



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



**IDENTIFICATION**

Property Name (if any): Nellie Trevithic House

Address: 60 Prospect Street

Date of Construction: c. 1895

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-233

Current Owner: Philip F. Hughes (Philip D. Hughes rev. living trust)

Legal Description (include acreage): LOT 7 BLK 18 PARK CITY SURVEY CONT 0.05 AC M31-705-706-707 2122-1612 PHILIP F HUGHES M31-707 & PHILIP D HUGHES REVOCABLE LIVING TRUST 2122-1612

**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: Cross-wing type

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: Drop siding

Foundation: Concrete

Roof: Cross-wing form sheathed in metal material

Windows/Doors: Double-hung sash type. Entry door is frame-and-panel with an oval light

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.)

60 Prospect Street is a cross-wing type house that has undergone several modifications. 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 front gable was added and brought forward to match the wall of the enclosed porch. Roof pitches have been altered. Sanborn maps indicate that the house as shown in the c. 1940 tax photo was not original but had been added to significantly up to that point in time. The current house has a cross gable roof that is sheathed with standing seam metal. The walls are clad with drop-novelty wood siding. The windows all appear to be one-over-one double hung sash type windows, with one present in the gable of the cross-wing and two present on the front face of the stem wing. The door is a wood frame and panel door with an upper oval light. The porch is covered by a low pitched shed roof that attaches to the house in the gable of the cross-wing. The porch roof is supported by lathe turned wood piers. 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 was built between 1889 and 1900, judging from the Sanborn Insurance maps of those years. It was initially owned by the Park City Townsite Corporation, and may have been used to house workers at that time. The first individual to own the property was Nellie Trevithic. No information could be found on her, except that she sold the house in 1919 to Jesse Clark.

The only Jesse Clark that could be found at this time lived in Salt Lake City during the 1920 census, so it is possible that the house may have been rented out. It does not appear on that census indicating that it was vacant at that time. The house was sold to Albert Lanyon in 1922.

Albert Lanyon appears on the 1920 census, at that time living as a boarder at the Alliance Tunnel. He worked as a miner, and was single at that time. The title history indicates that he was married shortly after, as it shows he purchased the house with his wife. No other information could be found on them. They sold the house in 1927 to Dwight Ward.

Dwight Ward appears on the 1930 census for College, Utah. It is unknown if he and his wife ever lived in this house. He worked at that time as a farmer. They sold the house in 1928 to J.V. Thompson.

It is likely that J. V. Thompson may be Willard J Thompson, who is noted as living in and owning the house during the 1930 census. He lived there with his wife Bella and his son in law, and worked as a timberman. They continued to live in the house during the 1940 census, at which time Willard was working as a mason. They retained the property for ten more years before selling it. It is currently owned by Phillip Hughes.

## 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.)

60 Prospect St, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940







*60 Prospect Street. Northeast oblique. November 2013.*



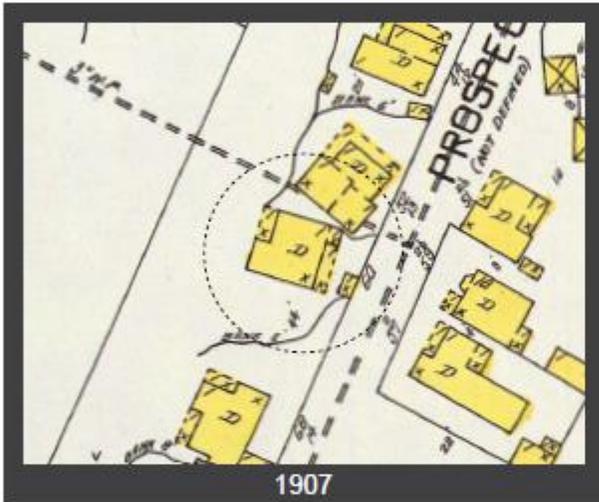
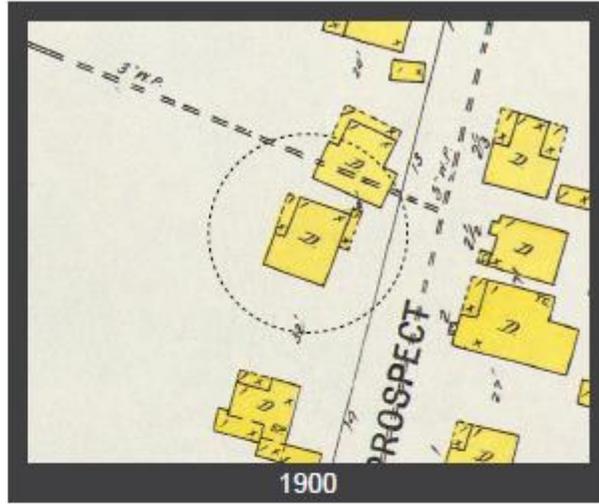
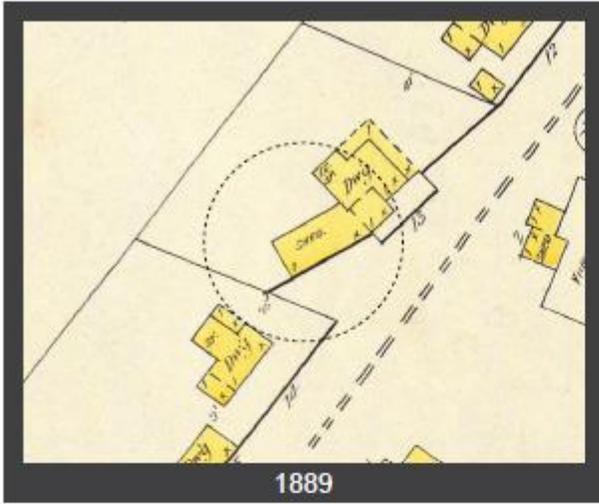
*60 Prospect Street. East elevation. November 2013.*



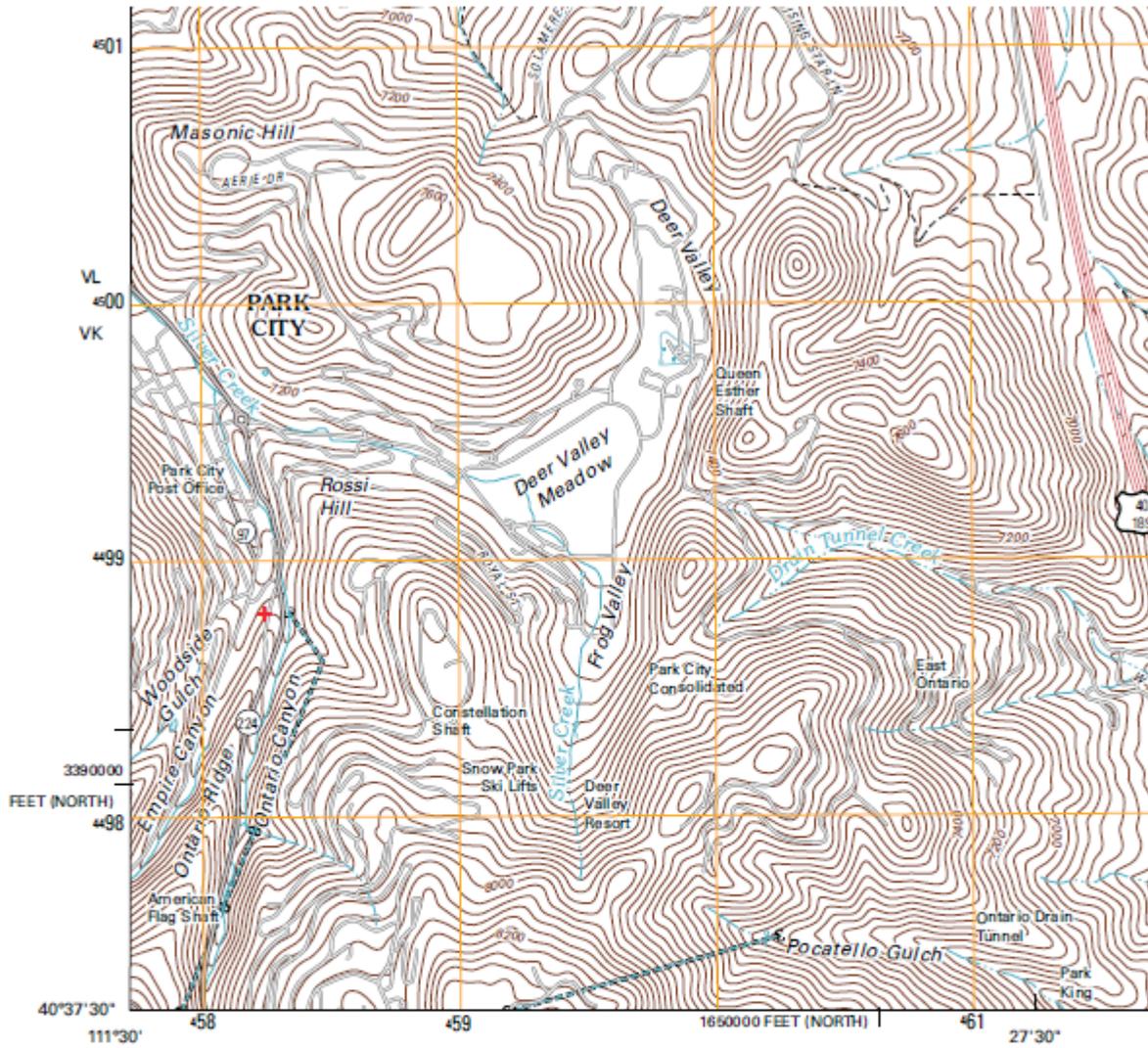
*60 Prospect Street. Southeast oblique. November 2013.*

# MAPS

60 Prospect St, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history

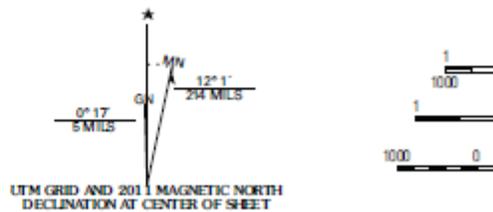


60 Prospect St, Park City, Summit County, Utah  
Intensive Level Survey—USGS Map



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: 60 Prospect Street

City: Park City, UT

Current Owner: Philip F. Hughes (in trust)

Address: (see historic site form for address)

Tax Number: PC-233

Legal Description (include acreage): PC BK18 L7 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
7/22/1903	Frank Frythall & wife	Marion Goodell	Q.C.		"7
12/16/1907	County Treasurer	Summit County	Tax Sale		[L3-8, 11-12] "Assessed to D.C. McLaughlin"
4/19/1915	Summit County	W.I. Snyder	Q.C.D.		[L3-7, 10-12]
5/13/1916	W.I. Snyder	Nellie Trevithic	W.D.		"7
8/9/1919	Nellie Trevithic	Jesse S. Clark	W.D.		
5/8/1922	Jesse S. Clark	Albert H. Lanyon, et ux	Deed		
9/6/1927	Albert H. Lanyon, et ux	Dwight Z. Ward	W.D.		
9/6/1927	Dwight Z. Ward	State Bank Park City	Mtg.		
8/8/1928	Dwight Z. Ward	J.V. Thompson	W.D.		
9/23/50	Willard S. Thompson et ux	Paul F. Williams et ux	W.D.		
10/6/1958	Summit County	R.E. Whitney	Q.C.D.		[following 1957 tax sale]
2/17/1959	R.E. Whitney et ux	Rod P. Dixon	Q.C.D.		
2/20/1962	Rod P. & Katie L. Dixon	J.J. Sweeney & J.M. & M.W. Wallace	Q.C.D.		
12/31/1962	J.M. & M.W. Wallace	J.J. Sweeney et ux	Q.C.D.		
6/29/1971	John J. & Virginia V. Sweeney	Philip F. & Karen W. Hughes	Q.C.D.		
6/25/1993	Karen W. Hughes	Philip D. Hughes	Q.C.D.		[now Philip D. Hughes rev. living trust]

Researcher: John Ewanowski, CRSA Architecture

Date: 9/24/2014

SERIAL NO.  
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name \_\_\_\_\_  
 Owner's Address \_\_\_\_\_  
 Location \_\_\_\_\_  
 Kind of Building Res Street No. 60 Prospect Ave  
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		636	\$ -	\$ 1388
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		106
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Bob.</u> Mat. <u>Shg</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>60" @ .80</u>	48	
Rear <u>@</u>		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing—Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns. Ftns. Shr. Dishwasher Garbage Disp.	350	
Heat—Stove <input checked="" type="checkbox"/> H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish—Hd. Wd. Floors—Hd. Wd. Fir. Conc. <input checked="" type="checkbox"/>		
Cabinets Mantels		
Tile—Walls Wainscot. Floors		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix. <u>1 b. lined. 4 @ 25"</u>		100

Vacant  
Salvage  
40.00  
5/14/58 - 1302  
Salvage  
40.00  
10-26-68  
1208.

Total Additions and Deductions 398 206 1388  
 Net Additions or Deductions -206 \$ +192

Ave Age <u>53</u> Yrs. by	Est. Owner <input checked="" type="checkbox"/>	REPRODUCTION VALUE	\$ 1580
	Tenant <input checked="" type="checkbox"/>	Depr. <u>(1)2-3-4-5-6</u> <u>66/34</u> %	\$
	Neighbors <input checked="" type="checkbox"/>	Reproduction Val. Minus Depr.	\$ 537
	Records <input checked="" type="checkbox"/>		\$
Remodeled _____ Est. Cost _____	Remodeling Inc. _____ %		\$
Garage—S <u>8</u> C _____ Depr. 2% 3% _____	Obsolescence _____		\$
Cars _____ Walls _____	Out Bldgs. _____		\$
Roof _____ Size x Age _____			\$
Floor _____ Cost _____	Depreciated Value Garage _____		\$
Remarks <u>(145 yr. Ave. (val. 1941))</u>	Total Building Value _____		\$

Appraised 10/1949 By CAO. & A.J.

