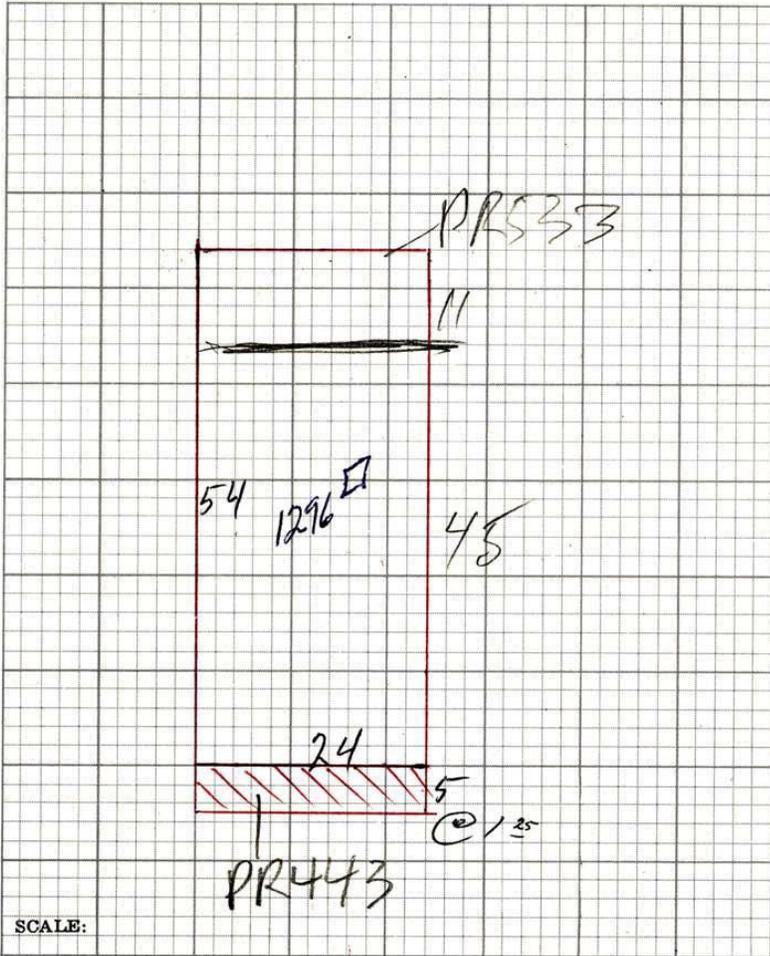
Kind of Bldg. Res St. No. 539 Park Ave

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>		
Roof Type <u>GAB</u> Mtl. <u>slt</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>120 @ 125</u>	150	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
<u>Cellar</u> Bsmt. — 1/4 1/2 3/4 Full _____ Floor <u>part</u>	30	
Bsmt. Gar. _____		
Basement—Apt. _____ Rms. _____ Fin. Rms. _____		
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. _____	550	
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>1901</u> Replacement Cost <u>7234</u>		
Age <u>2.</u> Obsolescence _____		
Inf. by <u>Owner</u> <u>Tenant</u> Adj. Bld. Value _____		
<u>Neighbor</u> <u>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 <u>10-17</u> 19 <u>62</u> By <u>1705</u> <u>DEC 13 1968</u>		
Appraised ② _____ 19 _____ By _____ <u>1228</u>		



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 _____

Utah State Historical Society
Historic Preservation Research Office

Site No. _____

Property Type: _____

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 539 Park UTM: 12 458020 4499210
 Park City, Summit County, Utah
 Name of Structure: Julius Frankel House T. R. S.
 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.

2 STATUS/USE

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

3 DOCUMENTATION

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.

Researcher: Roger Roper

Date: 4/84

Street Address: 539 Park

Site No:

4
ARCHITECTURE

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.

5
HISTORY

Statement of Historical Significance:

Construction Date: c. 1903

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).