HISTORIC SITE FORM - HISTORIC SITES INVENTORY
PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:
Address: 561 Park Ave
AKA:
City, County: Park City, Summit County, Utah
Tax Number: PC-81
Current Owner Name: PLUNKETT JOHN D TRUSTEE
Parent Parcel(s):
Current Owner Address: PO BOX 2237, PARK CITY, UT 84060-2237

Legal Description (include acreage): SUBD: PARK CITY BLOCK 5 LOT: 16LOT 16 BLK 5 PARK CITY SURVEY
JOHN D PLUNKETT & BARBARA J KUHR TRUSTEES OF THE PLUNKETT-KUHR TRUST 1879-294; Acres 0.04

2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ building(s), main</td>
<td>☐ Landmark Site</td>
<td>Date:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>✓ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>☐ building(s), detached</td>
<td>☐ Not Historic</td>
<td>☐ Full ☐ Partial</td>
<td></td>
</tr>
<tr>
<td>☐ building(s), public</td>
<td>☐ structure(s)</td>
<td>*National Register of Historic Places: ☑ ineligible ☐ eligible</td>
<td></td>
</tr>
<tr>
<td>☐ building(s), accessory</td>
<td>☐ listed (date: )</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3 DOCUMENTATION

Photos: Dates
☑ tax photo:
☑ prints: 1995 & 2006
☐ historic: c.

Research Sources (check all sources consulted, whether useful or not)
☐ abstract of title
☐ tax card
☐ original building permit
☐ sewer permit
☑ Sanborn Maps
☐ city directories/gazetteers
☐ censuses records
☐ biographical encyclopedias
☐ newspapers

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


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Cross-wing type / Vernacular style
No. Stories: 1 ½

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: Dec. 2008
Additions: ☑ minor ☐ major (describe below) Alterations: ☑ minor ☐ major (describe below)
Number of associated outbuildings and/or structures: ☐ accessory building(s), # _____; ☐ structure(s), # _____.

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 an imminent threat. Describe the problems.):
☐ Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

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

Walls: The exterior walls are clad in drop/novelty wooden siding.

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.

Essential Historical Form: ☐ Retains ☐ Does Not Retain, due to:

Location: ☑ Original Location ☐ Moved (date __________) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This single story frame cross-wing house changed little from c. 1940 to 1978. Some time between 1907 and 1940 an addition with a shed roof was constructed in the L of the cross-wing and the façade window opening was changed to accommodate a three-section window. Between 1978 and 1995 a window opening was cut at the attic level of the gable-end elevation, a casement installed, and a shed-roofed three-sided bay replaced the previous three-section window. Between 1995 and 2006 the entire house was raised and space for a basement garage was excavated.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is located on a street that slopes upwards to the left. The garage is at street level. A red sandstone retaining wall runs in Ls parallel to the street and towards to house on either side of the driveway. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (cross-wing), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") was a common house type built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.
5 SIGNIFICANCE

Architect: ☐ Not Known  □ Known:  (source: )  Date of Construction: c. 1904

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 & Mining Boom Era (1868-1893)
   ☑ Mature Mining Era (1894-1930)
   ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

   Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.


Photo No. 3: East elevation (primary façade). Camera facing west, tax photo.

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¹ Summit County Recorder.
² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
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<th>Location</th>
<th>Kind of Bldg.</th>
<th>St. No.</th>
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<td>Res</td>
<td>561</td>
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<table>
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<th>Class</th>
<th>Type</th>
<th>4. Cost</th>
<th>%</th>
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<tbody>
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<td>3</td>
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<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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<tbody>
<tr>
<td>1</td>
<td>x</td>
<td>x</td>
<td>840</td>
<td></td>
<td>1622</td>
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</tbody>
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Gar.—Carport  x  Fir.  x  Walls  x  Cl.  

Description of Buildings

<table>
<thead>
<tr>
<th>Additions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant 25% of Bld.</td>
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<table>
<thead>
<tr>
<th>Description of Buildings</th>
<th>Additions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Foundation—Stone Conc.</td>
<td>None ✓</td>
</tr>
<tr>
<td>Ext. Walls</td>
<td>Dormintex on Siding</td>
</tr>
<tr>
<td>Roof Type</td>
<td>Gable Mt. Allen</td>
</tr>
<tr>
<td>Bays</td>
<td>Small Med. Large</td>
</tr>
<tr>
<td>Porches</td>
<td>Front @</td>
</tr>
<tr>
<td>Metal Awnings</td>
<td>Mtl. Rail</td>
</tr>
<tr>
<td>Basement Entr.</td>
<td>@</td>
</tr>
<tr>
<td>Planters</td>
<td>@</td>
</tr>
<tr>
<td>Cellar-Bsm.</td>
<td>¼ ½ ¾ ¾ Full Floor</td>
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<tr>
<td>Attic Rooms Fin.</td>
<td>Unfin.</td>
</tr>
<tr>
<td>Plumbing</td>
<td>Class 1 Tub 1 Trays</td>
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<tr>
<td>Bathtub</td>
<td>1 Toilet</td>
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<tr>
<td>Wtr. Sfr.</td>
<td>Shr. St. O.T.</td>
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<tr>
<td>Dishwasher</td>
<td>Garbage Disp.</td>
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<tr>
<td>Built-in Appliances</td>
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<tr>
<td>Oil</td>
<td>Gas ✓ Coal Pipeless Radiant</td>
</tr>
<tr>
<td>Air Cond.</td>
<td></td>
</tr>
<tr>
<td>Finish</td>
<td>Fir ✓ Hd. Wd.</td>
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<tr>
<td>Floor</td>
<td>Fir ✓ Hd. Wd. Other</td>
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<tr>
<td>Cabinets</td>
<td>Mantels</td>
</tr>
<tr>
<td>Tile-Walls</td>
<td>Wainacot</td>
</tr>
<tr>
<td>Storm Sash Wood D. S.</td>
<td>Metal D. S.</td>
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</tbody>
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Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

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Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

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

Built-in-Appiances


Oil Gas Coal Pipeless Radiant

Air Cond.

Finish—Fir ✓ Hd. Wd.

Floor—Fir ✓ Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainacot Floors

Storm Sash Wood D. S.; Metal D. S.
<table>
<thead>
<tr>
<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
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Remarks: ____________________________________________________________________________________________________
_____________________________________________________________________________________________________________
_____________________________________________________________________________________________________________

TC-74 Rev. 57 25M
STATE OF UTAH — STATE TAX COMMISSION
<table>
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<th>Owners Name</th>
<th>Location</th>
<th>Kind of Bldg.</th>
<th>St. No.</th>
<th>Class</th>
<th>Type</th>
<th>2/3 4. Cost $</th>
<th>X %</th>
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<th>Stories</th>
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<tr>
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<th>Flr.</th>
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<th>Description of Buildings</th>
<th>Additions</th>
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<tbody>
<tr>
<td>Foundation—Stone Conc.</td>
<td>Siima</td>
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</tr>
<tr>
<td>Ext. Walls</td>
<td>Brick Tex (A)</td>
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<tr>
<td>Roof Type</td>
<td>Gd. Ml.</td>
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</tr>
<tr>
<td>Dormers</td>
<td>Small</td>
<td>Med.</td>
</tr>
<tr>
<td>Bays</td>
<td>Small</td>
<td>Med.</td>
</tr>
<tr>
<td>Porches—Front</td>
<td>184 @</td>
<td>30</td>
</tr>
<tr>
<td>Rear</td>
<td>@</td>
<td></td>
</tr>
<tr>
<td>Porch</td>
<td>@</td>
<td></td>
</tr>
<tr>
<td>Planters</td>
<td>@</td>
<td></td>
</tr>
<tr>
<td>Ext. Base. Entry</td>
<td>@</td>
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<tr>
<td>Cellar—Basmt. 1/2 1/2 1/2 1/2 Full</td>
<td>Floor</td>
<td>Coe</td>
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<td>Bsmt. Gar.</td>
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<td>Attic Rooms Fin.</td>
<td>Unfin.</td>
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<th>Avg. 1944</th>
<th>Replacement Cost 1945</th>
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<td>1944</td>
<td>4558</td>
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<th>Adj. Bld. Value</th>
<th>Conv. Factor</th>
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<th>Replacement Cost—1940 Base</th>
<th>Depreciation Column</th>
<th>1 2 3 4 5 6</th>
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<tbody>
<tr>
<td>1940 Base Cost, Less Depreciation</td>
<td></td>
<td></td>
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Total Value from reverse side Total Building Value $ | 328 |
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<tr>
<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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<tbody>
<tr>
<td></td>
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<td>.47</td>
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<td>x</td>
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<td>.47</td>
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<tr>
<td></td>
<td>x</td>
<td>.47</td>
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<td>.47</td>
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<td></td>
<td></td>
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<tr>
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<td>x</td>
<td>.47</td>
<td></td>
<td>.47</td>
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<td>x</td>
<td>.47</td>
<td></td>
<td>.47</td>
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Garage — Class Depr. 2% 3%

Cars Floor Walls Roof Doors

Size x Age Cost x 47%

1940 Base Cost x % Depr. Total

REMARKS

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

1 Street Address: 561 Park Ave.
Name of Structure: 
Present Owner: Paul M. and Lorraine S. Kofford
Owner Address: P.O. Box, Park City, Utah, 84060

2 Original Owner: 
Original Use: residential
Present Use: □ Single-Family □ Multi-Family □ Public □ Commercial □ Vacant □ Religious □ Other
□ Park □ Industrial □ Agricultural
Building Condition: □ Excellent □ Good □ Deteriorated □ Site □ Ruins
Integrity: □ Unaltered □ Minor Alterations □ Major Alterations

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

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

This building is contributory to the Park City residential district.

In 1891 the property was deeded 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. Aschien Co. He also served as a Justice of the Peace, acting Coroner, and a volunteer fireman in Park City. He died in 1940.