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

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>√ building(s), main</td>
<td>☑ Landmark Site</td>
<td>Date:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>□ building(s), attached</td>
<td>□ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>□ building(s), detached</td>
<td>□ Not Historic</td>
<td>□ Full □ Partial</td>
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<tr>
<td>□ building(s), public</td>
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<td></td>
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<tr>
<td>□ structure(s), accessory</td>
<td>*National Register of Historic Places: □ ineligible ☑ eligible</td>
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<tr>
<td></td>
<td>□ listed (date: )</td>
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</tbody>
</table>

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.


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. 1901¹

Builder: ☑️ Not Known  ☐ Known:  (source: )

¹ 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.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.


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: Bldg. 3

Schedule: Class 1  Type 1028-4  Cost $ -

Stories | Dimensions | Cu. Ft. | Sq. Ft. | Actual Factor | Totals
---|---|---|---|---|---
1 | x x | $64 | $ | $15.51

No. of Rooms: 4
Condition: 

Description of Building

- Foundation: Stone, Conc. None.
- Ext. Walls: Sidings.
- Insulated Floors: Walls, Clips.
- Roof: Type Hip, Mat.
- Dormers: Small, Med., Lg.
- Bays: Small, Med., Lg.
- Porches: Front 10 ft., Rear 10 ft.
- Cellar-Basement: %, %, %, % full-floor.
- Basement Apts.: Rooms Fin.
- Attic Rooms: Fin., Darin.
- Plumbing: Class 1, Tub, Trays, Basin, Stil, Toilet, Uris., Flr., Shr.
- Dishwasher: Garbage Dis.
- Oil: Gas, Coal.
- Air Conditioned: Incinerators.
- Radiant: Pipeless.
- Cabinets:
- Mantels:
- Tile:
- Wainscots:
- Fixed:
- Lighting: Lamp, Drops, Fix.

Total Additions and Deductions:

Net Additions or Deductions:

REPRODUCTION VALUE:

Aged: Yrs. by
Owner
Tenant
Neighbors
Records

Remodeled: Ext. Cost:
Remodeling Inc. %

Garage: S. C.
Depr. %
Obsolescence %

Cars:
Walls Slat.
Out Sidgs.

Roof:
Size: 14 x 18 Age 20

Floor: Phbr.
Cost 2275
Depreciated Value Garage $57

Remarks: Ave. Hotel (1940)
Total Building Value $744

Appraised: 10/1/19 by S.A.O. A.T.
<table>
<thead>
<tr>
<th>OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area Factor</th>
<th>Cost</th>
<th>Depr. Value</th>
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</table>
Serial No. SA 30

Location Block 4, SA Lot 5-6
Kind of Bldg. 89s
St. No. 1021 Park Ave
Class Type 1/3/4 Cost $ 1656 X = %

<table>
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<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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<tbody>
<tr>
<td>1</td>
<td>x x</td>
<td></td>
<td>864</td>
<td></td>
<td>$ 1656</td>
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</tbody>
</table>

Gar. Carport x Flr. Walls Cl. 

Description of Buildings
- Foundation: Stone, Conc. None
- Ext. Walls
- Insulation: Foats, Walls Class
- Roof Type: Mnl., Span
- Dormers: Small Med. Large
- Bays: Small Med. Large
- Porches: Front, Rear
- Porch
- Metal Awnings
- Basement Entr.
- Planters
- Cellar-Basmt: 1/2 1/2 1/2 3/4 Full Floor
- Bmt. Apt.: Rooms Fin., Unfin.
- Attic Rooms Fin., Unfin.
- Plumbing: Trays, Basins, Sink, Toilet
- Built-in Appliances
- Oil: Gas, Con, Pipeless, Radiant
- Air Cond.
- Finish: Fir, Hd. Wd.
- Floor: Fir, Hd. Wd.
- Cabinets
- Mantels
- Tile: Walls, Wainscot, Floors
- Storm Sash: Wood D., S., Metal D., S.

Total Additions
- Year Built Avg. Age 57
- Commission Adj. % $ 21.25
- Depr. Col. 1 2 3 4 5 6 8 9 %
- Carport Factor
- Current Value Minus Depr. $ 638
- Total Building Value $ 41

Appraised 5-6-58 By 1302
 Owners Name

Location

Kind of Bldg

St. No.

Class

Type

Cost

$ 3652

3

x 109%

Total

Sq. Ft.

864

Factor

3981

Totals

Att. Gar.—C.P.

x

Fir.

Walls

Cl.

Description of Buildings

Additions

Additions

Foundation—Stone

Concrete

Sills

Ext. Walls

ASB Shake

Roof Type

Mansard

Stg

Dormers—Small

Med.

Large

Bays—Small

Med.

Large

Porches—Front

Rear

Porch

Planters

Ext. Base. Entry

Cellar-Bmt. —

¼ ½ ¾ Full — Floor —

Bmt. Gar.

Basement-Apt.

Rms.

Fin. Rms.

Attic Rooms Fin.

Unfin.

Plumbing

Class

1

Tub

1

Trays

1

Basin

1

Sink

1

Toilet

Wtr. Sfr.

Shr. St.

O.T.

Dishwasher

Garbage Disp.

Heat—Stove

H.A.

FA

HW

Skr

Elec.

Oil

Gas

Coal

Pipeless

Radiant

Air Cond. — Full

Zone

Finish—Fir.

Hd. Wd.

Panel

Floor—Fir.

Hd. Wd.

Other

Cabinets

Mantels

Tile—Walls

Winiscot

Floors

Storm Sash—Wood D.

S

Metal D.

S

Awnings — Metal

Fiberglass

Total Additions

1801

1501

Replacement Cost

15085

Year Built

1901

Avg. 1.

Inf. by

[Owner - Tenant -]

[Neighbor - Record - Est.]

[Adj. Bid. 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

Total Building Value

$ 75

Appraised ①

10-31

1968

By 1581

Appraised ②

19

By

1968

NOV 7 - 1968
### Residential Out Buildings

<table>
<thead>
<tr>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Factor</th>
<th>Adj. Cost</th>
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</tbody>
</table>

**Garage — Class:**

- **Depr. 2% 37%**

**Cars —**

- **Floor:** Wood
- **Walls:** Red
- **Roof:** RR
- **Doors:**

<table>
<thead>
<tr>
<th>Size</th>
<th>Age</th>
<th>Cost</th>
<th>x 47 %</th>
<th>1940 Base Cost</th>
<th>% Depr.</th>
<th>Total</th>
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<tbody>
<tr>
<td>14</td>
<td>18</td>
<td>250</td>
<td>x 47 %</td>
<td>1940 Base Cost</td>
<td>30 10</td>
<td>75</td>
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</table>

**REMARKS**

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**TC-74 REV. 61**

**STATE OF UTAH — STATE TAX COMMISSION**
Utah State Historical Society  
Historic Preservation Research Office  
Structure/Site Information Form

<table>
<thead>
<tr>
<th>Street Address:</th>
<th>1021 Park Ave.</th>
<th>Plat:</th>
<th>SABL:</th>
<th>4Lot:</th>
<th>5-6</th>
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<tbody>
<tr>
<td>Name of Structure:</td>
<td>Florence Aubrey</td>
<td>Present Owner:</td>
<td>T.</td>
<td>R.</td>
<td>S.</td>
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<tr>
<td>Owner Address:</td>
<td>P.O. Box, Park City, Utah 84060</td>
<td>Owner:</td>
<td>UTM:</td>
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<tr>
<td>Original Owner:</td>
<td>possibly Mayer S. Ascheim</td>
<td>Construction Date:</td>
<td>@1900</td>
<td>Demolition Date:</td>
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<td>Original Use:</td>
<td>residential (rental property?)</td>
<td>Present Use:</td>
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<td>Building Condition:</td>
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<td>Preliminary Evaluation:</td>
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<td>Final Register Status:</td>
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<td>Photography:</td>
<td>6/78</td>
<td>Date of Photographs:</td>
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<td>Research Sources:</td>
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<td>Bibliographical References:</td>
<td>books, articles, records, interviews, old photographs and maps, etc.:</td>
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</table>

Summit County Records.
Utah Gazetteer, 1892-93. Utah State Historical Society.
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 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:

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. Guymon, 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). 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.

1See 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.