



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): John Nelson House

Address: 657 Park Avenue

Date of Construction: c. 1885

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: 657-PA-1

Current Owner: Russell E. Fluter (trustee)

Legal Description (include acreage): LOT 1 657 PARK AVENUE REPLAT SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3750 SQ FT OR 0.09 AC 1606-1126-1127 2075-361

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:
- Historic

Research Sources:

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

DESCRIPTION

Architectural Style: modified L/T cottage

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: Apparent drop-novelty wood siding and trim

Foundation: Poured cement foundation (apparent on front elevation only- unable to fully determine other elevations based on photos alone)

Roof: Undetermined flat shingle material- possible metal roofing on right side of prominent gable

Windows/Doors: Newer manufactured vinyl picture windows and vinyl sliding window in upper dormer.

Two porch doors appear to be wood frame with upper panels of glazing

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.)

A structure appears on the 1889 Sanborn Insurance map where this house is located; due to the fact that it is a similar shape to the structure that appears on the later maps, it is assumed that it was added onto and not demolished. Due to this house being built before the earliest Sanborn map, it is difficult to determine exactly when it was constructed. The property was purchased by John Nelson from the Park City Townsite Corporation in 1878.

John Nelson worked in the mining industry, but he owned many properties in the area, so it is assumed that he was in a management position, and not working in the mines themselves. He was referred to as a Colonel, but nothing else is known of him or his family. He sold the property to Dominick Dignan in 1880.

Dominick Dignan appears on the 1880 census, living in Park City with his wife Eanna and their four children. He participated in several of the social organizations in town, and died in 1882. The property eventually passed on to his son, Dominick P. Dignan, who sold in in 1902 to Rosetta Crawley.

No information could be found on Rosetta Crawley. She sold the house in 1910 to Andrew Peterson, who owned it until 1941. Andrew Peterson lived at 857 Park Avenue during the 1920 census, but moved into this house by the time of the 1930 census. He lived in this house with his wife Maud, and worked as a realtor. He also served as Summit County commissioner and also on the city council. By the time of the 1940 census, they were using this home as an income property, and it was rented by Girevin and Laura Whiting. Girevin worked as a miner, but nothing else is known of him. The house stayed in the Peterson family for many more years, but is currently owned by Russell E. Fluter.

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.)

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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.)

657 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940













657 Park Avenue. Northeast oblique. November 2013.



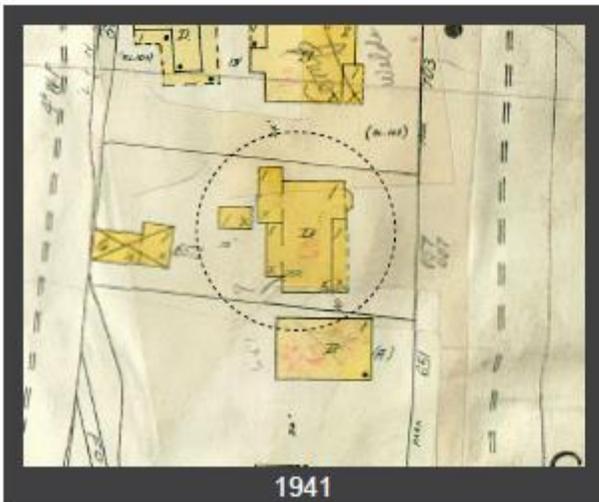
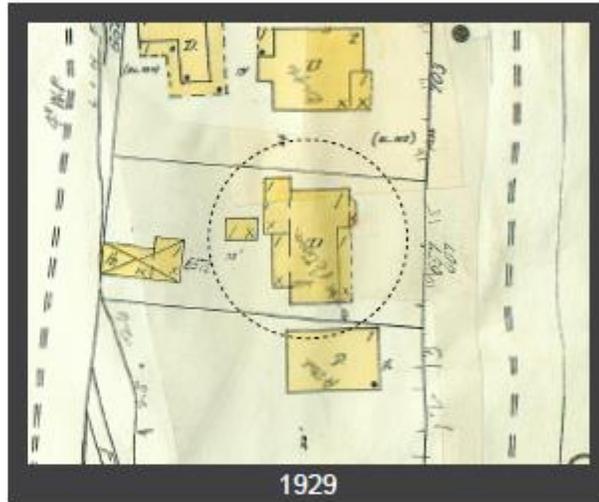
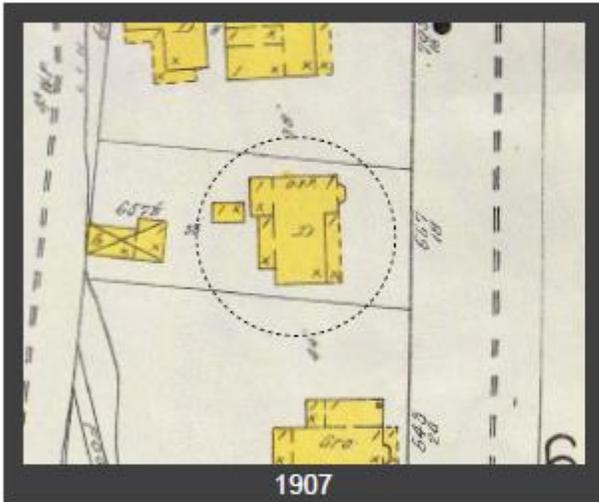
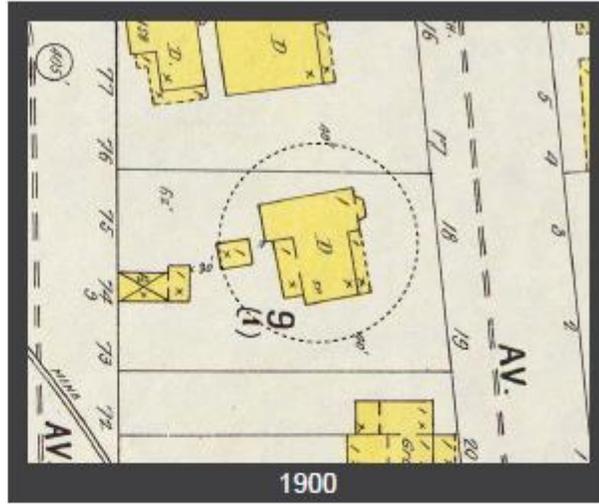
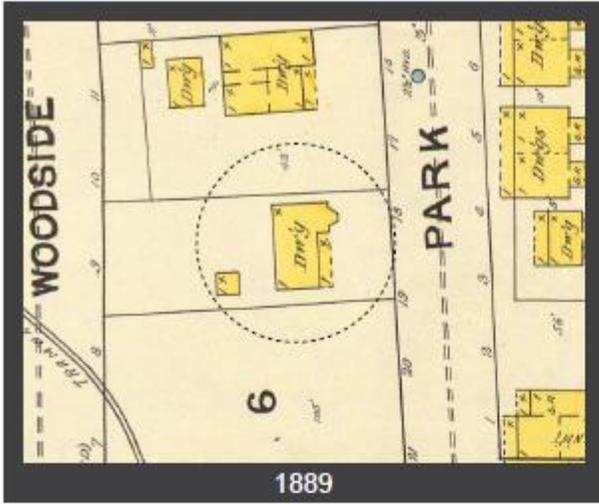
657 Park Avenue. East elevation. November 2013.

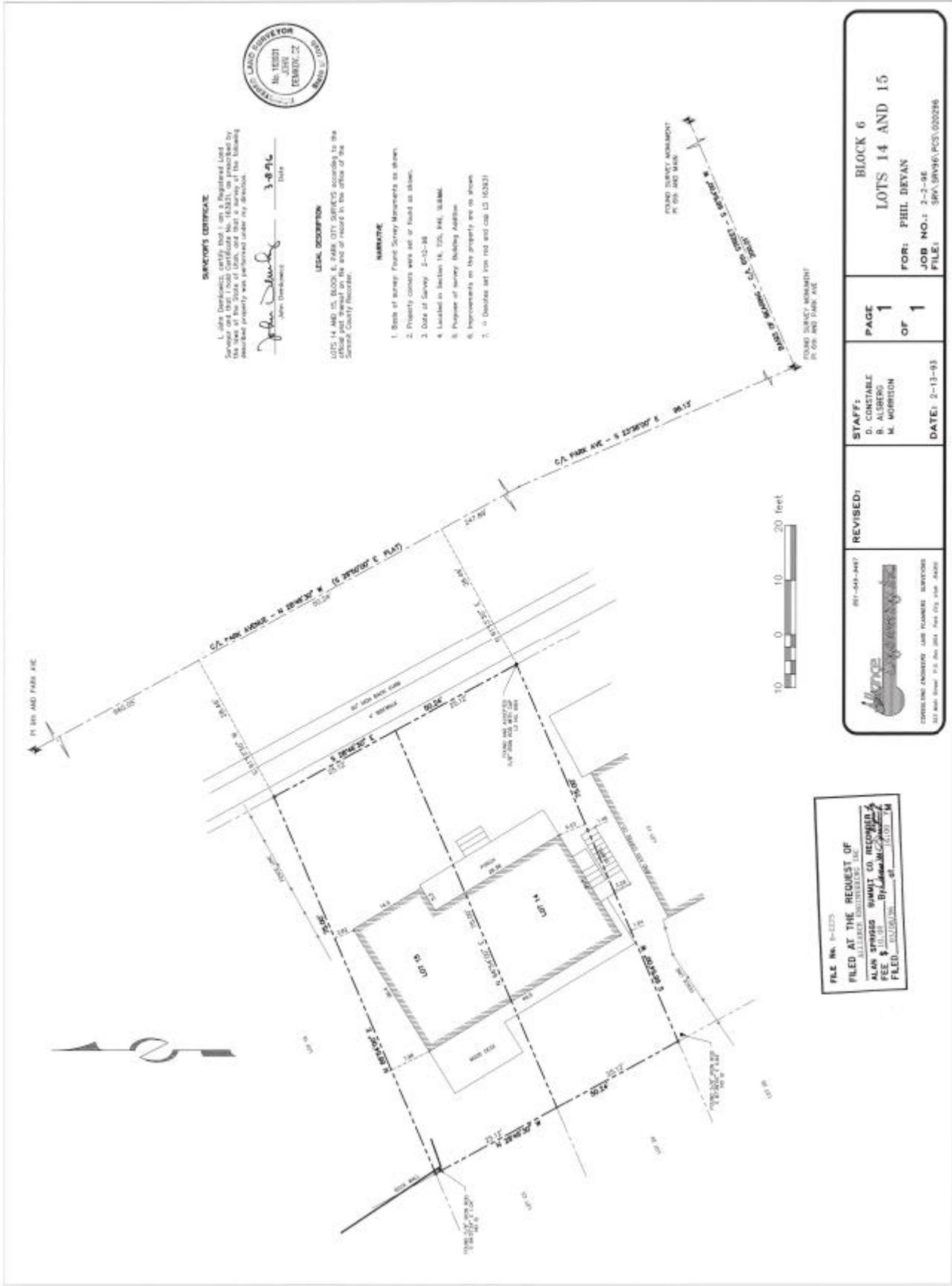


657 Park Avenue. Southeast oblique. November 2013.

MAPS

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





SURVEYOR'S CERTIFICATE

I, John Demick, certify that I am a Registered Land Surveyor and that I hold Certificate No. 16331, as prescribed by the State of Utah, and that the survey and the boundaries described herein were performed under my direction.

John Demick
John Demick Date: 3-8-96



LEGAL DESCRIPTION

LOTS 14 AND 15, BLOCK 6, PARK CITY SERVICE, according to the official plat thereof on file and of record in the office of the Sevier County Recorder.

NARRATIVE

1. Bids of survey from Survey Monuments as shown.
2. Property corners were set or found as shown.
3. Date of Survey: 3-8-96
4. Located in Section 16, T23, R4E, S34M.
5. Purpose of survey: Building Address.
6. Improvements on the property are as shown.
7. To describe all iron rods and cap (S 16331)

FILE NO. 9-1223
 FILED AT THE REQUEST OF
 ALLIANCE ENGINEERING, LLC
 ALAN SPRINGS, SUMMIT CO, UTAH
 FEE \$ 10.00 - By *Alan Springs*
 FILED 03/08/96 at 10:00 AM

REVISED:

801-443-4447

ENGINEERING ARCHITECTURE LAND PLANNING SURVEYING
 327 West Street, P.O. Box 264, Park City, Utah, 84060

STAFFS:
 D. CONSTABLE
 B. ALBERSON
 M. MORRISON

DATE: 2-13-93

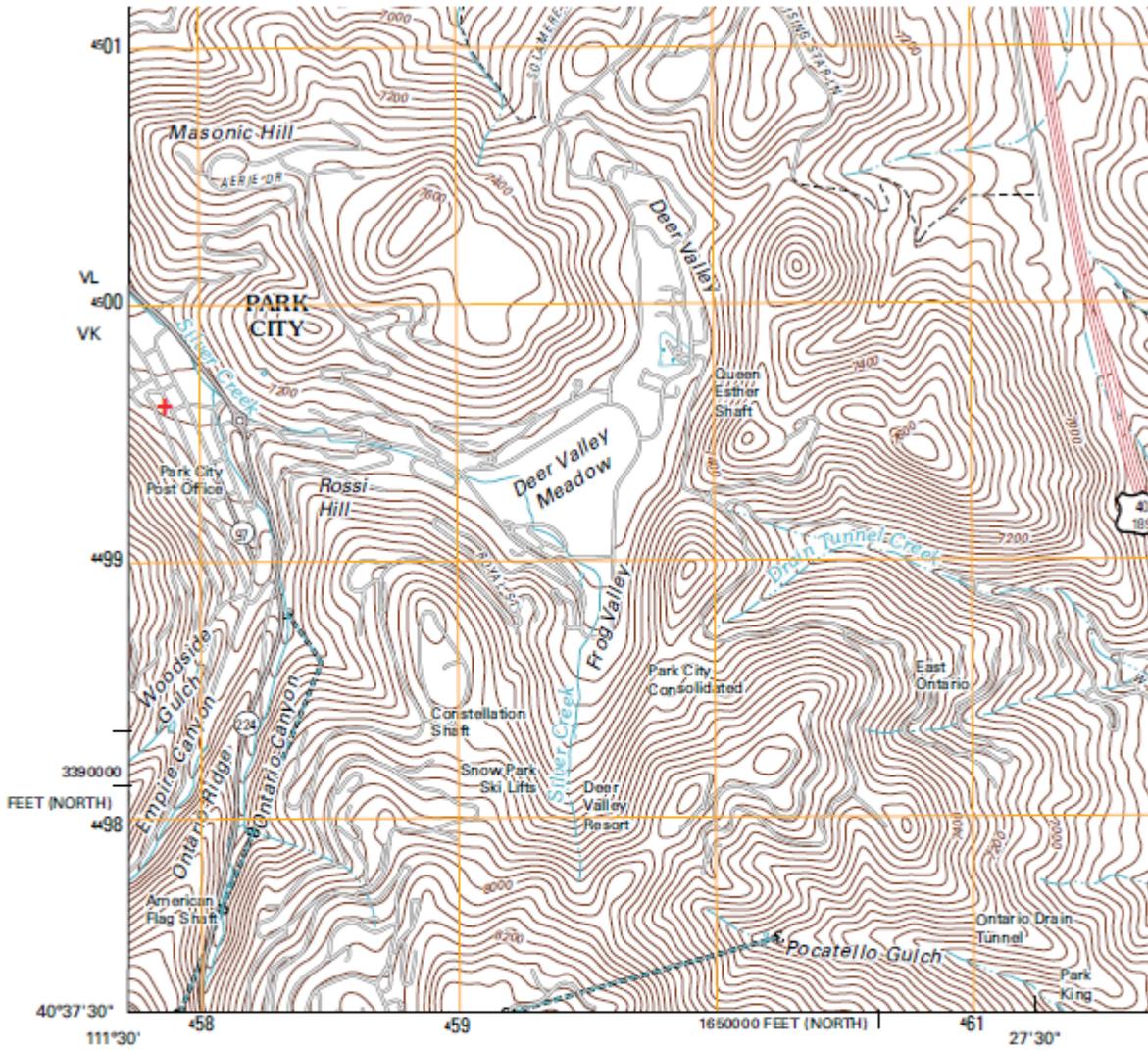
PAGE 1 OF 1

FOR: PHIL DEYAN

JOB NO.: 2-2-96

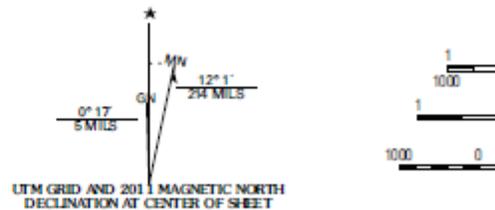
FILE: SPA-SRV96-PCS-000296

657 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 scale: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, 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 WK
Grid Zone Designation
12T

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

DOCUMENTS

TITLE SEARCH FORM

Address: 657 Park Avenue
 City: Park City, UT
 Current Owner: Russell E. Fluter (trustee)
 Address: (see historic site form for address)

[Obtain information from title abstract books at County Recorder's Office]
 Tax Number: 657-PA-1
 Legal Description (include acreage): 657 Park Avenue Replat Sub., platted 9/7/1999 (PC BK6 L14&15) (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		[L8-15]
8/28/1880	John A. Nelson	Dominick Dignan	W		[L8-15]
9/4/1902	Dominick P. Dignan, et al	Rosetta Crawley	W.D.		"14, 15"
1/21/1910	Rosetta Crawley Fuller	Andrew Peterson	W.D.		"14, 15, 23, 24"
2/20/1941	Andrew Peterson, et ux	Don H. Peterson	W.D.		"14, 15, 23, 24"
8/19/1975	Don H. & Rose H. Peterson	Paul W. Peterson, et al	W.D.		"14, 15, 23, 24"
12/29/1988	Paul W. Peterson, et al	Tim Lee	W.D.		"14, 15, 23, 24"
12/27/1995	Timothy Lee	Philip E. & Daniel A. De Van	W.D.		[joint ownership]
3/22/2004	Philip E. & Daniel A. De Van	EIX LLC	W.D.		
3/29/2011	EIX LLC	405 / Avalon LLC	W.D.		
12/14/2012	405 / Avalon LLC	Russell E. Fluter	W.D.		

Researcher: John Ewanowski, CRSA Architecture Date: 4/21/2014

657 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

DOMINICK DIGNAN.

When the sad intelligence reached Park City that D. Dignan's spirit had fled, feelings of deep regret took possession of everyone that had the pleasure of his acquaintance. Dominick was well known in this section and was respected by everybody. He was intimately connected with the business interests of this place, his having lately associated himself with Col. Wall in the livery business, and was also interested in several mining properties. A few weeks ago he came up to the Park and caught cold. He applied remedies but none seemed to be of any benefit, and he returned to his home in Salt Lake Sunday, July 23d. He took to his bed and gradually grew worse until Tuesday morning when he died. The deceased was a native of Roscommon, Ireland, and was 37 years of age when the stern messenger of death summoned him hence. The funeral was held from the residence of the family at 1 o'clock, on Wednesday. The remains were followed to the Catholic cemetery by a large procession of sorrowing friends, a great many of whom were from Park City. In the death of Dominick Dignan, this community loses a man whose place it will be hard to supply. The needy scarcely ever went away from his door empty, while to aid and give encouragement to a friend in distress seemed to be his greatest delight. As a mark of their appreciation of the worth of the deceased, flags were hoisted at half mast here, and a large number of our citizens went down to attend the funeral and condole with the sorrowing widow and orphans. The deceased was a member of the I. O. O. F., and of the A. O. U. W., but was buried by the Catholic church of which he was also a member. The bereaved widow and fatherless children are bereft of a loving husband and father, and to those do our sympathies extend in the warmest manner possible, in their hours of deep affliction.

Park Record 8/5/1882

Andrew Petersen Dies in Salt Lake

Andrew Petersen, Salt Lake City, died Sunday at 7:15 p.m. in a Salt Lake hospital of a heart ailment.

He was born in Salt Lake City November 9, 1866, the son of Andrew and Mary Dobbleslein Petersen, later moving to Summit county where he lived until three years ago.

In 1893, he married Maud Mills Petersen, who died six months ago.

While living in Park City he served 12 years as Summit county commissioner and eight years on the Park City council. He was a member of the Woodmen of the World and a charter member of the Park City volunteer fire department. He also was a member of the Lincoln ward of the Church of Jesus Christ of Latter-day Saints.

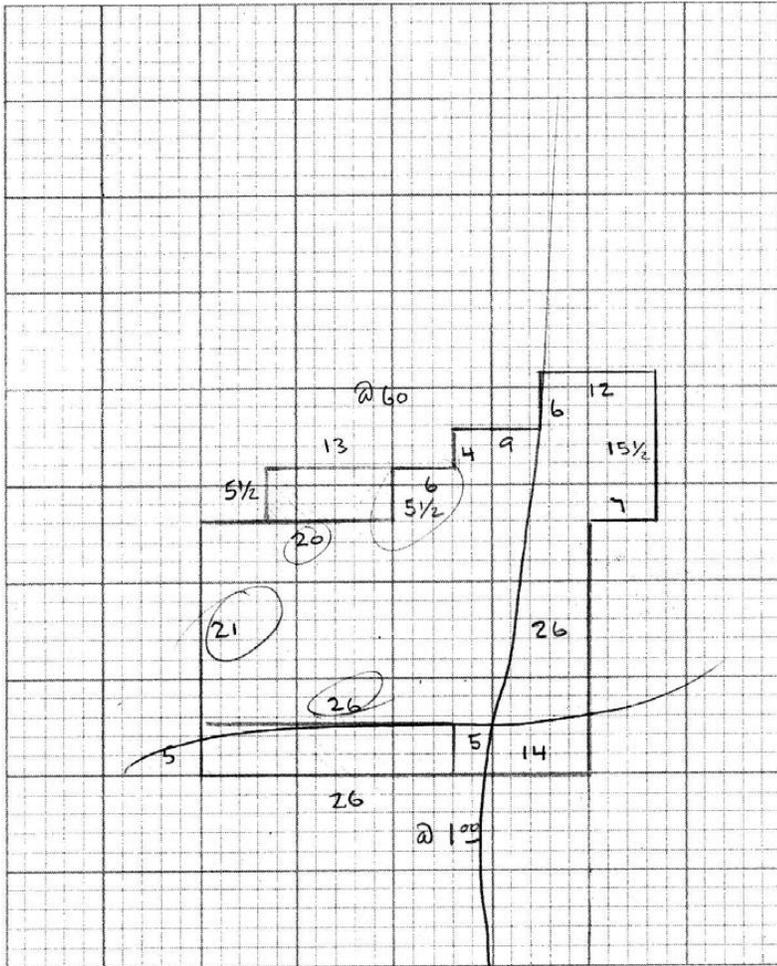
Survivors include a daughter, Mrs. Wavo Jones, Salt Lake City, and two sons, Clyde Petersen, Salt Lake City, and Don Petersen, Park City. Also surviving are the following brothers and sisters: Joseph Petersen, Provo; Adam Petersen, Lodi, California; Frank Petersen, Sacramento, California; George Petersen, Wanship, Summit county; Mrs. Minnie Brown and Mrs. Emma Redden, both of Coalville. He also is survived by 11 grandchildren and two great-grandchildren.

Funeral services were held Wednesday at 2 p.m. from the L. D. S. Second ward chapel, Bishop William Durrant in charge. Burial was in the family plot in the Glenwood cemetery.

Park Record 10/24/1946

Serial No. PC 101

Location _____
 Kind of Bldg. RES St. No. 657 Park Ave
 Class 43 Type 1 2 3 4. Cost \$ _____ X _____ %
 Stories \ Dimensions Cu. Ft. Sq. Ft. Factor Totals
 1 x x 1214 \$ 2650
 x x
 x x
 Gar.—Carport x — Flr. — Walls — Cl. —
 Description of Buildings Additions
 Foundation—Stone Conc. — None —
 Ext. Walls Siding
 Insulation—Floors — Walls — Clgs. —
 Roof Type Gab Mtl. Asph
 Dormers—Small — Med. 1 Large 120
 Bays—Small — Med. — Large —
 Porches—Front 130 @ 1° 130
 Rear 71 @ 60 43
 Porch @
 Metal Awnings — Mtl. Rail —
 Basement Entr. @
 Planters @
 Cellar-Bsmt. — 1/4 1/2 3/4 Full — Floor —
 Bsmt. Apt. — Rooms Fin. — Unfin. — 347
 Attic Rooms Fin. — Unfin. —
 Plumbing { Class 1 Tub 1 Trays 1
 Basin 1 Sink 1 Toilet 1
 Wtr. Sfr. — Shr. St. — C.T. —
 Dishwasher — Garbage Disp. — 440
 Built-in-Appliances —
 Heat—Stove H.A. — Steam — Stkr. — Flr.
 Oil — Gas Coal — Pipeless — Radiant —
 Air Cond. —
 Finish—Fir Hd. Wd. —
 Floor—Fir Hd. Wd. — Other —
 Cabinets — Mantels —
 Tile — Walls — Wainseot — Floors —
 Storm Sash—Wood D. — S. — ; Metal D. — S. —
 Total Additions 1080
 Year Built _____ Avg. Age 63 Current Value \$ 3730
 Commission Adj. % _____
 Inf. by { Owner - Tenant - Bidg. Value
 Neighbor - Record - Est. Depr. Col. 1 2 3 4 5 6 30 %
 Remodel Year _____ Est. Cost _____ Current Value Minus Depr. \$ 1119
 Garage—Class 1 Depr. 2% 3% Carport — Factor —
 Cars 2 Floor Plank Walls Plank Roof G.I. Doors —
 Size—20 x 40 Age 30 Cost 416 x 30 % 125
 Other _____
 Total Building Value \$ _____
 Appraised 12-3 19 57 By 1331



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

DC 101
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 657 Park

Class. 3 Type 1 2 3 4 Cost \$ 4831 X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
x	x	<u>1215</u>		\$ <u>4831</u>	\$
x	x				
x	x				

Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

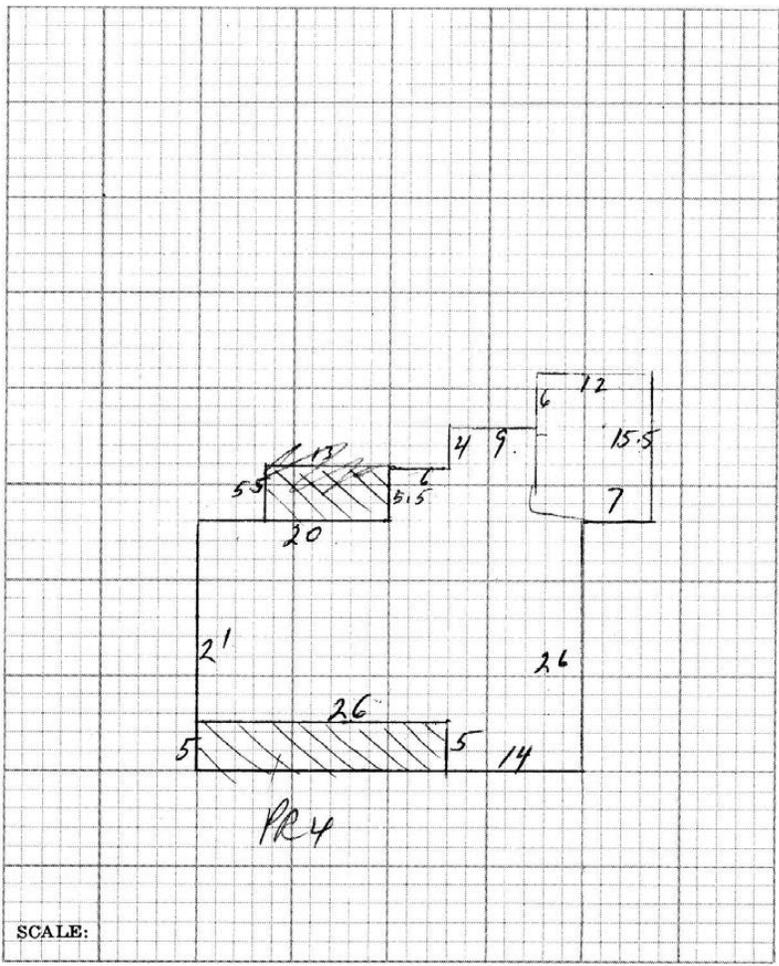
Description of Buildings	Additions	Additions
Foundation—Stone <u>X</u> Conc. _____ Sills _____		
Ext. Walls <u>Slid</u>		
Roof Type <u>Gab</u> Mtl. <u>Shg</u>		
Dormers—Small _____ Med. <u>2</u> Large _____	<u>240</u>	
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	<u>130 @ 1.75</u>	<u>228</u>
Rear _____	<u>72 @ .30</u>	<u>22</u>
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>1</u> Unfin. _____	<u>225</u>	
Plumbing {	Class <u>2</u> Tub <u>1</u> Trays _____	<u>650</u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____	<u>431</u>	
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>✓</u> Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____	<u>30</u>	
Awnings — Metal _____ Fiberglass _____		

Reapp 11-20-79

Total Additions		<u>1826</u>
Year Built <u>1397</u>	Avg. 1.	Replacement Cost <u>6657</u>
	Age 2.	Obsolescence
Inf. by <u>Owner</u> - Tenant - <u>Neighbor</u> - Record - Est.		Adj. Bld. Value
		Conv. Factor <u>1.25</u>
Replacement Cost—1940 Base		
Depreciation Column <u>2</u> 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side <u>GARAGE</u>		<u>188</u>
Total Building Value		\$

Appraised ① 10-22-68 19 By 1703

Appraised ② _____ 19 By 1328



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 1 Depr. 2% (3%)
 Cars 2 Floor wood Walls sid Roof metal Doors _____
 Size 20 x 40 Age 30+ Cost 752 x 47%
 1940 Base Cost _____ x 30 % Depr. 226 188
 . 75 Total 226 188

REMARKS _____

