

# HISTORIC SITE FORM – HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **House at 581 Park Avenue**

Address: 581 Park Avenue

A.K.A.:

City, County: Park City, Summit County, Utah

Tax Number: 581-PA-1

Current Owner Name: Floyd L. and Elaine E. English (H/W joint)

Parent Parcel(s): PC-84

Current Owner Address: 223 E. Maxan Street #310, Port Isabel, TX 78578

Legal Description (include acreage): LOT 1 581 PARK AVENUE AMENDMENT; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 0.065 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: single dwelling
- Current Use: single dwelling

- \*National Register of Historic Places:  eligible  ineligible
- listed (date: )

## 3 DOCUMENTATION

### Photos: Dates

- tax photo: c. 1941
- prints: Nov. 2014 (6)
- historic:

### 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 directory/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

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.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: John Ewanowski, CRSA Architecture Date: Nov. 2014

**4 ARCHITECTURAL DESCRIPTION AND INTEGRITY**

*Building Type and/or Style:* modified pyramid house, Victorian Eclectic style *No. Stories:* 1.5

*Additions:*  none  minor  major (describe below) *Alterations:*  none  minor  major (describe below)

*Number of associated outbuilding and/or structures:*  accessory building(s), # 0;  structure(s), # 0.

*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:*

Foundation: concrete

Walls: clapboard siding

Roof: standing seam metal

Windows/Doors: hinged casement windows (typ.), glazed wooden front door, and glazed patio door with wood trim

*Essential Historical Form:*  retains  does not retain

*Location:*  original location  moved (date: , original location: )

*Design:* This is a historic pyramid house that has been modified and expanded significantly over the years.

Originally, the main entrance was on the southeast corner of the rectangular house. While the door has remained in this location, a two-car garage constructed towards Park Avenue has diminished the clarity of the original rectilinear volume and now dominates the front elevation. The attic has also been converted into an inhabitable space, with additional space provided through large shed dormers centered on the north and south aspects of the hipped roof. These alterations have been done in a modern style, sometime in the 2000s.

*Setting:* In a dense residential neighborhood in Old Town Park City, this area is typified by small lots, narrow roads, and development of increasing size. This section of Park Avenue was settled as a residential district in the early days of Park City and was largely developed by the beginning of the twentieth century. Increasing demand for Park City real estate since the 1970s has led to further development. This parcel is composed of one-and-a-half of the original Park City survey lots, making it 37.5' by 75'. It is shaded by a large pine tree on the neighboring lot to the south, and there is a row of short trees on the north edge of the site, which slopes up towards the back (west) edge. The adjacent lot to the north is vacant, with prairie grass cover.

*Workmanship:* This house utilizes clapboard siding, which was not as common as drop wood siding in Park City but was also used during the historic period. The roofing materials, concrete foundation, and modern windows are indicative of alterations outside of the historic period. The most distinct remaining historic feature is a wooden arch over the front entrance, evidence of the typical Victorian style of historic Park City residences.

*Feeling:* The historic feel has been diluted substantially by a garage that projects from the front façade of this house and other alterations that have accumulated over the years. The historic integrity that remains in the house is visible from the north elevation, where the original pyramid house volume is apparent. The historic

setting also reinforces this historical integrity, although it will likely be diminished with any future development of the vacant lot to the north.

*Association:* Built in the early years of Park City, the historic portion of the house is associated with the "Settlement and Mining Boom Era." However, this association has been diluted by subsequent additions and alterations to the original pyramid house, which are related to the development of the ski industry in Park City and the ensuing real estate boom. Lucien Simon was the first person to own the consolidated north half of lot 20 and all of lot 21, which he bought in 1887. Sarah and Jacob Richardson, who was an early Park City undertaker, bought it in 1892 and took out a \$1,000 mortgage on the property. The original house is shown on the 1889 Sanborn Map of Park City, so it was probably built around that time.

## 5 SIGNIFICANCE

Architect:  not known  known: (source: )

Date of Construction: c. 1889

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. Historic Era:

- Settlement and Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline and Emergence of Recreation Industry (1931-1962)

Description of historic era: While the area around present-day Park City (then called "Parley's Park") was sparsely settled previously as a pastoral ranching and foresting range, the discovery of silver in 1869 led to the establishment of the Park City Mining District. While miners were required to live in company housing above town near the mineshafts, the townsite began to boom with an influx of support industries and services. The Ontario Mine was established in 1872 and soon became one of the leading silver producers in the world, bringing wealth to its investors and the town in general. Other prolific mining companies were started, and Park City claimed almost 3,000 residents in the 1890 Federal Census. Development was concentrated at this time around a mixed-use Main Street; residences along Park, Woodside, and Daly avenues; and industrial structures along the periphery of Old Town.

- 2. Persons: Lucien Simon (bought property in 1887), Sarah and Jacob Richardson (acquired property and took out \$1,000 mortgage in 1892)
- 3. Architecture: N/A

## 6 PHOTOS

Photographs on the following pages (taken by the researcher, unless noted otherwise):

**Photo No. 1:** Southeast oblique. Camera facing northwest. November 2014.

**Photo No. 2:** Southeast oblique. Camera facing northwest. November 2014.

**Photo No. 3:** East elevation. Camera facing west. November 2014.

**Photo No. 4:** Northeast oblique. Camera facing southwest. November 2014.

**Photo No. 5:** North elevation. Camera facing south. November 2014.

**Photo No. 6:** Northwest oblique. Camera facing southeast. November 2014.

**Photo No. 7:** Southeast oblique. Camera facing northwest. Tax photo, c. 1941. (Summit County)

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**Photo No. 4:** Northeast oblique. Camera facing southwest. November 2014.



**Photo No. 5:** North elevation. Camera facing south. November 2014.



**Photo No. 6:** Northwest oblique. Camera facing southeast. November 2014.

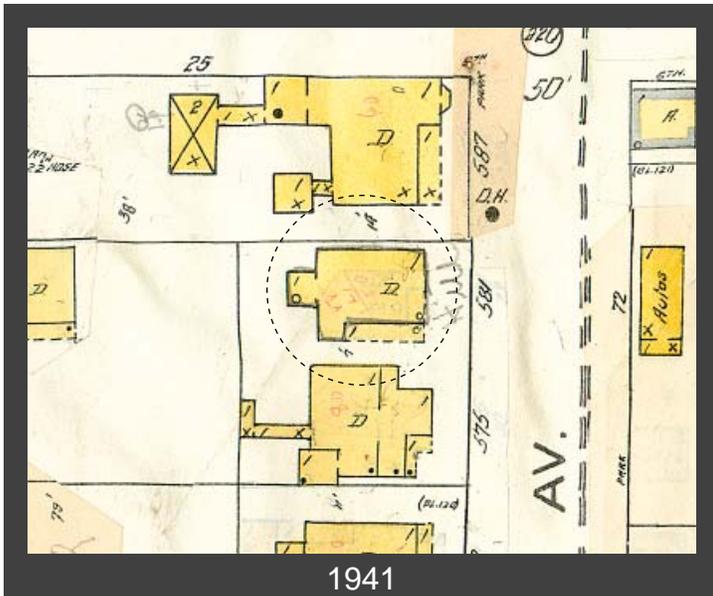
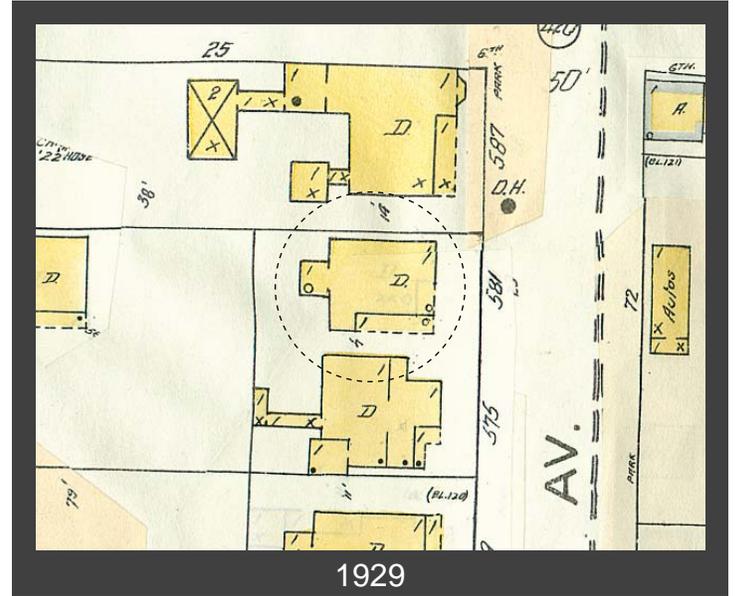
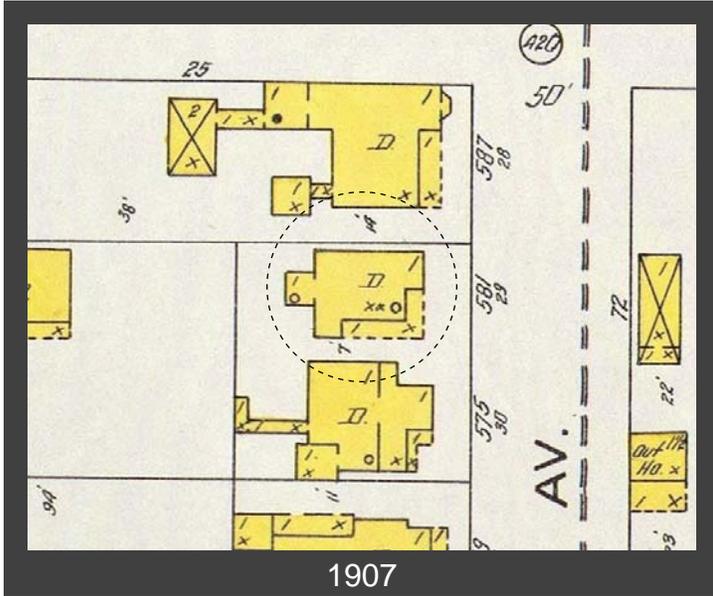
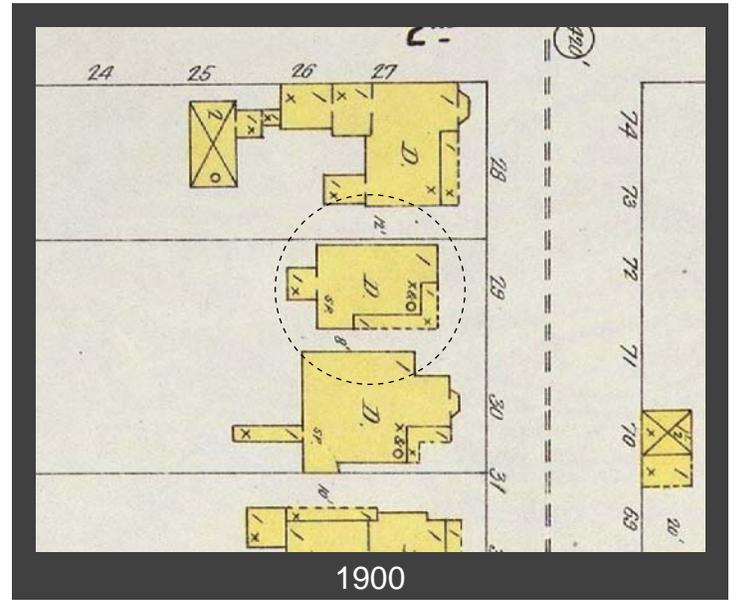
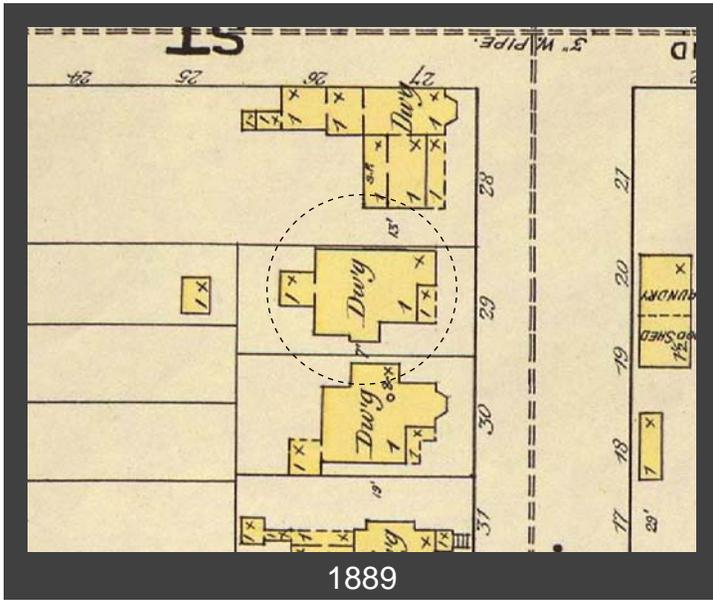


**Photo No. 7:** Southeast oblique. Camera facing northwest. Tax photo, c. 1941. (Summit County)



# 581 Park Avenue

# Sanborn Map History



PLAT AMENDMENT AND RECORD OF SURVEY  
581 PARK AVENUE AMENDMENT

**OWNERS' DECLARATION AND CONSENT TO RECORD:**  
I, the undersigned, being the owner of the herein described property, heretofore to be known as 581 Park Avenue, County of Utah, State of Utah, do hereby certify that the above described plat was made and that the plat is true and correct, and that the plat is to be recorded, and that I do hereby consent to the recordation of this survey and plat amendment.

Elaine E. English  
Elaine E. English

Joseph L. English  
Joseph L. English

**ACKNOWLEDGEMENT:**  
I, the undersigned, being the owner of the herein described property, heretofore to be known as 581 Park Avenue, County of Utah, State of Utah, do hereby certify that the above described plat was made and that the plat is true and correct, and that the plat is to be recorded, and that I do hereby consent to the recordation of this survey and plat amendment.

Thomas W. White  
Thomas W. White, Notary Public



**OWNER'S DECLARATION:**  
I, the undersigned, being the owner of the herein described property, heretofore to be known as 581 Park Avenue, County of Utah, State of Utah, do hereby certify that the above described plat was made and that the plat is true and correct, and that the plat is to be recorded, and that I do hereby consent to the recordation of this survey and plat amendment.

- SUBJECT MATTER:**
- The basis of bearings is as shown.
  - This survey was requested by Daniel English.
  - Survey monuments were found or set as shown.
  - This survey was performed on May 2000.
  - 581 - street address on Park Avenue.

**LEGAL DESCRIPTION:**  
All of Lot 21 and the North Half of Lot 20, Block 5, Park City Survey, according to the official plat thereof, recorded in the office of the County Recorder of Summit County, Utah.



**RECORDED:**  
Number 58582-1, Date 8/20/08  
State of Utah, This 20th day of August, 2008.  
Recorded and filed at the office of the County Recorder of Summit County, Utah.

May DeLoraine  
County Recorder

**State District:**  
Summit District  
Reviewed for Compliance to Supplemental Basis Survey Improvement District Ordinance No. 2001-09, effective August 1, 2001.  
9th day of July, 2001.

[Signature]  
C.R.S.D.

**City Attorney:**  
Approved as to form by the Park City Attorney on this 6th day of August, 2001.

[Signature]  
City Attorney

**City Engineer:**  
Found to be in accordance with information on file at the Park City Engineer's office on this 6th day of August, 2001.

[Signature]  
City Engineer

**City Planning Commission:**  
Approved by the Park City Planning Commission on this 21st day of August, 2001.

[Signature]  
Commissioner

**City Council:**  
Approved by the Park City Council on this 21st day of JUNE, 2001.

[Signature]  
City Recorder



Surveyed by:  
The Utah Land Surveying  
Co., Inc. 1984  
Park City, UT 84040  
647-9850

581 Park Avenue Amend.