HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 955 NORFOLK AVE

City, County: Park City, Summit County, Utah

AKA:

Tax Number: SA-158

Current Owner Name: MACKENZIE LIMITED PARTNERSHIP NO 1 LTD Parent Parcel(s):

Current Owner Address: 120 E 61ST ST, NEW YORK, NY 10021-8102

Legal Description (include acreage): LOTS 13 & 14 BLK 15 SNYDERS ADDITION TO PARK CITY, 0.09AC

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 *National Register of	<u>Reconstruction</u> Date: Permit #: □ Full □ Partial Historic Places: □ ineligi	<u>Use</u> Original Use: Residential Current Use: Residential ble ☑ eligible		
	*National Register of Historic Places: □ ineligible				
3 DOCUMENTATION					
 <u>Photos: Dates</u> ☑ tax photo: ☑ prints: □ historic: c. <u>Drawings and Plans</u> □ measured floor plans □ site sketch map □ Historic American Bldg. Sur □ original plans: □ other: 	□ abstract o □ tax card □ original bu □ sewer per ☑ Sanborn M □ obituary ir □ city directo vey □ census re	f title nilding permit mit Aaps ndex pries/gazetteers cords cal encyclopedias	 consulted, whether useful or not) ☑ 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: Pyramid (foursquare) type / Vernacular style No	o. Stories: 1	I
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Additions: Inone I minor I major (describe below) Alterations: I none I minor I 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.):

Describe the 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 wooden drop/novelty siding.

Roof: The corbelled central brick chimney as seen in the 1949 tax photo has been removed. A wall chimney is visible on a side wall in the 1995 and 2006 photographs. The roof is sheathed in standing seam metal roofing materials.

WindowsDoors: The two symmetrically placed façade windows have large single fixed panes with what appear to be vinyl decorative muntins. The dormer has a pair of one-over-one double-hung windows in a single opening. The main entry door is a wooden frame-and-panel door with a single large light and appears to be original.

Essential Historical Form: ☑ Retains □ Does Not Retain, due to:

Location: I Original Location I 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 house is a single-story frame pyramid or foursquare type with a hipped roof and a gabled roof dormer. The openings on the façade are symmetrical with a central door and two flanking windows. The open porch has a shed roof with turned supports and wooden railing with simple balusters. Scroll-cut brackets on the corners remain but the brackets on the porch supports seen in the tax photo have been removed as was the spindlework porch detailing.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The building lot slopes up from the finished road grade about five feet to the house. A rough-cut stone retaining wall set in irregular courses runs along the sidewalk, parallel to the street. 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 (pyramid or foursquare), 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 Pyramid house is 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.	1900 ¹
Builder: 🗹 Not Known	□ Known:	(source:)		

¹ Summit County Recorder.

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: East elevation (primary façade).	Camera facing west, 2006.
Photo No. 2: East elevation (primary façade).	Camera facing west, 1995.
Photo No. 3: East elevation (primary façade).	Camera facing west, tax photo.

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





