

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 823 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-139

Current Owner Name: MATSUMOTO KATHERINE

Parent Parcel(s):

Current Owner Address: PO BOX 951, PARK CITY, UT 84060-0951

Legal Description (include acreage): LOTS 5 & 6 BLK 14 SNYDERS ADDITION TO PARK CITY; ALSO BEG AT THE NE COR OF LOT 2 BLK 14 SNYDERS ADDITION TO PARK CITY & RUN TH S 54\*01' W 77.98 FT TO THE NW COR OF SD LOT 6; TH N 35\*59' W 3.00 FT; TH N 54\*01' E 77.91 FT; TH S 37\*21' E 3.00 FT TO THE PT OF BEG CONT 0.01 AC (LESS & EXCEPTING A PARCEL MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE NE COR OF LOT 4, BLK 14 SNYDERS ADDITION TO PARK CITY & RUN TH S 54\*01' W 79.17 FT TO THE NW COR OF SD LOT 4; TH N 35\*59' W 3.00 FT; TH N 54\*01' E 79.10 FT; TH S 37\*21' E 3.00 FT TO THE PT OF BEG BAL 0.09 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: c. 1960, 1995 & 2006
- 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: Cross-wing 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), # 1;  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:** No foundations were noted on the 1949 and 1958 tax cards. The 1968 tax card mentioned a concrete block 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 painted drop or novelty wooden siding.

**Roof:** The roof is a cross-gable form clad in composition shingles. A brick ridge-line chimney with a corbelled shaft is visible in the 2006 photographs.

**Windows/Doors:** The windows are two-over-two with a horizontal divider, double-hung with wooden sash. A central larger window is flanked by two narrow ones on the front gable-end elevation. A pair of one-over-one double-hung windows shares a decorative window header on the porch. Windows are covered with what appear to be external aluminum storm windows. The views of the entry door in the available photographs are obscured by reflections on the storm door.

**Improvements:** A 16' x 25' drop-sided unpainted barn, built in 1911, is noted on the 1949 tax card (but not on the 1968 tax card). It is set next to the road and has 1 ½ stories. It is visible in the 2006 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 house is a cross-wing with a shed-roofed front porch in its L that has decorative openwork metal roof supports. The side shed-roofed porch is enclosed. A 1 ½ story frame barn has unpainted drop-siding and is sited next to the street.

**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 a poured concrete retaining wall and concrete steps leading to the front porch. The yard is filled with native plants and grasses. 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. 1901<sup>1</sup>

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>2</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:** East elevation (primary façade). Camera facing west, 2006.

**Photo No. 2:** South elevation of accessory building. Camera facing north on Crescent Tram, 2006.

**Photo No. 3:** South elevation of accessory building. Camera facing north on Crescent Tram, 2006.

**Photo No. 4:** East elevation (primary façade). Camera facing west, 1995

**Photo No. 5:** Southwest oblique of accessory building. Camera facing northeast from Crescent Tram, 1995.

**Photo No. 6:** Southeast oblique Camera facing northwest, c. 1960.

<sup>1</sup> Summit County Recorder

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

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

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		1267	\$	\$ 3227
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition Good

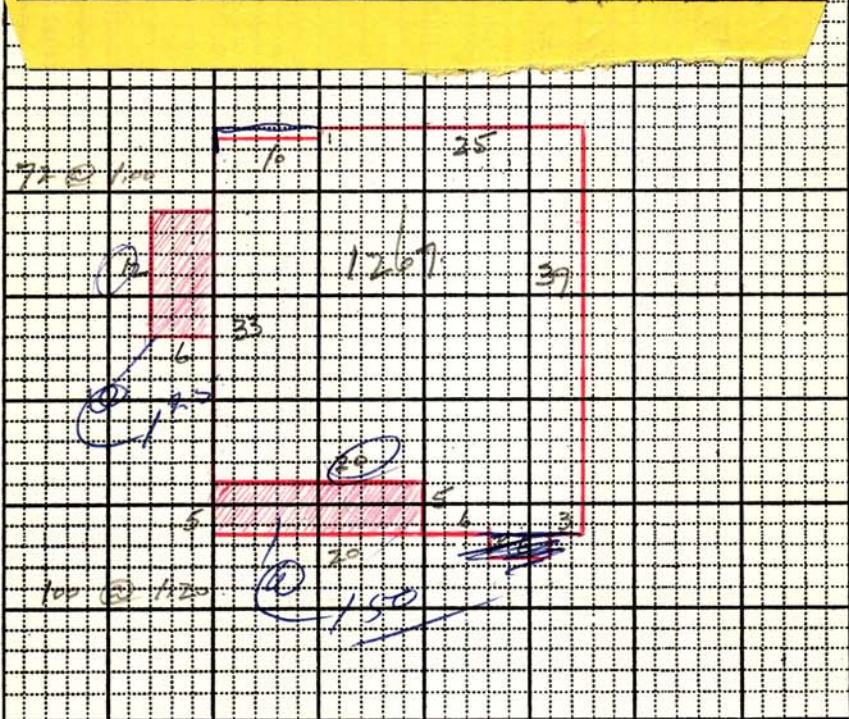
Description of Building	Add	Deduct
<u>6x2x1.15</u> Foundation—Stone Conc. None <input checked="" type="checkbox"/>		175
Ext. Walls <u>SIDING</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>GAB</u> Mat. <u>SHG</u>		
Dormers—Small Med. Lg. —		
Bays—Small Med. Lg. —		
Porches—Front <u>100 @ 1.20 120.</u>		
Rear <u>72 @ 1.00 72</u>		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		45
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.		
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. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/>		125
Cabinets <u>1</u> Mantels —		
Tile— { Walls Wainscot. Floors		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix.		
<u>HOOD LINED</u>		100 Val.
<b>Total Additions and Deductions</b>	192	445
<b>Net Additions or Deductions</b>	192	3227

AV Age <u>48</u> Yrs. by	<input checked="" type="checkbox"/> Est. Owner <input checked="" type="checkbox"/> Tenants <input checked="" type="checkbox"/> Neighbors <input checked="" type="checkbox"/> Records	<b>REPRODUCTION VALUE</b> Depr. <u>1-2-3-4-5-6</u> <u>61/39</u> % Reproduction Val. Minus Depr.	\$ <u>2974</u> \$ <u>1160</u>
Remodeled _____	Est. Cost _____	Remodeling Inc. _____ %	\$ _____
Garage—S <u>8</u> C _____	Depr. 2% 3% _____	Obsolescence _____	\$ _____
Cars _____	Walls _____	Out Bldgs. _____	\$ <u>125</u>
Roof _____	Size x Age _____	_____	\$ _____
Floor _____	Cost _____	Depreciated Value Garage _____	\$ _____
Remarks <u>AV. AGE RECORDED</u> <u>ON OLD CARD 40 YRS (1941)</u>	<b>Total Building Value</b>		\$ <u>1285</u>

Appraised Oct. 1949 By Cfo & AJ.

# RECORD OF ASSESSMENT OF IMPROVEMENTS

*Summit* COUNTY SERIAL NO. *SA 189 1338*  
 OWNER'S NAME *Mawhinney, Margaret M.*  
 OWNER'S ADDRESS *Park City*  
 LOCATION *Lots 5 & 6, BIK 14*  
*S.A.P.C.*



OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
<i>BARN SH6-506. LOFT.</i>	<i>38</i>	<i>x 16 x 25</i>	<i>400</i>	<i>1.25</i>	<i>500</i>	<i>125</i>
		<i>x</i>			<i>125</i>	
		<i>x</i>				
		<i>x</i>				
		<i>x</i>				
		<i>x</i>				
		<i>x</i>				
		<i>x</i>				
		<i>x</i>				
		<i>x</i>				
		<i>x</i>				
		<i>x</i>				
		<i>x</i>				
		<i>x</i>				
		<i>x</i>				
		<i>x</i>				
		<i>x</i>				
		<i>x</i>				
		<i>x</i>				
		<i>x</i>				

Serial No. SA 189

Location Block 14 JA lots - 546  
 Kind of Bldg. RES St. No. 823 Norfolk Ave  
 Class 1 Type 1 2 3 4 Cost \$ 2733 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1267		\$ 2733
	x x				
	x x				

Gar.—Carport — x — Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <input checked="" type="checkbox"/>	18
Ext. Walls <u>Siding</u>	41
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	59
Roof Type <u>Gable</u> Mtl. <u>Pat</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>100</u> @ <u>125</u>	125
Rear <u>72</u> @ <u>130</u>	94
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 { Class <u>10</u> Tub <u>1</u> Trays <u>—</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sftr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	350
Built-in-Appliances <u>—</u>	
Heat—Stove <u>—</u> H.A. <input checked="" type="checkbox"/> Steam <u>—</u> Stkr. <u>—</u> Blr. <input checked="" type="checkbox"/> Oil <input checked="" type="checkbox"/> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	281
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>1</u> S. <u>4</u>	
	850

Total Additions			850
Year Built <u>1921</u>	Avg. Age <u>59</u>	Current Value	\$ 3583
Owner - Tenant - Neighbor - Record - Est.		Commission Adj.	%
		Bldg. Value	
		Depr. Col. (1) 2 3 4 5 6 <u>30</u>	%
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Current Value Minus Depr.	\$ 1075
Garage—Class <u>—</u>	Depr. 2% 3%	Carport—Factor	
Cars <u>—</u>	Floor <input checked="" type="checkbox"/> Walls <u>—</u>	Roof <u>—</u> Doors <u>—</u>	
Size—x <u>—</u>	Age <u>—</u>	Cost <u>—</u> x <u>—</u> %	
Other <u>—</u>			
Total Building Value			\$

Appraised 4-25-58 1958 By 1302

Owners Name \_\_\_\_\_  
 Location BIK 14 SA 6T 5+6  
 Kind of Bldg. Res St. No. 823 NORFOLK Ave  
 Class. 3 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1090		\$ 4305	\$
	x x				
	x x				

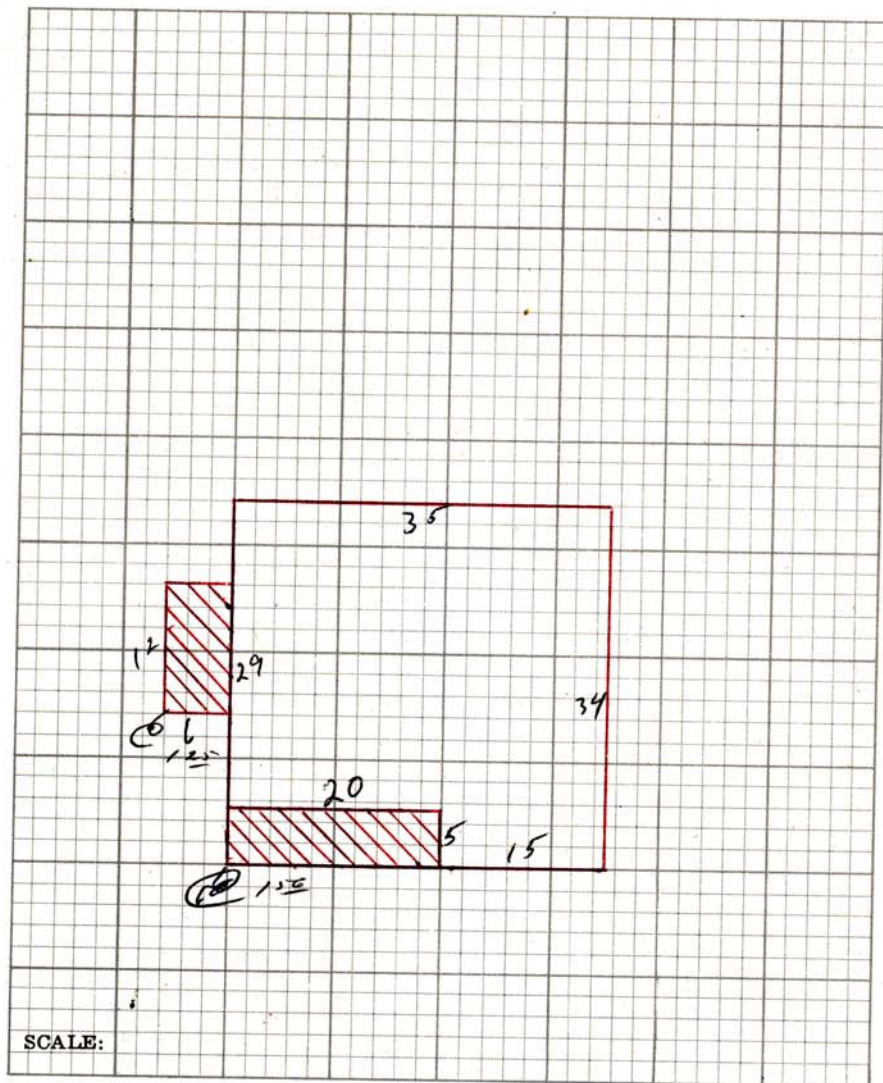
Att. Gar.—C.P.  Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>BIK</u> Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Sid (A)</u>		
Roof Type <u>Gab</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>100 @ 1.50</u>	<u>150</u>	
Rear <u>72 @ 1.25</u>	<u>90</u>	
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 2/3 3/4 Full _____ Floor <u>None</u>		
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. _____ FA <u>1</u> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	<u>404</u>	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>1 S. 4</u>	<u>130</u>	
Awnings — Metal _____ Fiberglass _____		

Reg 12-4-79  
 12-1-98  
 12-1-98

Total Additions			<u>1324</u>
Year Built <u>1901</u>	Avg. <u>1.1902</u>	Replacement Cost	<u>5629</u>
<u>1965</u>	Age <u>2</u>	Obsolescence	
Inf. by <u>Owner - Tenant -</u>		Adj. Bld. Value	
<u>Neighbor - Record - Est.</u>		Conv. Factor	x.47
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value \$ _____			

Appraised ① 12-6 19 68 By 1708 JAN 13 1969  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_ 1328



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 \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_  
 Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_  
 Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_  
 \_\_\_\_\_ 1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

**Average Year of Construction Computation:**  
 RE MARKS Year 1901 \$ 5499 = 98 % X 65 Year = 6370  
 Year 1965 \$ 130 = 2 % X Year = 02  
**Average Year of Construction 1902** 6372  
 2  
 66













