

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 143 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-719

Current Owner Name: VRABEL JOHN E

Parent Parcel(s):

Current Owner Address: PO BOX 876, PARK CITY, UT 84060-0876

Legal Description (include acreage): N1/2 LOT 11 & ALL LOTS 12 & 13 BLK 78 MILLSITE RESERVATION PARK CITY EXCEPTING THAT PORTION OF LOTS W OF EXISTING GRAVEL RD BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE NE COR OF LOT 13 BLK 78 MILLSITE RESERVATION PARK CITY UTAH LOCATED IN SEC 16 T2SR4E SLBM; & RUN THS 23*38' E 62.50 FT; TH S 66*12' W 75.00 FT; TH N 23*38' W 43.50 FT TO THE W SIDE OF AN EXISTING GRAVEL RD; TH ALONG SD W SIDE OF GRAVEL RD N 6*24' E 21.98 FT; TH N 66*12' E 64 FT TO THE PT OF BEG CONT 0.11 AC M18-5 34-193 NWD484XWD244-297 JQC8 1944-53 IQC-8 M226-832-833 1381-972, 0.11 AC

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

Original Use: Residential
Current Use: Residential

*National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints:
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.
Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.
Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Crosswing type / Vernacular style

No. Stories: 1

Additions: none minor major (describe below) Alterations: none 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 tax cards from 1949 and 1958 note that there is no foundation. By 1968 the tax card mentioned a concrete foundation. The foundation is not visible in any of the photographs and therefore its existence or material cannot be verified.

Walls: The façade and side walls are clad in painted wooden drop or novelty siding. A rear wall visible in a 2006 photograph is unpainted weathered siding.

Roof: The gabled roof appears to be sheathed with asphalt shingles with metal flashing. The roof of the rear addition is snow-covered in the 2006 photograph and its material cannot be determined.

Windows/Doors: Windows visible in the 1995 and 2006 photographs appear to be sliders in openings that are horizontal or square. No doors are visible in any of the available photographs.

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 frame single-story crosswing type house had a rear addition and a foundation constructed at some point between 1958 and 1968. Windows were replaced at an unknown date. A frame two-car garage, built in 1931, is mentioned in the 1949, 1958 and 1968 tax cards but is not visible in any of the photographs. The changes are minor and do not affect the site's original historic character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house sits above the finished road grade with what appear to be railroad ties serving as steps. The lot has native grasses and large deciduous trees that obscure the view of the façade of the house in the 1995 and 2006 photographs. Dry-stacked stone walls are used to informally terrace the front yard and stone steps lead from the lower roadway up to the house. A small accessory building is located south of the main house; its date of construction is unknown. Also, the tax cards indicate a 2 car garage, but its existence is not verified. 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 (crosswing), 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, 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") is one of the earliest and one of the three most common house types built in Park City during the mining era.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1904¹

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. 1: Southwest oblique. Camera facing northeast, 2006.

Photo No. 2: West view of roof. Camera facing east, 2006.

Photo No. 3: Southwest oblique. Camera facing northeast, 2006.

Photo No. 4: Southwest oblique. Camera facing northeast, 1995.

Photo No. 4: Northwest oblique. Camera facing southeast, tax photo.

¹ Summit County Recorder

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

RE-APPRAISAL CARD X 428

Owner's Name Adams, Lizzie
 Owner's Address Park City PC 719
 Location N. 1/2 lot 10; all lot 11, Blk. 78, Millsite
 Kind of Building Tres Street No. _____
 Schedule 1 Class 3 Base Factor T3

NEW APPRAISAL BASE

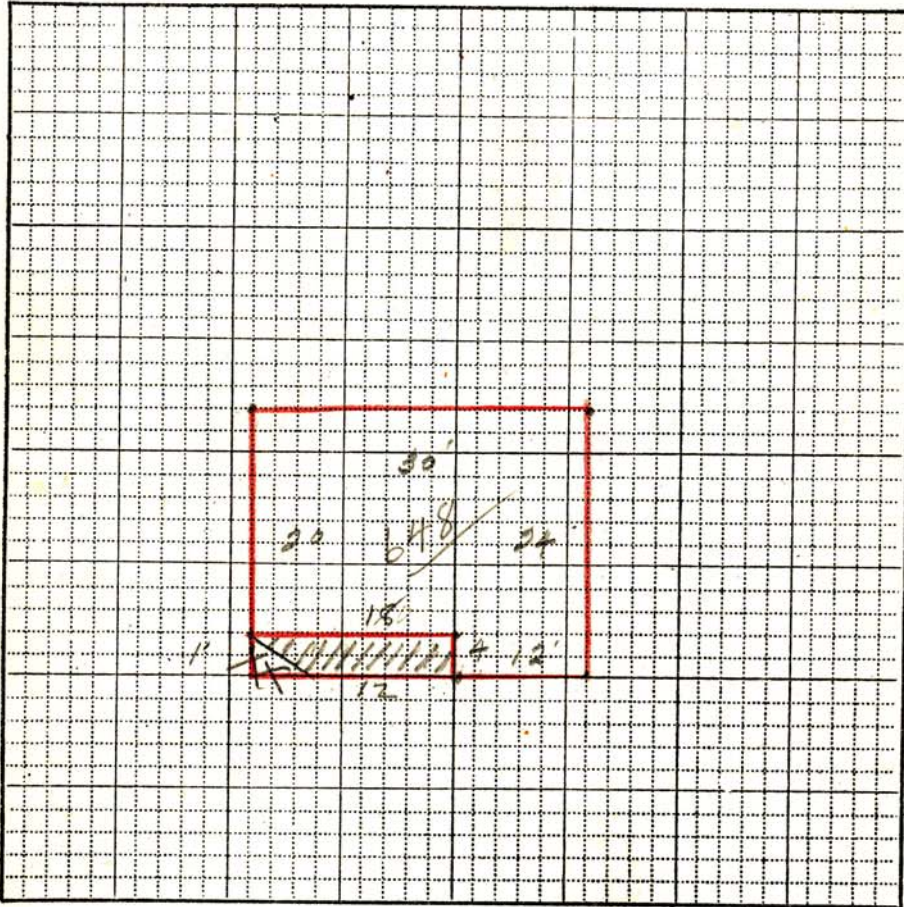
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		648	\$	\$ 1250
	x x			\$	
	x x			\$	
	x x			\$	

No. of Rooms 4 Condition Good

Description of Building	Add	Deduct	
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		108	
Ext. Walls <u>sdg</u>			
Roof—Type <u>gab</u> Mat. <u>shg</u>			
Dormers—Small _____ Med. _____ Lg. _____			
Bays—Small _____ Med. _____ Lg. _____			
Porches—Front <u>72 @ 70</u>	80		
Rear _____ @ _____			
Basement <u>T/1 x Cal</u> Floor <u>cone</u>	35		no
Attic—Rooms _____ Fin. _____ Unfin. _____			no
Plumbing—{ Class <u>1</u> Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____	280		ok
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____			yes
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____ Fir. <input checked="" type="checkbox"/> _____ Fir. <input checked="" type="checkbox"/> _____			
Cabinets <u>1</u> Mantels _____	40		1
Tile—{ Walls _____ Floors _____			
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____			
<u>bar lined - No studs</u>		140	na!
Total Additions and Deductions	405	248	1340
Net Addition or Deductions			\$ + 157

Age <u>45 Avg</u> Yrs. by _____	Est. Owner <input checked="" type="checkbox"/>	REPRODUCTION VALUE	
	Est. Tenant _____	Depreciation <u>58/42%</u>	\$ 1499
	Est. Neighbors _____	Reproduction Val. Minus Dep.	\$ 629
	Est. Records _____	Remodeling Inc. _____ %	
Remodeled _____	Est. Cost _____		
Garage—S 8-C <u>shg</u>			
Cars <u>2</u> Walls <u>shg</u>			
Roof <u>Tin</u> Size <u>16 x 18</u> Age <u>18</u>			
Floor <u>Det</u> Cost <u>100/46</u>		Depreciated Value Garage	\$ 46
Remarks _____		Total	\$ 675
		Obsolescence _____ %	
		Total Building Value	

Original Record _____ Appraised 10-14-49 19____
 Card No. _____ Year _____ By A



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		X				
		X				
		X				
		X				
		X				
		X				
		X				
		X				
		X				
		X				
		X				
		X				
		X				
		X				
		X				
		X				
		X				
		X				

Serial No. PC 719

Location Block 78 N 1/2 Lot 10 - all Lot 11.
 Kind of Bldg. RES St. No. 143 Nor Folk
 Class 3 Type 1 2 3 4. Cost \$ 1377 X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		648		\$ 1377
	x x				
	x x				

Gar.—Carport x Fr. Walls Cl.

Description of Buildings	Additions	
Foundation—Stone <u> </u> Conc. <u> </u> None <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Insulation—Floors <u> </u> Walls <u> </u> Clgs. <u> </u>		
Roof Type <u>Gable</u> Mtl. <u>Shg</u>		
Dormers—Small <u> </u> Med. <u> </u> Large <u> </u>		
Bays—Small <u> </u> Med. <u> </u> Large <u> </u>		
Porches—Front <u> </u> @ <u>80</u>	<u>48</u>	
Rear <u> </u> @ <u> </u>		
Porch <u> </u> @ <u> </u>		
Metal Awnings <u> </u> Mtl. Rail <u> </u>		
Basement Entr. <u> </u> @ <u> </u>		
Planters <u> </u> @ <u> </u>		
Cellar-Bsmt. — 1/4 1/2 3/4 Full <u> </u> Floor <u> </u>		
Bsmt. Apt. <u> </u> Rooms Fin. <u> </u> Unfin. <u> </u>		
Attic Rooms Fin. <u> </u> Unfin. <u> </u>		
Plumbing {	295	
		Class <u>1</u> Tub <u> </u> Trays <u> </u>
		Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
		Wtr. Sfr. <u> </u> Shr. St. <u> </u> O.T. <u> </u>
Dishwasher <u> </u> Garbage Disp. <u> </u>		
Built-in-Appliances <u> </u>		
Heat—Stove <input checked="" type="checkbox"/> H.A. <u> </u> Steam <u> </u> Stkr. <u> </u> Blr. <u> </u>		
Oil <u> </u> Gas <u> </u> Coal <input checked="" type="checkbox"/> Pipeless <u> </u> Radiant <u> </u>		
Air Cond. <u> </u>		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u> </u>		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u> </u> Other <u> </u>		
Cabinets <u>1</u> Mantels <u> </u>		
Tile—Walls <u> </u> Wainseot <u> </u> Floors <u> </u>		
Storm Sash—Wood D. <u> </u> S. <u> </u> ; Metal D. <u> </u> S. <u> </u>		

Total Additions 343

Year Built <u>1949-45</u>	Avg. Age <u>54</u>	Current Value	\$ <u>1720</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj.	% <u> </u>
		Bldg. Value	
Remodel Year <u> </u>	Est. Cost <u> </u>	Depr. Col. (1) 2 3 4 5 6 <u>33</u>	% <u> </u>
Garage—Class <u>1</u>	Depr. 2% <u>3%</u>	Carport—Factor <u> </u>	
Cars <u>2</u>	Floor <u>Dirt</u>	Walls <u>Shtg</u>	Roof <u>Tin</u> Doors <u>2</u>
Size— <u>16</u> x <u>18</u>	Age <u>1931</u>	Cost <u>153</u>	x <u>30</u> % <u>46</u>
Other <u> </u>			
Total Building Value			\$ <u> </u>

Appraised 5-8-58 By 1302

Owners Name _____
 Location Block 78 Ms N 1/2 lot 10 all 11
 Kind of Bldg. Res St. No. 143 Norfolk ave
 Class 3 Type 1 2 3 4 0 Cost \$ _____ X _____ %

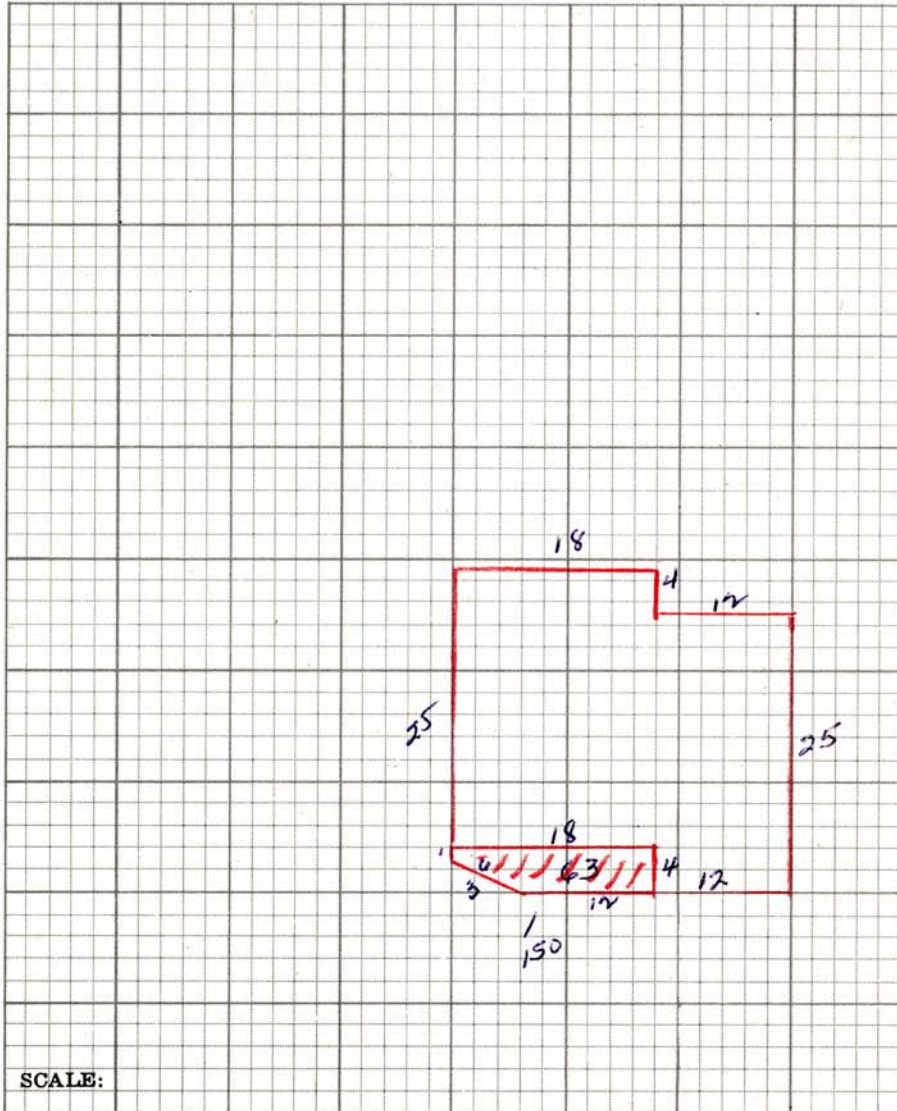
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	750		\$ 3525	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls <u>Siding</u>		
Roof Type <u>Gable</u> Mtl. <u>RR</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>63 @ 150</u>	<u>95</u>	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
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. _____	<u>550</u>
Heat—Stove _____ H.A. <u>FA</u> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	<u>329</u>	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____		
Cabinets _____ Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions			<u>974</u>
Year Built <u>1904</u>	Avg. <u>11913</u>	Replacement Cost	<u>4499</u>
<u>1964</u>	Age <u>2.</u>	Obsolescence	
Inf. by {	Owner - Tenant -	Adj. Bld. Value	
	Neighbor - Record - Est.	Conv. Factor	<u>x.47</u>
Replacement Cost—1940 Base			
Depreciation Column <u>2</u> 3 4 5 6			
1940 Base Cost, Less Depreciation			<u>20.0</u>
Total Value from reverse side <u>Gar (MIN)</u>			<u>69</u>
Total Building Value		\$	

Appraised ① 10-31 1968 By 1333 DEC 10 1968
 Appraised ② _____ 19 _____ By _____



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	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 1 Floor dirt Walls shly Roof tin Doors 2
 Size 16 x 18 Age 1931 Cost 277 x 47%
 1940 Base Cost _____ x 25 % Depr. _____

Total

REMARKS **Average Year of Construction Computation:**
 Year 1904 \$ 3815 = 85 % X 41 Year = 51.85
 Year 1964 \$ 684 = 15 % X 1 Year = .15
Average Year of Construction 1913 52.00

TC-541 (M-20) (URBAN LAND CARD)

Dorothy L Vrabel (M18-5) PC 719
 2716 So 10th East Blk 78 MR M34-193
 Salt Lake City, Ut NWD484 XWD244-
 84106 297 JQC8 1944-53

(Serial No.-Owner-Add.-Desc. of Property)

N $\frac{1}{2}$ Lot 11 & all lots 12 & 13 Blk 78 Mr
 Park City excepting that portion of
 Lots West of existing gravel road desc
 as beg at NE Cor Lot 13 Blk 78 MR to
 Park City & run th S23°38' E 50 ft; th

S 66°12' W 75 ft; th N 23°38' W 31.0
 ft to W side gravel rd; th alg sd W
 side rd N 6°24' E 21.98 ft; th N 66°
 12' E 64 ft to beg also a one roomed
 frame house with gr on Blk 78 Park City

		PARCEL NO.									
				FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	VALUE		
				372.5 X 75	1600	20#			750		
										TOTAL	750
										ASSESSED VALUE	150

PL 719

X-438





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