



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



IDENTIFICATION

Property Name: House at 581 Park Avenue

Address: 581 Park Avenue

Date of Construction: c. 1889

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: 581-PA-1

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

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

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: Nov. 2014 (6)
- Historic

Research Sources:

- Sanborn Maps
- tax Card
- Census Records
- City/ County Histories
- Personal Interviews
- Park City Museum
- Newspapers
- Other:

DESCRIPTION

Architectural Style: modified pyramid house, Victorian Eclectic style

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: clapboard siding

Foundation: concrete

Roof: standing seam metal

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

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.)

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 581 Park Avenue, Park City, Utah (3/7)

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.

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.)

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.

Persons: Lucien Simon (bought property in 1887), Sarah and Jacob Richardson (acquired property and took out \$1,000 mortgage in 1892)

Architecture: N/A

REFERENCES

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.

PHOTOS AND MAPS

(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.)

581 Park Avenue, Park City, Utah (4/7)

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



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



581 Park Avenue, Park City, Utah (5/7)

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



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



581 Park Avenue, Park City, Utah (6/7)

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



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



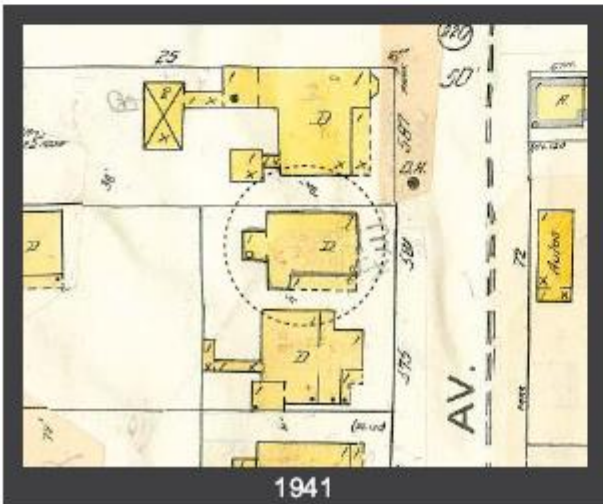
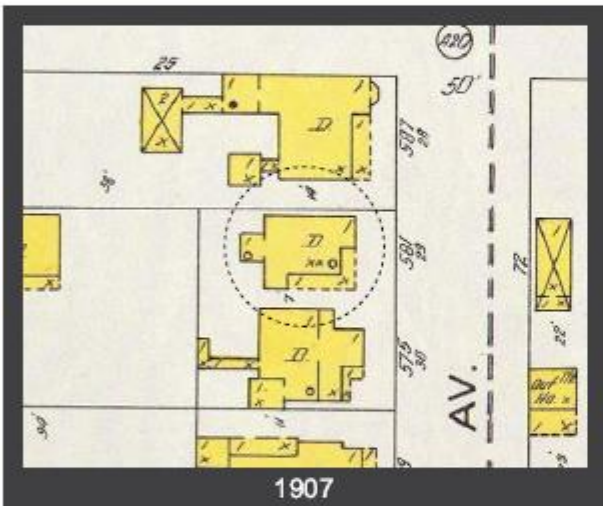
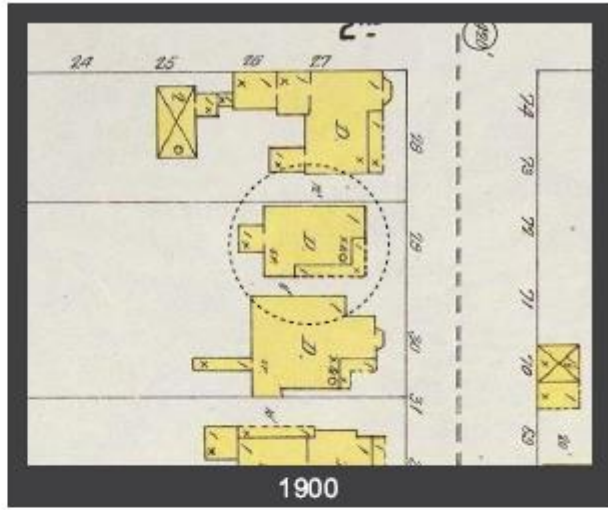
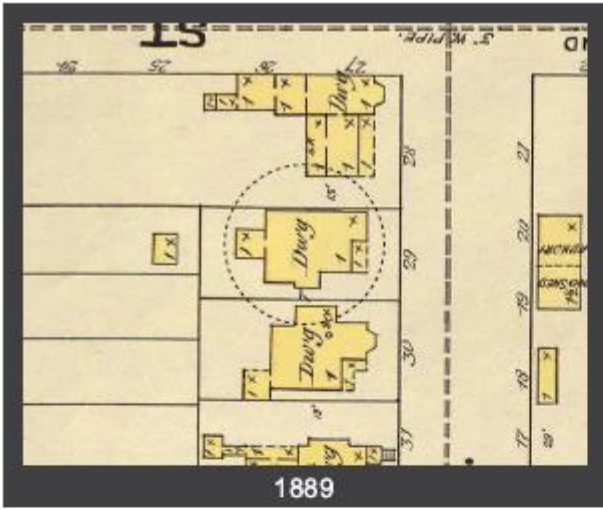
581 Park Avenue, Park City, Utah (7/7)

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
SEI AVE AVENUE AMENDMENT

PLANS DESIGN AND DRAWN BY: James E. Knight
DATE: March 10, 1911

James E. Knight
PLANNING DEPARTMENT
CITY OF PARK CITY

ACKNOWLEDGMENT:
I, James E. Knight, of the County of Wasatch, State of Utah, do hereby certify that the above described plat was prepared and is a true and correct copy of the original as shown to me by the owner thereof, and that the same has been duly filed for record in the office of the County Clerk of the County of Wasatch, State of Utah, at Park City, on this 10th day of March, 1911.

James E. Knight
City Clerk



NOTARIAL CERTIFICATE:
I, the undersigned, notary public, do hereby certify that the above described plat was prepared and is a true and correct copy of the original as shown to me by the owner thereof, and that the same has been duly filed for record in the office of the County Clerk of the County of Wasatch, State of Utah, at Park City, on this 10th day of March, 1911.

James E. Knight
City Clerk

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APPROVED BY:
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City Clerk

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