

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **William Campbell House**

Address: 164 Norfolk Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-407

Current Owner Name: Gary Bush

Parent Parcel(s):

Current Owner Address: PO Box 113, Park City, UT 84060-0113

Legal Description (include acreage): Lot 17 Block 32 Park City Survey; 0.04 acres.

## 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: 7/12/1984 - Mining Boom Era Residences Thematic District)  
This site no longer meets the criteria for listing in the National Register.

## 3 DOCUMENTATION

### Photos: Dates

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

### 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:

### Drawings and Plans

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

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Pyramid house

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:

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

- 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.):

Site: House located back from and below roadway.

Foundation: Not verified.

Walls: Drop siding

Roof: Pyramid roof form - metal.

Windows/Doors: Double-hung (paired and single), casements with large center pane flanked by narrower side lights.

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): The one-story frame pyramid house has been significantly altered by a large addition constructed to the side of the house. Based on a series of photographs--tax photo, 1983 and 1995--the house underwent significant, and generally incompatible, changes. A rehabilitation of the property between 1995 and 2006, restored some of the important historic elements to the house, but the overall scale of the addition is incompatible and diminishes the site's original character.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has been modified by the large side additions that step from the side of the house up to the finished road grade.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Important historic features were restored and effort was made to attach the additions in such a way as to minimize the loss of historic material, but much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

**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 Pyramid house is one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. However, the building has subsequently had major alterations and would no longer be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

**5 SIGNIFICANCE**

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1900

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.<sup>1</sup>

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:** West oblique. Camera facing east, 2006.

**Photo No. 2:** East oblique. Camera facing west, 2006.

**Photo No. 3:** Southwest elevation. Camera facing northeast, 2006.

**Photo No. 4:** South elevation. Camera facing north, 1995.

**Photo No. 5:** North elevation. Camera facing south, 1983.

**Photo No. 6:** North elevation. Camera facing south, tax photo.

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<sup>1</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.



**Structure/Site Information Form**

IDENTIFICATION 1

Street Address: 164 Norfolk UTM: 12 458130 4498750  
 Park City, Summit County, Utah  
 Name of Structure: William Campbell House T. R. S.  
 Present Owner: Mr. and Mrs. Richard Olsen  
 Owner Address: P.O. Box 563, Park City, Utah 84060  
 Year Built (Tax Record): Effective Age: Tax #: PC 407  
 Legal Description: Kind of Building:  
 Lot 17 Block 32, Park City Survey  
 Less than one acre.

STATUS/USE 2

Original Owner: probably William Campbell Construction Date: c. 1900 Demolition Date:  
 Original Use: Residence Present Use:  
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:  
 Excellent  Site  Unaltered  Significant  Not of the  National Landmark  District  
 Good  Ruins  Minor Alterations  Contributory Historic Period  National Register  Multi-Resource  
 Deteriorated  Major Alterations  Not Contributory  State Register  Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:  
 Views:  Front  Side  Rear  Other Views:  Front  Side  Rear  Other  
 Research Sources:  
 Abstract of Title  Sanborn Maps  Newspapers  U of U Library  
 Plat Records/Map  City Directories  Utah State Historical Society  BYU Library  
 Tax Card & Photo  Biographical Encyclopedias  Personal Interviews  USU Library  
 Building Permit  Obituary Index  LDS Church Archives  SLC Library  
 Sewer Permit  County & City Histories  LDS Genealogical Society  Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):  
 Park Record. January 30, 1925, p. 1. William Campbell obituary.  
 Olsen, Carolyn. Telephone interview, March 7, 1984, Park City, Utah.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House

## Description of physical appearance &amp; significant architectural features:

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

This house is a one story frame pyramid house with a pyramid roof. Typical of the pyramid house is the square form, the symmetrical facade with a door centered between windows, and the low pitch hip roof porch spanning the facade. The large, horizontal windows on each side of the door and on the east side of the house have been divided by mullions into three sections, a large central pane flanked by narrow side lights. The porch is supported by wooden piers which are topped by decorative brackets. A dormer projects from the north side of the roof. A major shed extension was added to the west side of the building, its roof intersecting with that of the main roof. There is a separate entrance off the front porch into that extension. It is unusual for a house to have a shed extension added to the side of a building in Park City. They were usually added to the rear, especially a major shed extension such as this one. In this case the side of the house was the logical location because the house is oriented in a north/south direction and its west side butts up against the hill. It is likely that part of the shed was and perhaps still is used to store coal or wood. In-period rear and side extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of the house because it documents the most

(See continuation sheet)

## Statement of Historical Significance:

Construction Date: c. 1900

Built c. 1900, the William Campbell House at 164 Norfolk is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, 11 are true pyramid houses and 17 are variants of the basic type. This house is one of the true pyramid houses. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. It appeared early on, but survived with variations longer than the other two types.

This house was built by at least 1900, as indicated by the Sanborn Insurance Maps, having probably been constructed by William Campbell soon after he purchased the property in April of 1900. The previous owners, Madonna and William J. Wilson, had owned the property since 1892, and it is possible that they built the house, although the appearance of the house more closely resembles houses constructed around 1900 rather than those built in the early 1890s. Nothing is known about the Wilsons.

William Campbell owned this house until 1917. He was born in Wales, Utah in 1860 and was involved in mining around the intermountain west all of his life. Soon after selling this house, he apparently moved to Salt Lake City, where he died in 1925. He was survived by his wife and three children.

164 Norfolk

Description continued :

common and acceptable method of expansion of the small Park City house. Except for the unobtrusive addition of the shed, the house has received no other exterior alterations, and therefore maintains its original integrity.











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