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

City, County: Park City, Summit County, Utah

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

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
[ ] Full
[ ] Partial

Use
[ ] Original Use: single dwelling
[ ] Current Use: single dwelling

*National Register of Historic Places: [ ] eligible [ ] ineligible

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
[ ] city/county histories
[ ] personal interviews
[ ] original building permit
[ ] Utah Hist. Research Center
[ ] sewer permit
[ ] USHS preservation files
[ ] Sanborn maps
[ ] USHS architects file
[ ] obituary index
[ ] LDS Family History Library
[ ] city directory/gazetteers
[ ] Park City Hist. Soc./Museum
[ ] census records
[ ] university library(ies):
[ ] biographical encyclopedias
[ ] other:
[ ] newspapers

Bibliographical References (books, articles, interviews, etc.). Attach copies of all research notes and materials

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 and 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 forestry 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. 3**: East elevation. Camera facing west. November 2014.
- **Photo No. 5**: North elevation. Camera facing south. November 2014.
- **Photo No. 7**: Southeast oblique. Camera facing northwest. Tax photo, c. 1941. (Summit County)
**Photo No. 1:** Southeast oblique. Camera facing northwest. November 2014.

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


Photo No. 7: Southeast oblique. Camera facing northwest. Tax photo, c. 1941. (Summit County)
PLAT AMENDMENT AND RECORD OF SURVEY
561 PARK AVENUE AMENDMENT

ORIGINAL DESCRIPTION: Lot 1, Block 2, Anchorage Park Addition, City and Borough of Anchorage, State of Alaska.

AMENDMENT: Lot 1, Block 2, Anchorage Park Addition, City and Borough of Anchorage, State of Alaska.


SURVEYED BY: W. Leis, Leis Engineering, Anchorage, Alaska.

APPROVED: City Planning Commission, Anchorage, Alaska.
