

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **Fred Larson House**

Address: 920 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-117

Current Owner Name: MAHONEY ENTERPRISES LP Parent Parcel(s):

Current Owner Address: 1193 N STATE ROAD 32, KAMAS, UT 84036-9713

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 10 BLOCK: 10 LOT: 27 PLAT: 0S 16 T 2S R 4E S1/2 LOT 27; ALL LOTS 28 & 29 & N1/2 LOT 30 BLK 10 SNYDERS ADDITION TO PARK CITY PWD-145 M26-210 M89-345 566-5881501-1702, 0.13AC

## 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.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage / 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), # \_\_\_\_\_.

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

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: Tax cards indicate no foundation.

Walls: Wood drop siding.

Roof: Cross-wing - standing seam metal material.

Windows/Doors: Single and paired double-hung sash type and multi-pane fixed casement windows in the projecting three-part bay.

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 house remains as it was described in the 1983 National Register nomination (see Structure/Site Form). The site has not been significantly altered and retains its historic design and 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 not been changed.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines 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, 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.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

**5 SIGNIFICANCE**

Architect:  Not Known  Known: (source: ) Date of Construction: c. 1892

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:** Southwest elevation. Camera facing northeast, 2006.

**Photo No. 2:** West oblique. Camera facing east, 1995.

**Photo No. 3:** South elevation. Camera facing north, 1983.

**Photo No. 4:** West oblique. Camera facing east, tax photo.

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<sup>1</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            |         | 892     | \$            | \$ 2487 |
| 1 1/2   | x x            |         | 406     | \$            | \$ 484  |
|         | FRAME x LEANTO |         | 272     | \$ .70        | \$ 190  |

No. of Rooms 4 & 28 Bath Condition GOOD 3161

| Description of Building   | Add | Deduct      |
|---|-----|-------------|
| Foundation—Stone Conc. None ✓   |     | 145         |
| 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>72 @ 1.00</u>  | 72  |             |
| Rear @  |     |             |
| Cellar—Basmt—1/4 1/2 3/4 full-floor <u>DIRT</u>   |     |             |
| Basement Apts.—Rooms Fin.   |     |             |
| Attic Rooms <u>1 1/2</u> Fin. <u>2</u> Unfin.   |     |             |
| Plumbing—{ Class <u>1</u> Tub <u>1</u> Trays <u>1</u><br>Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u><br>Urns <u>1</u> Ftns. <u>1</u> Shr. <u>1</u><br>Dishwasher <u>1</u> Garbage Disp. <u>1</u> |     | 35          |
| Heat—Stove <u>✓</u> H. A. <u>✓</u> Steam <u>✓</u> S. <u>✓</u> Blr. <u>✓</u><br>Oil <u>✓</u> Gas <u>✓</u> Coal <u>✓</u>  |     |             |
| Air Conditioned _____ Incinerators _____  |     |             |
| Radiant—Pipeless _____  |     |             |
| Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____<br>Fir. _____ Fir. _____<br>Conc. _____   |     |             |
| Cabinets <u>1</u> Mantels _____   |     | 125         |
| Tile—{ Walls _____ Wainscot. _____<br>Floors _____  |     |             |
| Lighting—Lamp _____ Drops <u>✓</u> Fix. _____   |     |             |
| <u>LUMBER LINED.</u>  |     | 100. Field. |
| Total Additions and Deductions  | 72  | 405 3161    |
| Net Additions or Deductions   | 72  | -333        |

AV 54 Yrs. by { Est. Owner ✓ REPRODUCTION VALUE \$ 2828  
Tenants  
Neighbors  
Records  
Depr. 1-2-3-4-5-6 67/33 % \$  
Reproduction Val. Minus Depr. \$ 933

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$  
Garage—S 8 C \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_ Obsolescence \_\_\_\_\_ \$  
Cars \_\_\_\_\_ Walls \_\_\_\_\_ Out Bldgs. \_\_\_\_\_ \$  
Roof \_\_\_\_\_ Size x Age \_\_\_\_\_ \$  
Floor \_\_\_\_\_ Cost \_\_\_\_\_ Depreciated Value Garage \_\_\_\_\_ \$

Remarks \_\_\_\_\_ Total Building Value \_\_\_\_\_ \$

Appraised Oct. 194 9 Ey C. A. J.



STAIRS

Location Block 10 SA - S<sup>1</sup>/<sub>2</sub> lot 27 - All lots 28+29 - N<sup>1</sup>/<sub>2</sub> 30.  
 Kind of Bldg. RES St. No. 920 Norfolk  
 Class 4 Type 1 2 3 4 Cost \$ 2758 X — %

| Stories      | Dimensions |          | Cu. Ft.     | Sq. Ft.    | Factor | Totals         |
|--------------|------------|----------|-------------|------------|--------|----------------|
| <u>1</u>     | <u>x</u>   | <u>x</u> | <u>2146</u> | <u>892</u> |        | \$ <u>2758</u> |
| <u>1 1/2</u> | <u>x</u>   | <u>x</u> | <u>612</u>  | <u>406</u> |        |                |
|              | <u>x</u>   | <u>x</u> |             |            |        |                |

Gar.—Carport — x — Flr. — 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>—</u>  |   |
| Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>   |   |
| Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>  |   |
| Porches—Front <u>72</u> @ <u>100</u> <u>72</u>  |   |
| Rear <u>16x17</u> <u>272</u> @ <u>.80</u> <u>218</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 1/3 1/2 2/3 3/4 Full <u>—</u> Floor <u>Paint</u> <u>70</u>   |   |
| Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>   |   |
| Attic Rooms Fin. <u>2</u> Unfin. <u>—</u>   |   |
| Plumbing {  | Class <u>1</u> Tub <u>1</u> Trays <u>—</u>              |
|   | Basin <u>—</u> Sink <u>2</u> Toilet <u>1</u> <u>275</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. <input checked="" type="checkbox"/> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u> |   |
| Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal <u>—</u> 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> Wainscot <u>—</u> Floors <u>—</u>   |   |
| Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>1</u> S. <u>—</u> <u>30</u>   |   |
| Total Additions <u>665</u>  |   |

|   |                                      |                |
|---|--------------------------------------|----------------|
| Year Built <u>—</u> Avg. <u>63</u>  | Reproduction Value                   | \$ <u>3423</u> |
| Avg Age <u>1949</u> <u>54</u> Age <u>—</u>                                  | Obsol. or Rem.                       | % <u>—</u>     |
| Inf. by { Owner - Tenant -  | Bldg. Value                          |                |
| { Neighbor - Record - Est.  | Depr. Col. (1) 2 3 4 5 6 <u>30</u> % |                |
| Remodel Year <u>—</u> Est. Cost <u>—</u>                                    | Repr. Val. Minus Depr.               | \$ <u>1027</u> |
| Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport <u>—</u> Factor <u>—</u> |                                      |                |
| Cars <u>—</u> Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>    |                                      |                |
| Size— <u>x</u> <u>—</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %             |                                      |                |
| Other <u>—</u>  |                                      |                |
| Total Building Value  |                                      | \$ <u>—</u>    |

Appraised 4-25-58 1958 By 1302

5A 117  
Serial Number

.....OF.....  
Card Number

Owners Name WJ Neil  
 Location St lot 37 ad lot 28-29 1/2 lot 30 Bk 10 Sd.  
 Kind of Bldg. Rwd St. No. 920 No Norfolk Ave  
 Class. 3 Type 1 2 3 4 Cost \$ 4019 1101 X 102.3

| Stories | Dimensions | Sq. Ft. | Factor | Totals  | Totals |
|---------|------------|---------|--------|---------|--------|
| 1       | x x        | 892     |        | \$ 4111 | \$     |
| 1 1/2   | x x        | 406     |        | 1126    |        |
|         | x x        |         |        |         |        |

Att. Gar. — C.P. — x — Fir. — Walls — Cl. —

| Description of Buildings | Additions | Additions |
|--------------------------|-----------|-----------|
|--------------------------|-----------|-----------|

Foundation—Stone \_\_\_\_\_ Conc. \_\_\_\_\_ Sills (8)  
 Ext. Walls asphalt shingles  
 Roof Type Gable Mtl. Pat  
 Dormers—Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_  
 Bays—Small \_\_\_\_\_ Med \_\_\_\_\_ Large \_\_\_\_\_  
 Porches—Front 4x18 72 @ 125 90  
 Rear 16x17 272 @ 200 544  
 Porch \_\_\_\_\_ @ \_\_\_\_\_  
 Planters \_\_\_\_\_ @ 18' 200 36  
 Ext. Base. Entry \_\_\_\_\_ @ \_\_\_\_\_  
 Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full \_\_\_\_\_ Floor 160 Fiber  
 Bsmt. Gar. \_\_\_\_\_  
 Basement-Apt. \_\_\_\_\_ Rms. \_\_\_\_\_ Fin. Rms. \_\_\_\_\_  
 Attic Rooms Fin. \_\_\_\_\_ Unfin. \_\_\_\_\_  
 Plumbing { Class 1 Tub 1 Trays \_\_\_\_\_  
 Basin \_\_\_\_\_ Sink \_\_\_\_\_ Toilet \_\_\_\_\_  
 Wtr. Sfr. \_\_\_\_\_ Shr. St. \_\_\_\_\_ O.T. \_\_\_\_\_  
 Dishwasher \_\_\_\_\_ Garbage Disp. 460  
 Heat—Stove \_\_\_\_\_ H.A. (FA) HW \_\_\_\_\_ Stkr \_\_\_\_\_ Elec. 360  
 Oil (Gas) Coal \_\_\_\_\_ Pipeless \_\_\_\_\_ Radiant 160  
 Air Cond. — Full \_\_\_\_\_ Zone \_\_\_\_\_  
 Finish—Fir. ✓ Hd. Wd. \_\_\_\_\_ Panel \_\_\_\_\_  
 Floor—Fir. ✓ Hd. Wd \_\_\_\_\_ Other \_\_\_\_\_  
 Cabinets ✓ Mantels \_\_\_\_\_  
 Tile—Walls \_\_\_\_\_ Wainscot \_\_\_\_\_ Floors \_\_\_\_\_  
 Storm Sash—Wood D. \_\_\_\_\_ S. \_\_\_\_\_; Metal D. 1 1/2 S. 30  
 Awnings — Metal \_\_\_\_\_ Fiberglass \_\_\_\_\_

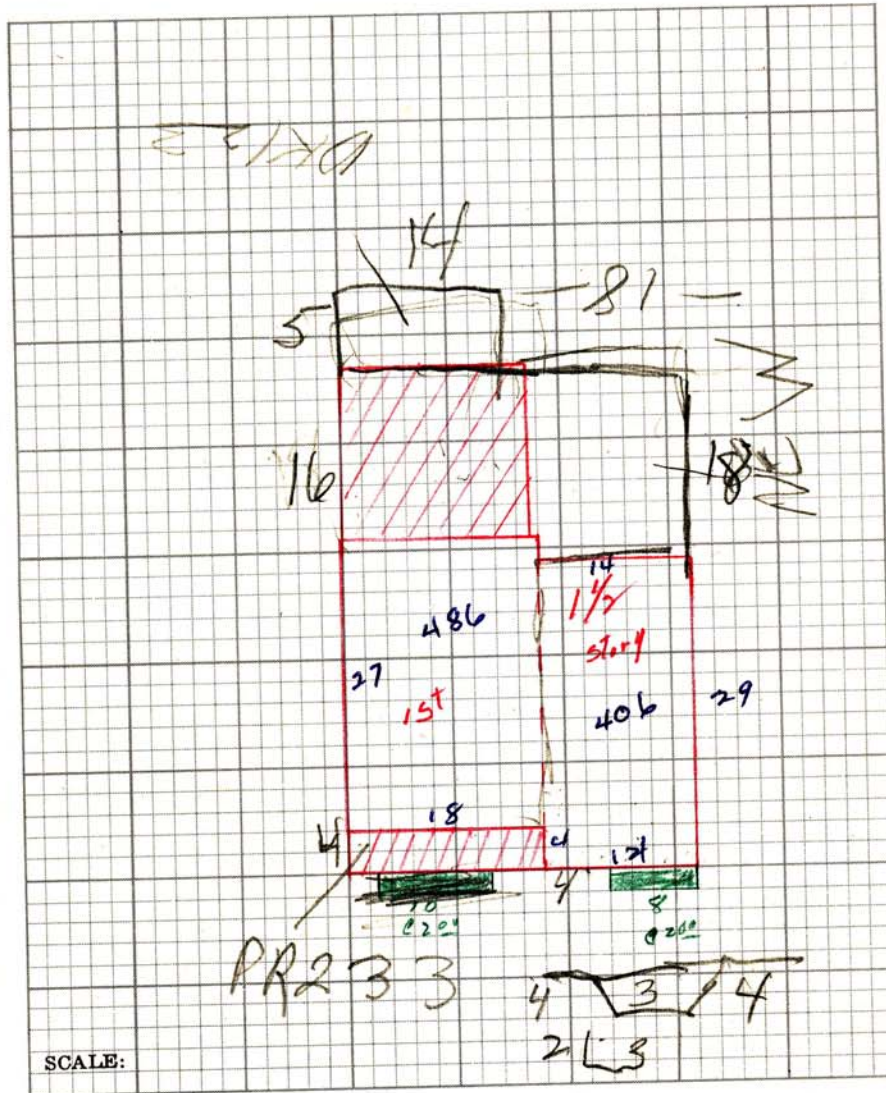
*Handwritten note:*  
 Dec 11-28-1968  
 12-28-68

Total Additions 1840

|                            |                          |                              |
|----------------------------|--------------------------|------------------------------|
| Year Built <u>1895</u>     | Avg. <u>1902</u>         | Replacement Cost <u>7077</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 2 3 4 5 6  
 1940 Base Cost, Less Depreciation  
 Total Value from reverse side

Total Building Value \$ 1328 **DEC 18 1968**  
 Appraised ① 12-4 1328 By 1333  
 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 \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_  
 Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_  
 Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_  
 \_\_\_\_\_ 1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

**Average Year of Construction Computation:**  
 Year 1895 6340 = 90% x 70 Year = 63  
 Year 1964 736 = 10% x 1 Year = 10  
**Average Year of Construction 1902** 6310  
 3  
 66



SA 117

X-304



Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 920 Norfolk UTM: 12 457720 4499590  
 Name of Structure: Fred Larson House T. R. S.  
 Present Owner: Michael S. Crowley  
 Owner Address: 105 Macgregor Drive, Stamford, CT 06902  
 Year Built (Tax Record): Effective Age: Tax #: SA 117  
 Legal Description: Kind of Building:

South half Lot 27; All Lots 28 and 29 and North half Lot 30 Block 10, Snyder's Addition.  
 Less than one acre.

USAGE 2

Original Owner: Fred Larson Construction Date: 1892 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.):

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage by Addition

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

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

This is a frame house with a T plan that was probably built in two sections. It consists of a one story section oriented broad side to the street with a porch spanning the west side. A one and one half story cross-wing is attached perpendicular to the one story section, oriented gable end to the street. The one story section is the stem-wing of the T plan house. Because of the disparity in the sizes of the two sections, it is plausible that they were not built as a single unit. In the history of Utah architecture and in Park City building, it was a common practice to enlarge a small house by adding a cross-wing to one end, effectively converting a hall and parlor house into a T/L cottage by addition. Cross-wings in Park City generally are single story sections. Although not common in Park City the practice of attaching a sizeable cross-wing to a small house was common throughout Utah. The one story section was probably built first, and when funds allowed, and/or more space was required, the one and one half story section was added. Both sections of the house were built of identical drop siding, and the windows of both sections are the long, narrow double hung sash type. Within the last six years the house was remodeled and restored to nearly its original appearance. It had been covered with asbestos siding and the original porch had been replaced by metal porch piers. The siding was removed and a porch was built (See continuation sheet)

## Statement of Historical Significance:

Construction Date: c. 1892

Built in 1892, the Fred Larson House at 920 Norfolk is architecturally significant as one of about 34 extant T/L cottages by addition in Park City, 11 of which are included in this nomination. The T/L cottage was one of three popular Park City house forms that was built in the late nineteenth century. T/L cottages by addition make up 9% of the total number of in-period buildings in Park City, and represent 30% of the total number of houses with T/L plans. The T/L cottage resulted from the addition of a cross-wing to an existing hall and parlor house, and is significant because it documents the most common major method of expanding a small mining town cottage.

This house was built between 1889 and 1900, according to the Sanborn Insurance Maps, having been constructed in 1892 for Fred Larson. A lien was placed on this property in July of 1892 by Kidder & Bro. Lumber Company because of nonpayment by Fred Larson for materials which they had furnished for the construction of his house.<sup>1</sup> The house was completed on July 14, 1892.<sup>2</sup> Nothing is known about Fred Larson, who owned this house until 1903. He apparently rented it out for at least a few years of his ownership, since he was not listed in the 1900 census records as a resident of a house on Norfolk Avenue.

Other owners of the house include W.W. Armstrong, who bought the house in 1903, Floyd Dewey Williams, who owned it during the 1910s, Benjamin Williams (1919-c.1924), Rex B. Walton (1924-27), and William J. and Ellen Neil (1927-63).

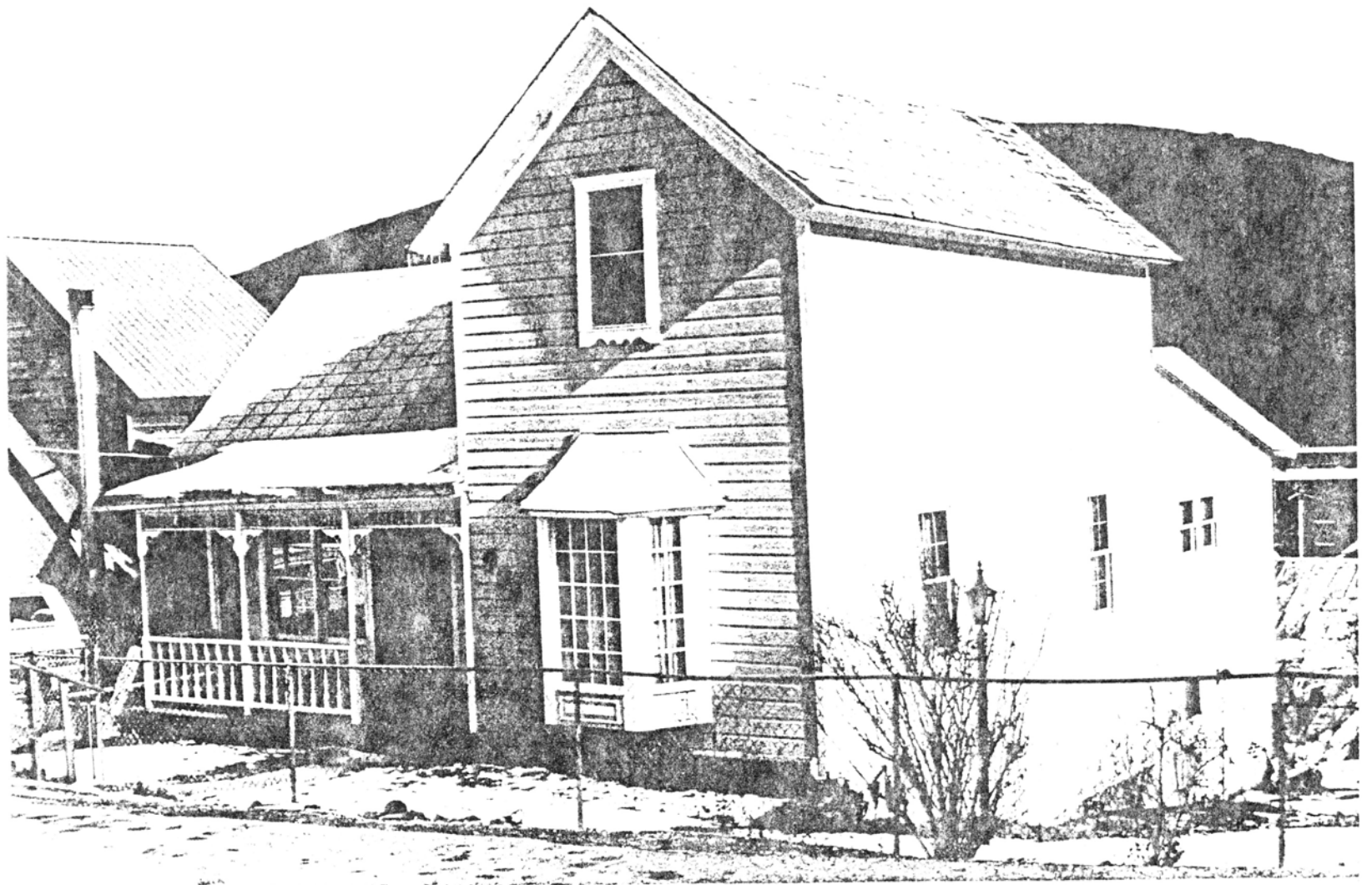
<sup>1</sup>Summit County Records, Lien Book "A" page 85.

<sup>2</sup>Ibid.

920 Norfolk

Description continued:

which approximates the design of porches that were built at the time that this house was constructed. The three part bay on the cross-wing is not original, and was probably added when the other changes were made. There is a single window centered over the bay on the cross-wing, and a door is flanked by a pair of double hung sash windows on the stem-wing. The stem-wing appears to be two rooms deep, and has a salt box type roof which slopes off gradually to the rear. A shed extension was also added to the rear of the house within the last six years. This type of alteration was common in the original building period, and though it is a recent alteration, it complements the building in scale and materials. The curvilinear molding at the lower edge of many of the windows was also added at the time of the remodeling, but it could be removed easily and is relatively unobtrusive. This house is in excellent condition. It appears on the 1900 Sanborn Insurance Map in its present form, therefore if it was built in two sections, the addition was made prior to 1900. It probably does not maintain its original integrity, but it does maintain the integrity it had achieved by 1900.





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