



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): John Nelson House

Address: 561 Park Avenue

Date of Construction: c. 1885

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-81

Current Owner: John Allen Browning

Legal Description (include acreage): LOT 16 BLK 5 PARK CITY SURVEY SWD-615 M51-720 M106-412 M203-90
 393-591 564-439 641-1 938-477 1790-1769 1878-1957 1879-294 2027-1273; 0.04 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: 1995 & 2006
- Historic

Research Sources:

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

DESCRIPTION

Architectural Style: Cross-wing type / Vernacular 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: The exterior walls are clad in drop/novelty wooden siding.

Foundation: The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

Roof: The cross-gabled and shed roofs are sheathed in composition shingles.

Windows/Doors: The first floor windows on the façade are two one-over-one double-hung sash set in a single opening with a simple window hood. The attic level window is more square and single-paned. The entry door cannot be seen clearly in the 2006 photograph.

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.)

561 Park is a cross-wing type house that was renovated after 1995. The cross-wing, also known as a T/L cottage, is one of the main three house types built during the historic Park City mining era. The house was lifted and room was made for a basement level and garage and a large multi-story addition has been added to the rear of the house as well, sometime between 1995 and 2006. The cross gable roof has a shed roof projecting from the cross-wing; both are sheathed with composition shingles. The house is clad with wood drop-novelty siding. The windows are primarily one-over-one double hung sash type, with a paired set being present on the front end gable, and

several along the side of the house. However, there are also a few fixed panes, specifically one in the upper gable, and one on the basement level under the porch. The window in the gable was added sometime before 1995. The windows in the front gable end replaced the bay window shown in the 1995 photo, which had previously replaced the three pane window shown in the tax photo. The porch is uncovered, with a wood stair reaching it from the sidewalk. The foundation is noted as being concrete on the 1968 tax card, but it is not visible and was not verified. The cumulative formal and material changes have diminished 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.)

This house can be seen on the 1889 Sanborn Insurance map, but was significantly added onto by the time of the 1900 map, and remained in that state for the rest of the historic period. The property was first owned by the Park City Townsite Corporation, and was purchased by John Nelson in 1879. John Nelson is recorded on the 1880 census for Park City, but it is unknown where he lived as there were no addresses or street names included on that census. He was a miner, but nothing else is known of him. He sold the house in 1883 to David Story.

No information could be found on David Story, nor the next few owners of the house, including Esther Cavanaugh, and Timothy Muldoon. The next owners were Richard and Nellie Campbell. They do not appear on any census for Park City, though it seems from the death notice of Richard Campbell that he was fairly well known in the town. He was a miner, and also spent much time with the Tintic mining company in Eureka, which may mean that he was only a semi-permanent resident of Park City. They sold the house in 1901 to William Mortensen.

William P. Mortensen appears on the 1900 census for Park City, at which time he was living on Woodside Avenue with his wife Agnes and their two children. He was a salesman in town, but nothing else is known of him. He sold the house in 1908 to Mrs. Charles Bannicott.

Nothing could be found on Mr. or Mrs. Charles Bannicott. The next owners of the house were William and Mary Westfield. They are recorded on the 1920 census as living in this house with their son Charles. William Westfield was a salesman in a shoe store. They owned the house until 1924, when it was sold to Douglas Jones.

Douglas Jones appears on the 1930 and 1940 censuses, living in this house with his wife Mave and their children. He worked as a truck driver during 1930 and as a mechanic for a mining company during 1940. They owned the

house until 1945. Since then the house has changed hands many times, and is currently owned by John Allen Browning.

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.)

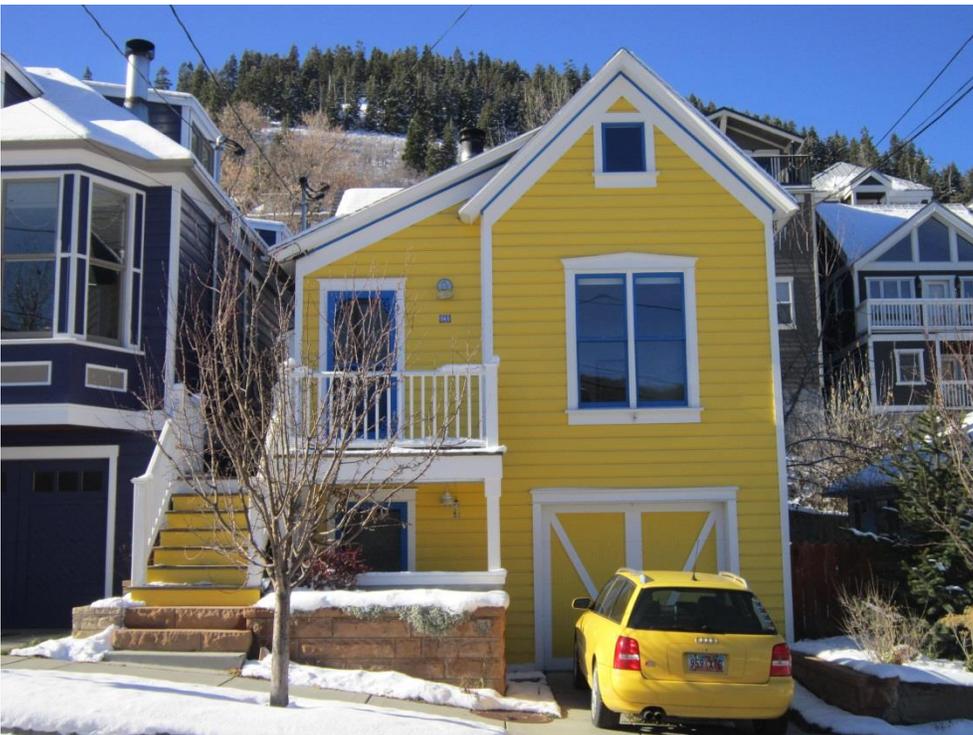








561 Park Avenue. Northeast oblique. November 2013.



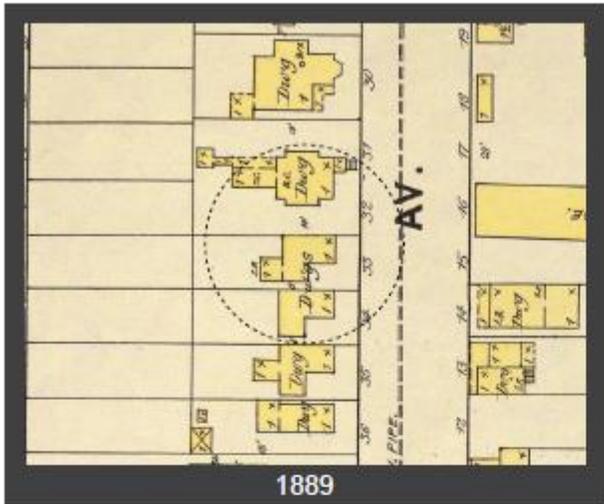
561 Park Avenue. East elevation. November 2013.



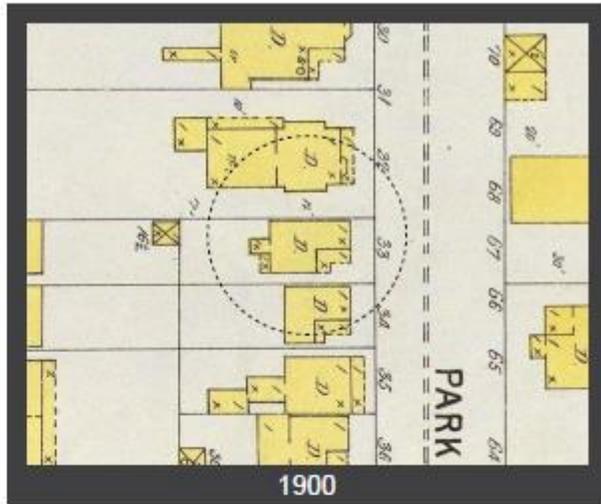
561 Park Avenue. Southeast oblique. November 2013.

MAPS

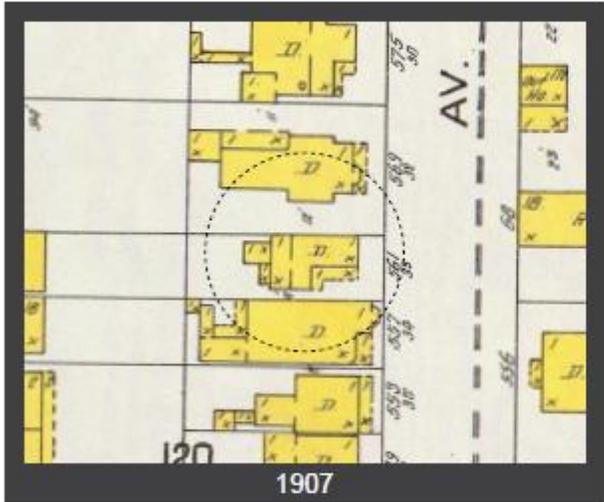
561 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



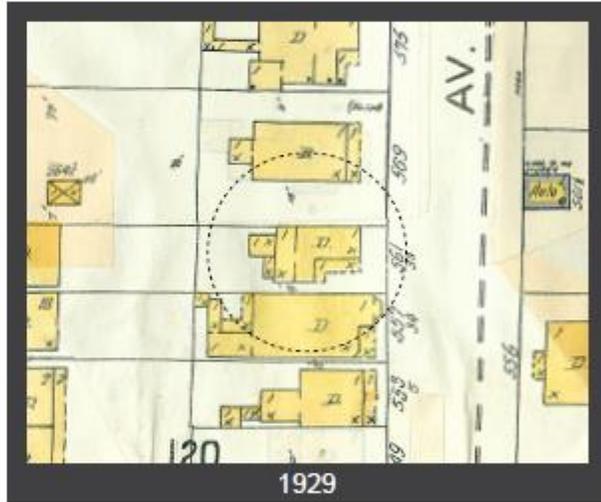
1889



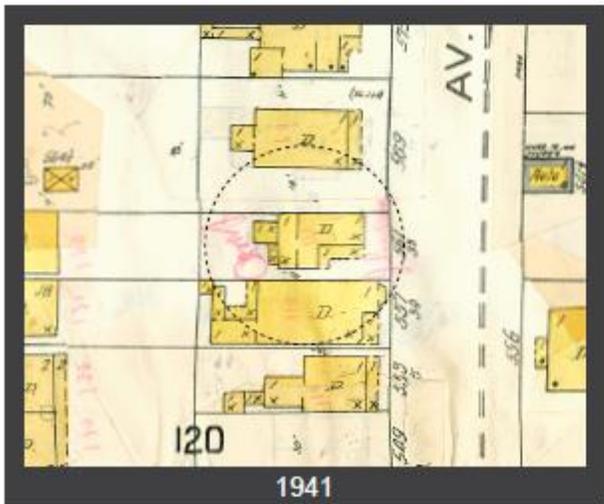
1900



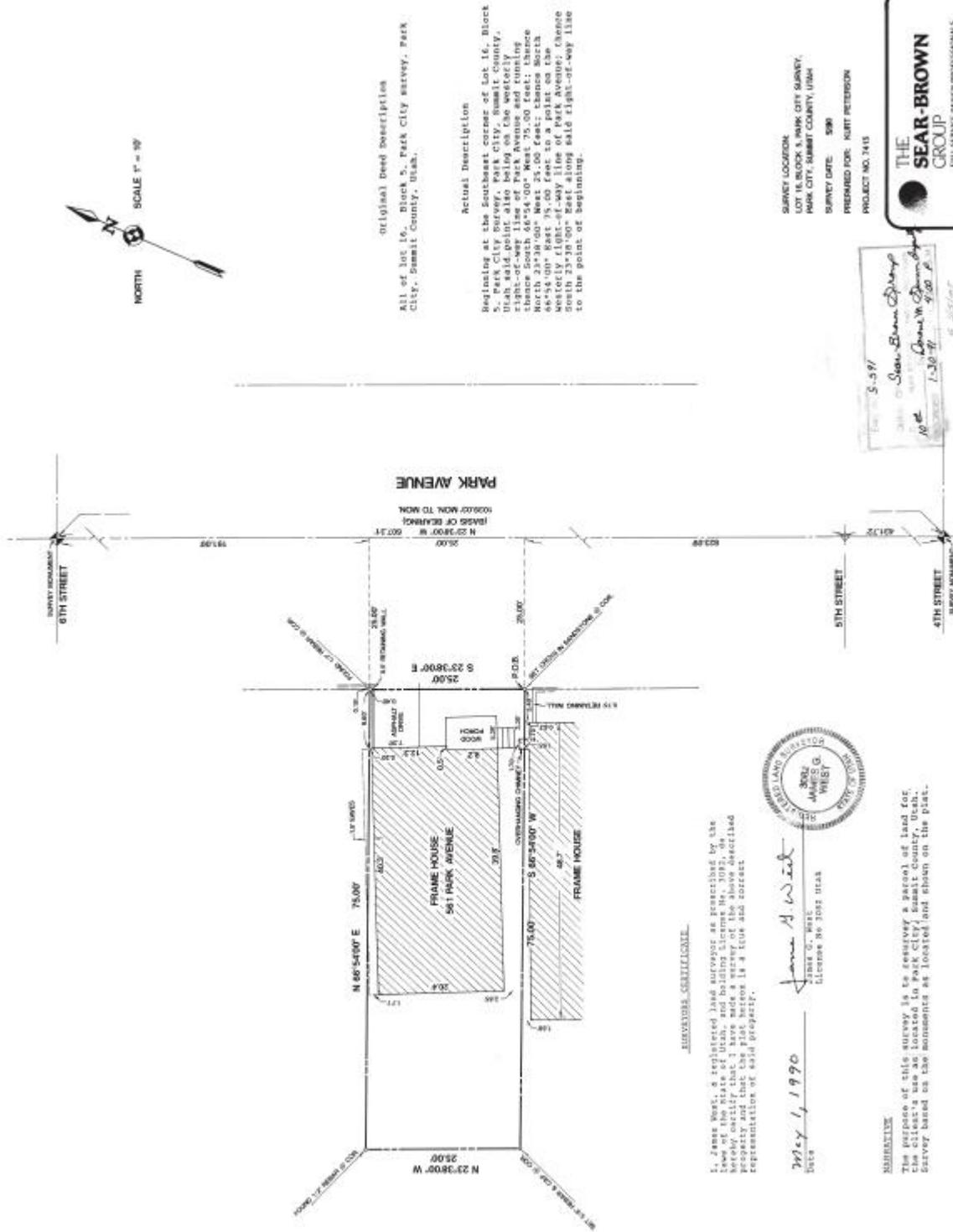
1907



1929



1941



Original Deed Description
 All of lot 16, Block 5, Park City survey, Park City, Summit County, Utah.

Actual Description
 Beginning at the Southeast corner of Lot 16, Block 5, Park City Survey, Park City, Summit County, Utah, said point also being the SW corner of said plat, thence South 66° 54' 00" West 75.00 Feet; thence North 23° 38' 00" West 25.00 Feet; thence North 65° 56' 00" East 75.00 Feet to a point on the East boundary of said plat; thence South 23° 38' 00" East along said right-of-way line to the point of beginning.

SURVEY LOCATION
 LOT 16, BLOCK 5, PARK CITY SURVEY,
 PARK CITY, SUMMIT COUNTY, UTAH

SURVEY DATE: 5/90
PREPARED FOR: KURT PETERSON
PROJECT NO. 3415



Survey No. 5-597
 Date: 5-90
 Surveyor: Sean Brown, D.S.
 Witness: James M. Peterson, D.S.
 1-30-90

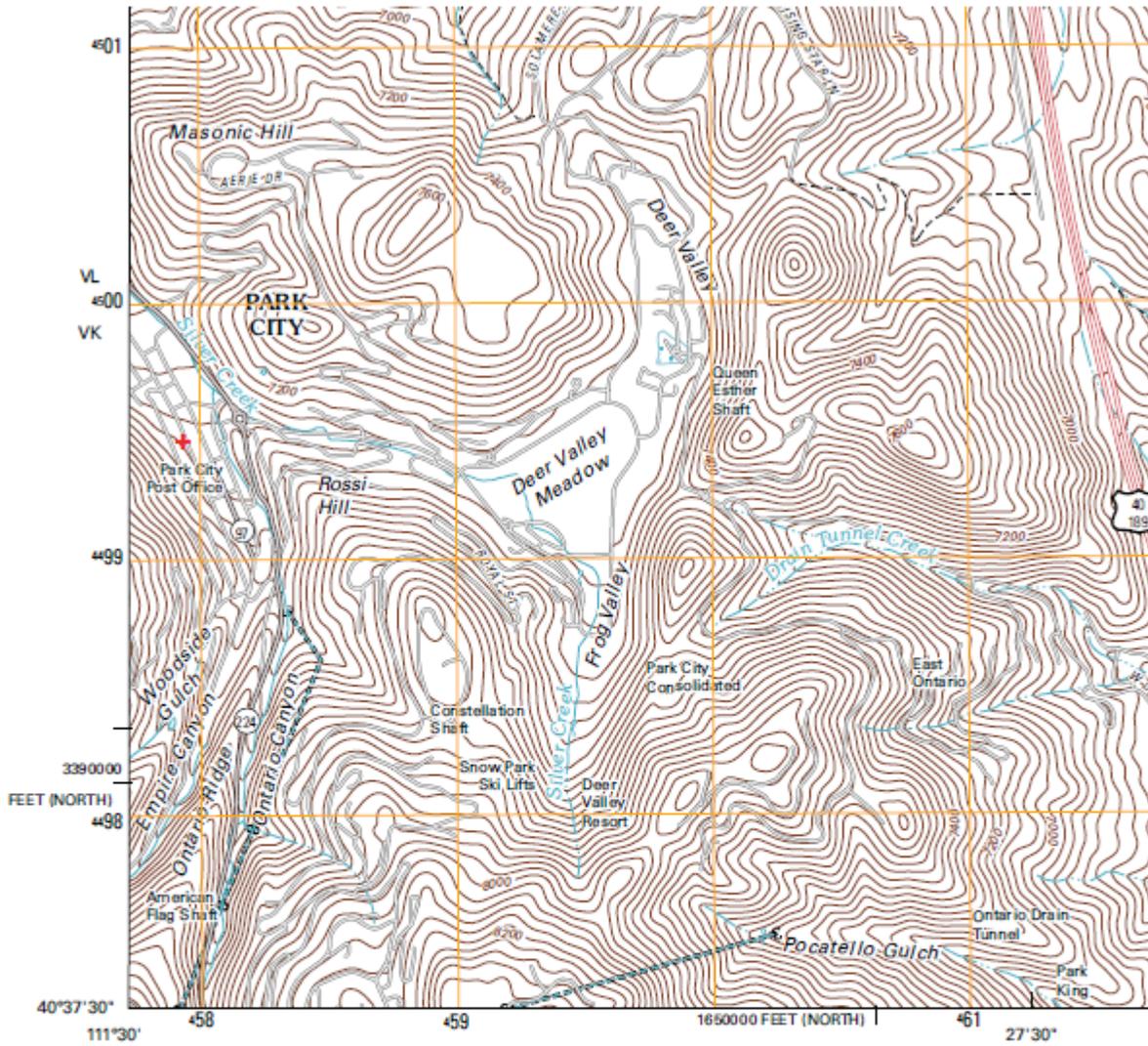


WITNESSES:
 I, James M. Peterson, a registered land surveyor as prescribed by the laws of the State of Utah, and holding License No. 3062, do hereby certify that the above and foregoing plat is a true and correct representation of said property.

May 1, 1990
 James M. Peterson
 License No. 3062 Utah

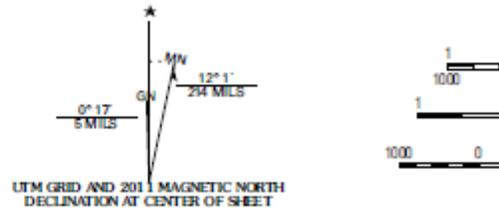
REMARKS:
 The purpose of this survey is to re-survey a parcel of land for the client's use as located in Park City, Summit County, Utah. Survey based on the monuments as located and shown on the plat.

561 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.....NAP, 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)

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 561 Park Avenue

City: Park City, UT

Current Owner: John Allen Browning

Address: (see historic site form for address)

Tax Number: PC-81

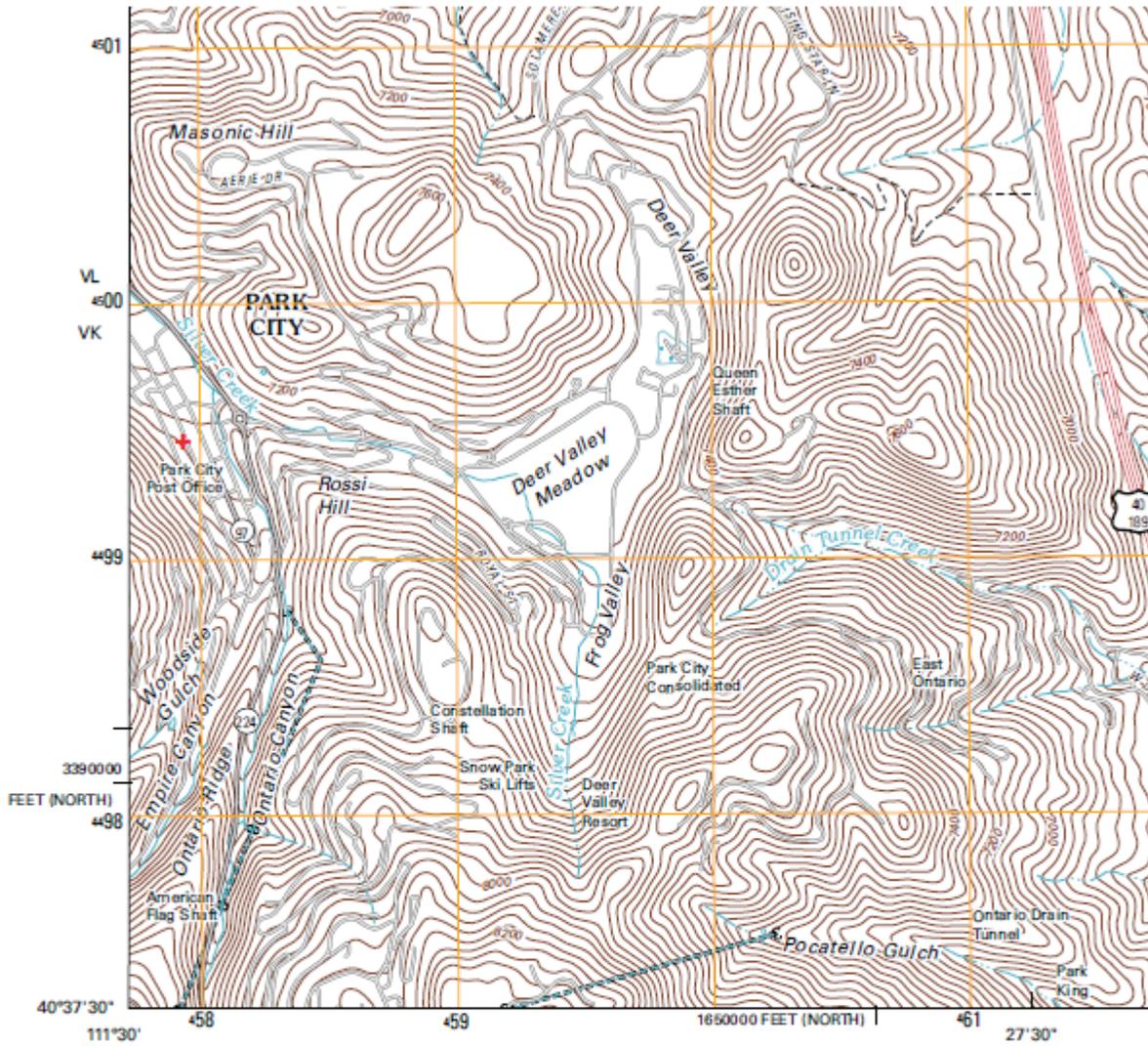
Legal Description (include acreage): PC BK5 L16 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
10/5/1878	Frederick A. Nims	John A. Nelson	W		[L14-L21]
4/9/1879	John A. Nelson	A.M. Smith	W		"16, 18"
9/27/1883	Alexander M. Smith	David Story	W		"16"
2/20/1891	Probate Court Summit Co	Esther Cavanaugh	Decree		"16, 31"
7/18/1891	Esther & James Cavanaugh	Timothy Muldoon	W		"16, 31, 32"
4/18/1892	Timothy Muldoon	Nellie Brennan [Campbell?]	W		"16" [rest of form]
4/16/1901	Richard Campbell & wife	Western Loan & Savings Co.	Mortgage	\$550.00	
5/10/1901	Nellie Campbell & husband	Wm. P. Mortensen	W.D.		
4/17/1908	Wm. P. Mortensen	Mrs. Chas. Barnicott	W.D.		
9/7/1910	Mrs. Chas. Barnicott & husband	Wm. P. Westfield & wife	W.D.		
6/12/1924	Wm. P. Westfield et ux	Douglas Jones	W.D.		
8/30/1945	Douglas Jones	John A. Lindsay	W.D.		
11/6/1973	John A. Lindsay	Paul M. & Lorraine S. Kofford	W.D.		
11/13/1981	Paul M. & Lorraine S. Kofford	R.D.L. Newmark	W.D.		
6/13/1986	R.D.L. Newmark	Paul M. & Lorraine S. Kofford	Q.C.D.		
7/28/1986	Paul M. & Lorraine S. Kofford	Joel R. Peters	W.D.		

Researcher: John Ewanowski, CRSA Architecture

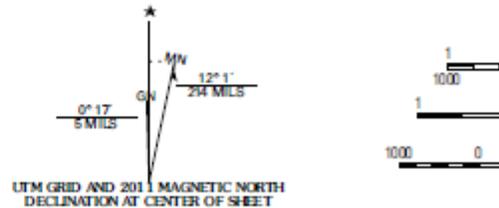
Date: 4/12/2014

561 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.....NAP, 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)

Serial No. PC 81

Location _____
 Kind of Bldg. Rws St. No. 561 Park
 Class 3 Type (2) 4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		840		\$ 1622
	x x				
	x x				

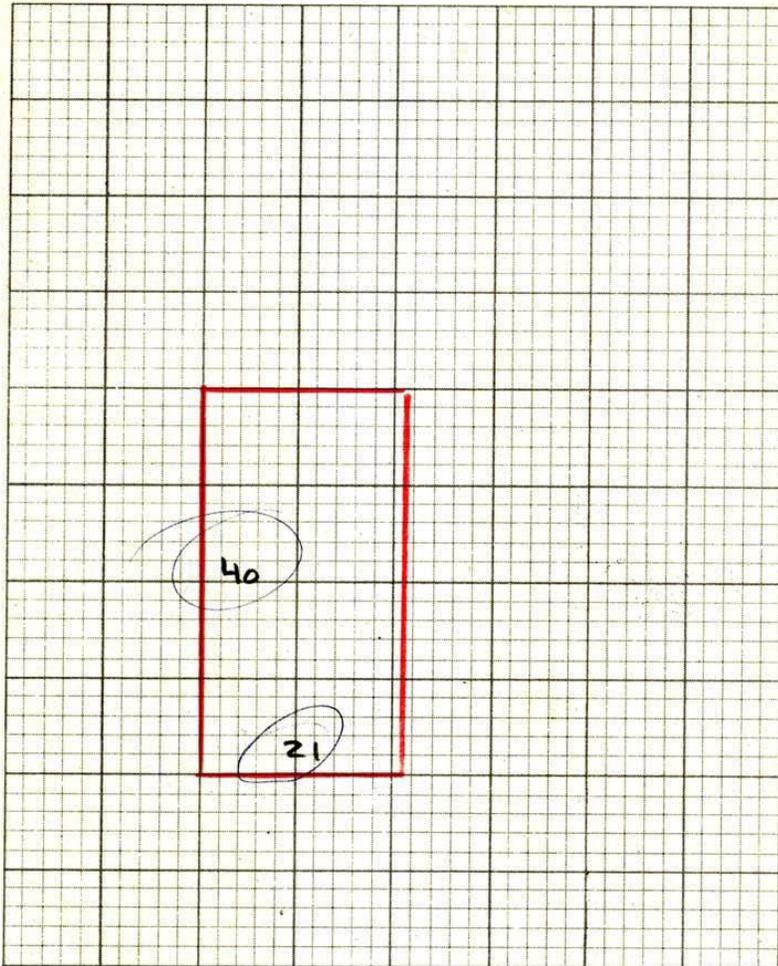
Gar.—Carport x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>Bricktex on Siding</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>Gable</u> Mtl. <u>Alum</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front _____ @ _____	
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmnt. — ¼ ½ ¾ Full _____ Floor <u>Love</u>	50
Bsmnt. Apt. _____ Rooms Fin. _____ Unfin. _____	
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. _____	350
Built-in-Appliances _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. <input checked="" type="checkbox"/> Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets _____ Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
Total Additions	400

Vacant
25%
OBS.

Year Built _____	Avg. Age <u>53</u>	Current Value	\$ 2022
Inf. by { Owner - Tenant _____ Neighbor <u>Record - Est.</u>		Commission Adj. - 25 %	- 505
Remodel Year _____ Est. Cost _____		Bldg. Value	1517
Garage—Class _____ Depr. 2% 3% _____ Carport—Factor _____		Depr. Col. <u>(1) 2 3 4 5 6 34 %</u>	
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____		Current Value Minus Depr.	\$ 516
Size— _____ x _____ Age _____ Cost _____ x _____ %			
Other _____			
Total Building Value			\$

Appraised 11-29 19 57 By 1331



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

PC 81
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 561 PARK

Class 3 Type 1/2/3/4 Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	840		\$ 3574	\$
	x x				
	x x				

Att. Gar. - C.P. x Flr. _____ Walls _____ Cl. _____

Description of Buildings

Foundation - Stone _____ Conc. ✓ Sills _____

Ext. Walls Brick-Tex (A)

Roof Type Gab Mtl. CF

Dormers - Small _____ Med. _____ Large _____

Bays - Small _____ Med _____ Large _____

Porches - Front 184 @ 30 5

Rear _____ @ _____

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. - 1/4 1/2 3/4 Full _____ Floor one 80

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 1 Trays _____

Basin 1 Sink 1 Toilet 1 550

Wtr. Sfr. _____ Shr. St. _____ O.T. _____

Dishwasher _____ Garbage Disp. _____

Heat - Stove _____ H.A. _____ FA X HW _____ Stkr _____ Elec. 349

Oil _____ Gas X Coal _____ Pipeless _____ Radiant _____

Air Cond. - Full _____ Zone _____

Finish - Fir. ✓ Hd. Wd. _____ Panel _____

Floor - Fir. ✓ Hd. Wd _____ Other _____

Cabinets 1 Mantels _____

Tile - Walls _____ Wainscot _____ Floors _____

Storm Sash - Wood D. _____ S. _____; Metal D. _____ S. _____

Awnings - Metal _____ Fiberglass _____

Total Additions 984

Year Built 1904 Avg. 1.904 Replacement Cost 4558

Age 2 Obsolescence _____

Inf. by Owner Tenant Neighbor Record Est. Adj. Bld. Value _____

Conv. Factor 115%

Replacement Cost - 1940 Base _____

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation _____

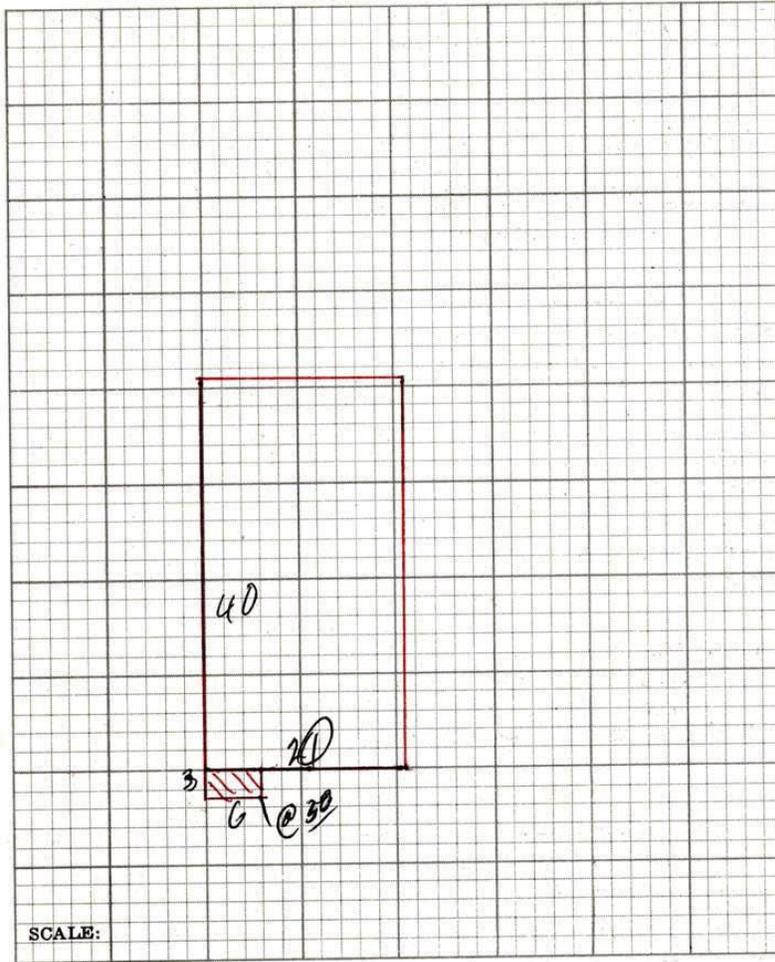
Total Value from reverse side _____

Total Building Value \$ _____

Appraised ① 10-10 1968 By 1708 DEC 13 1968

Appraised ② _____ 19 _____ By _____ 1328

Recd 11-20-79
 #2272



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	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 _____

Researcher: Philip F. Notarianni
Date: August, 1978

Site No. SU-10-143

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

1 IDENTIFICATION

Street Address: 561 Park Ave. Plat_{PC} Bl.₅ Lot₆
Name of Structure: T. R. S.
Present Owner: Paul M. and Lorraine S. Kofford UTM:
Owner Address: P.O. Box, Park City, Utah, 84060 Tax #: PC-81

2 AGE/CONDITION/USE

Original Owner: Construction Date: @1900 Demolition Date:
Original Use: residential Occupants:
Present Use:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

3 STATUS

Preliminary Evaluation: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory State Register Thematic
 Intrusion

4 DOCUMENTATION

Photography: Date of Slides: 11/77 Date of Photographs:
Views: Front Side Rear Other Views: Front Side Rear Other
Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps Utah State Historical Society Library Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.
Deseret News, May 10, 1940, p. 24.

5
ARCHITECTURE

Architect/Builder: unknown

Building Materials: wood

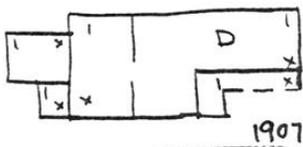
Building Type/Style: residential

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame home with a gable roof, and brown brick-tex siding. The front window is frame, and divided into three sections. The home appears as it did in a 1940's tax photo.

Sanborn Maps:



The plan appeared similar in 1900, but completely different in 1889.

6
HISTORY

Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

This building is contributory to the Park City residential district.

In 1891 the property was decreed to Esther Cavanaugh, and sold to Timothy Hollowman, who in 1892 sold it to Nellie Brennan (who apparently became Nellie Campbell). In 1895 a deed of trust was granted to the Columbia Bank and Loan Association by the Campbell and mortgaged to Western Savings and Loan in 1901, on an eight-year mortgage. Sold in 1901 to William P. Mortensen, then to Mrs. Charles Bannicott (?) in 1908; William P. Westfield, 1910; and Doug Jones, 1924.

William P. Westfield was born in 1859 at Wilkes-Barre, PA. He came to Park City in 1895, and worked as a clerk in the shoe department of M.S. Aschier Co. He also served as a Justice of the Peace, acting Coroner, and a volunteer fireman in Park City. He died in 1940.