

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1002 Norfolk Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: VM-1

Current Owner Name: Michael Patrick Van Oordt

Parent Parcel(s): SA-97

Current Owner Address: PO Box 681101, Park City, Utah 84068-1101

Legal Description (include acreage): Lot 1 Van Oordt/McNulty Subdivision cont 0.09 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:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints: 1995, 2006 & 2007
 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: Other residential type / Early 21st century: other style No. Stories: 2

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.):

Foundation: The 2006 foundation is presumably concrete.

Walls: Available photographs (2006) do not show the final exterior wall cladding, but the original portion of the house is clad in a non-beveled (drop or novelty) wood siding.

Roof: Available photographs (2006) do not show the final roof sheathing, but the original portion of the house is sheathed in asphalt shingles.

Windows/Doors: Available photographs (2006) do not show the final window configurations, doors or materials.

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 initial single-story drop-sided frame cross-wing was raised in 2006 and another story built below and to the side of it.

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 down steeply from 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.): The physical evidence from the period that defines the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have 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 cross-wing was a common house type built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

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.¹

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: Northwest oblique during construction. Camera facing southeast, 2007.

Photo No. 2: Northwest oblique during construction. Camera facing southeast, 2007.

Photo No. 3: Northwest oblique during construction. Camera facing southeast, 2006.

Photo No. 4: West elevation (primary façade for address. But not structure). Camera facing east, 1995.

Photo No. 5: Southwest oblique. Camera facing northeast, tax photo.

¹ 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
<u>1</u>	<u>x x</u>		<u>844</u>	<u>\$ -</u>	<u>\$ 2396</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

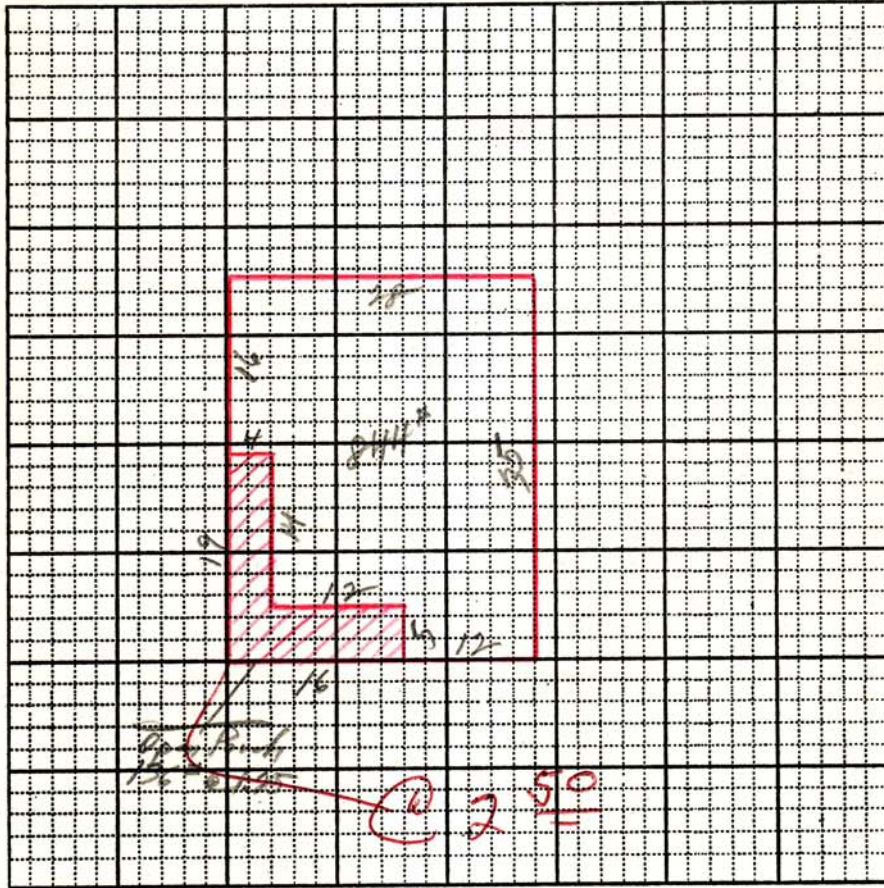
No. of Rooms 6 Condition Good

Description of Building	Add	Deduct
Foundation—Stone <u>176' @ 1.15</u> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>		<u>145</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gob.</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>136' @ 1.25</u>	<u>170</u>	
Rear _____ @ _____		
Cellar— <u>Basm't</u> <u>2 Pkts Cellar</u> <u>1/4 1/8 1/2 3/8 3/4</u> full-floor	<u>75</u>	<u>74</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— { Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <u>H. A.</u> <u>Gas</u> Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____	<u>204</u>	
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. _____		
Cabinets <u>1</u> Mantels _____		<u>120</u>
Tile— { Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops _____ Fix. _____ <u>Wald-lined - 6 @ 30"</u>		<u>120</u>
Total Additions and Deductions	<u>449</u>	<u>390</u>
Net Additions or Deductions	<u>-390</u>	<u>2396</u>

Ave Age 28 Yrs. by { Est. Owner REPRODUCTION VALUE \$ 2455
 { Tenant Depr. 1-2-3-4-5-6 11/59 % \$ _____
 { Neighbors Reproduction Val. Minus Depr. \$ 1448
 { Records

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 10/27 1949 By CAO & AT



OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

2A97

Location Block 9. W 1/2 Lots 29-30-31+32
 Kind of Bldg. RES St. No. 1002 Norfolk Ave
 Class 4 Type 1 2 3 4 Cost \$ 2063 X 100%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
	x x		844		\$ 2063
	x x				
	x x				

Gar.—Carpport x Flr. — Walls — Cl. —

Description of Buildings		Additions
Foundation—Stone <u>—</u> Conc. <u>✓</u> None <u>✓</u>		
Ext. Walls <u>Siding</u>		
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>		
Roof Type <u>Gable</u> Mtl. <u>slat</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> Rear <u>—</u>	136' @ 125'	170
Porch <u>—</u>		
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>		
Basement Entr. <u>—</u>		
Planters <u>—</u>		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full <u>—</u> Floor <u>—</u>		393
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Plumbing { Class <u>2</u> Tub <u>1</u> Trays <u>—</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sft. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>		410
Built-in-Appliances <u>—</u>		
Heat—Stove <u>—</u> H.A. <u>✓</u> Steam <u>—</u> Stkr <u>—</u> Blr. <u>✓</u> Oil <u>—</u> Gas <u>—</u> Coal <u>✓</u> Pipeless <u>—</u> Radiant <u>—</u>		376
Air Cond. <u>—</u>		
Finish—Fir <u>✓</u> Hd. Wd. <u>—</u>		
Floor—Fir <u>✓</u> 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>✓</u> S. <u>—</u>		
<u>BASEMENT STORAGE</u>		80
<u>1-CAR</u>		
Total Additions		1429

Year Built <u>—</u> Avg. Age <u>37</u>	Reproduction Value	\$ 3492
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>	Obsol. or Rem.	%
Remodel Year <u>—</u> Est. Cost <u>—</u>	Bldg. Value	
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport—Factor <u>—</u>	Depr. Col. 1 2 3 4 5 6 <u>50</u> %	
Cars <u>—</u> Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>	Repr. Val. Minus Depr.	\$ 1746
Size—x <u>—</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %		
Other <u>—</u>		
Total Building Value		\$ 5837

Appraised 4-22-1958 By 1302

SA 97
Serial Number

OF
Card Number

Owners Name _____
 Location Park City
 Kind of Bldg. Res St. No. 1002 Norfolk Ave
 Class 4 Type 1 2 3 4. Cost \$ 4743 x100%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	844	562	\$ 4743	\$
	x x				
	x x				

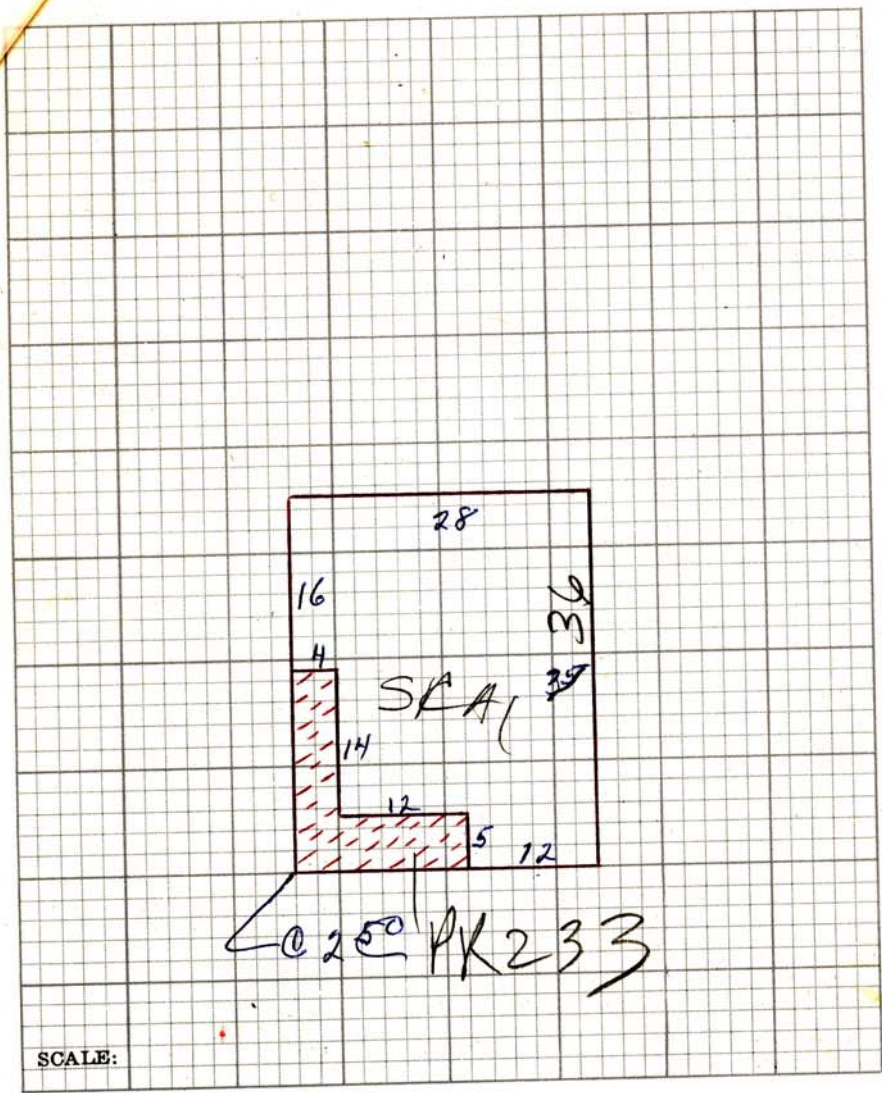
Att. Gar.—C.P. _____ x _____ Flr. _____ Walls _____ Cl. _____

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>Flg</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>136</u> @ <u>250</u>	340	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor <u>low</u>	514	
Bsmt. Gar. <u>1 CAR</u>	180	
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>2</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. _____	650
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	350	
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd. _____ Other _____		
Cabinets <input checked="" type="checkbox"/> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. _____	120	
Awnings — Metal _____ Fiberglass _____		

Rec app 11-26-79

Total Additions		5154
Year Built <u>1921</u>	Avg. 1.	Replacement Cost <u>6897</u>
	Age 2.	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 10-22 19 68 By 1581 EYN 1328
 Appraised ② _____ 19 _____ By _____ NOV 7 - 1968



SCALE:

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. _____

Total _____

REMARKS _____



SA 97

1002







