HISTORIC SITE FORM - HISTORIC SITES INVENTORY
PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: Ephraim D. Sutton-William D. Sutton House
Address: 713 Norfolk Avenue
City, County: Park City, Summit County, Utah
Current Owner Name: Richard & Shelley Kuhle
Current Owner Address: 6326 North 38th Street, Paradise Valley, AZ 85253

Legal Description (include acreage): 0.15 acres, Lot 1 Kuhle Subdivision.

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:

Use
Original Use: Residential
Current Use: Commercial


Tax Number: KUHLE-1

3 DOCUMENTATION

Photos: Dates
☑ tax photo: c. 1940
☐ historic:

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.


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Other Residential type
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: Concrete.
Walls: Drop siding.
Roof: Gable and gambrel roof forms sheathed in wooden shingles.
Windows/Doors: Double-hung sash (single, paired & ribbon), large fixed casement with fixed transom

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 site has been altered, but as noted in the National Register nomination form some of the major alterations were made during the historic period, specifically between 1900 and 1907. A large addition was constructed on the north side of the house after 1983 when the site was listed on the National Register of Historic Places. The changes—the most recent additions—are significant and diminish 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 altered by the new additions to the north. The tax cards and photos indicate a second dwelling located to the rear of the main building. It existence was not verified.

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 restrained ornamentation, and the plain finishes.

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. A large evergreen tree obscures the newer additions when viewed from the primary public right-of-way, but the extent of the additions diminishes the historic character.

Association (Describe the link between the important historic era or person and the property.): The original T/L cottage, expanded between 1900 and 1907 into a two-story frame mansion, shows a unique example of how modest cottages were expanded during the mining era to accommodate changing needs.

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. 1889¹

¹ According to the National Register nomination.
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. Camera facing west, 2006.
- **Photo No. 2**: East elevation. Camera facing west, 1995.
- **Photo No. 3**: Northeast oblique. Camera facing southwest, 1983.
- **Photo No. 4**: Northeast oblique. Camera facing southwest, c. 1960.
- **Photo No. 5**: Rear house, tax photo.

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² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
Serial Number: 220
Card Number: 26

Owners Name: Ralph Hurley
Location: Park City
Kind of Bid: 4
Street No.: 713
Norfolk Ave
Class: Type 16.5.4 - Cost $-

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
<th>Totals</th>
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<td>324</td>
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Att. Gar. - C.P. - x Flr. - Walls - Cl.

Description of Buildings

<table>
<thead>
<tr>
<th>Foundation</th>
<th>Conc.</th>
<th>Sills</th>
</tr>
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<tbody>
<tr>
<td>Ext. Walls</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof Type</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dormers</td>
<td>Small</td>
<td>Med.</td>
</tr>
<tr>
<td>Bays</td>
<td>Small</td>
<td>Med.</td>
</tr>
<tr>
<td>Porches</td>
<td>Front</td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Porch</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planters</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ext. Base Entry</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cellar-Basmt.</td>
<td>½ ⅛ ½ ⅛ % Full.</td>
<td>Floor 40 T</td>
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</table>

Bsmnt. Gar.

Attic Rooms Fin. - No - Unfin.

Plumbing

<table>
<thead>
<tr>
<th>Class</th>
<th>Tub.</th>
<th>Trays</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basin</td>
<td>Sink</td>
<td>Toilet</td>
</tr>
<tr>
<td>Wtr. Sfrt.</td>
<td>Shr. St.</td>
<td>O.T.</td>
</tr>
<tr>
<td>Dishwasher</td>
<td></td>
<td>Garbage Disp.</td>
</tr>
</tbody>
</table>

Oil - Gas - Coal - Pipeless - Radiant

Air Cond. - Full - Zone

Finish - Flr. - Hd. Wd. - Panel
Floor - Flr. - Hd. Wd. - Other
Cabinets - Mantels

Tile - Walls - Wainscot - Floors
Storm Sash - Wood D. - S. - Metal D. - S.
Awnings - Metal - Fiberglass


Total Additions

Year Built: 1921
Replacement Cost: 3944

Inf. by

Owner - Tenant - Neighbor - Record - Est. - Adj. Bld. Value - Conv. Factor - x.47

Replacement Cost - 1940 Base

Depreciation Column: 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value: $2799

Appraised: 3-12-72
Appraised: 12-22-72
<table>
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<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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<td>.47</td>
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</table>

Garage — Class Depr. 2% 3%

Cars Floor Walls Roof Doors

Size x Age Cost x 47% % Depr.

1940 Base Cost x % Depr.

Total

REMARKS

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
Robert Earl Burns Nelson  PC-320
P O Box 1820     WofB26 NWD367
Ogden, Ut       IQC647-648 5AM1
84402          W31-362M51-717

Being part of Blk. 26 West of Park
City Survey, sd hub point being E.
2595.40 ft m/l & S. 53.0 ft m/l from
NW cor. SW 1/4 Sec 16 T2SR4E, SLEM, sd
pt. being on S;ly line public footpath

run th. S. 06°07' E. 4.64 ft; S. 26°
30' E. 58.02 ft alg. E side concrete
wall; th S. 56°58'34" E. 14.67 ft; th
S. 29°28'34" E. 14.33 ft to turning
point; th S. 63°20' W. 17.4 ft: N.

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<table>
<thead>
<tr>
<th>FRONTAGE</th>
<th>AREA</th>
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<table>
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<tr>
<th>DEPTH</th>
<th>RATE</th>
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<table>
<thead>
<tr>
<th>CORNER INFLUENCE</th>
<th>VALUE</th>
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<tr>
<td></td>
<td>1000</td>
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<tr>
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<td>1000</td>
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</table>

TOTAL
47°26' W, 28.20 ft th S, 63°10' W, 4.0 ft alg. a wall; th N, 26°50' W, 24.10 ft alg. w'ly edge foundation wall, th N, 63°10' E, 1.80 ft; th N, 25°10' W, 36.70 ft alg. wall; th N, 63°10' E.

5.30 ft being s'ly face retaining wall, th N, 32°55' W, 20.20 ft being N'ly face retaining wall, th N, 52°30' E, 3.8 ft m/l to W'ly end retaining wall; th S, 65°05' E, 16.0 ft alg. sd wall; th S, 71°25' E, 9.75 ft m/l to beg. Together with underground utility easement 2ft wide & 4ft deep running fr property to crescent footpath M68-73-74
## SERIAL NO. RE-APPRAISAL CARD (1940 APPR. BASE)

<table>
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<th>Owner's Name</th>
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<tbody>
<tr>
<td>Owner's Address</td>
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<tr>
<td>Location</td>
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### Kind of Building

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<tr>
<th>Schedule</th>
<th>Class</th>
<th>Type</th>
<th>1-2-3-4 Cost</th>
<th>X</th>
<th>%</th>
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### Kind of Building

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<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
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<td>x</td>
<td></td>
<td>323</td>
<td></td>
<td>865</td>
</tr>
<tr>
<td></td>
<td>x</td>
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<tr>
<td></td>
<td>x</td>
<td></td>
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</table>

### No. of Rooms

2-8-1 Condition: Fair

### Description of Building

<table>
<thead>
<tr>
<th>Description of Building</th>
<th>Add</th>
<th>Deduct</th>
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<tbody>
<tr>
<td>Foundation: Stone Conc. None</td>
<td>77</td>
<td></td>
</tr>
<tr>
<td>Ext. Walls: Siding</td>
<td></td>
<td></td>
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<tr>
<td>Insulated: Floors Walls Clgs.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof: Type</td>
<td></td>
<td>510</td>
</tr>
<tr>
<td>Dormers</td>
<td>Small</td>
<td>Med. Lg.</td>
</tr>
<tr>
<td>Bays</td>
<td>Small</td>
<td>Med. Lg.</td>
</tr>
<tr>
<td>Porches</td>
<td>Front</td>
<td>Rear</td>
</tr>
<tr>
<td>Basement Apts: Rooms Fin.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Attic Rooms</td>
<td>Fin</td>
<td>Unfin</td>
</tr>
<tr>
<td>Plumbing: Class</td>
<td>Tub</td>
<td>Tray</td>
</tr>
<tr>
<td>Basin</td>
<td>Sink</td>
<td>Toilet</td>
</tr>
<tr>
<td>Urns</td>
<td>Pms. Shr.</td>
<td></td>
</tr>
<tr>
<td>Dishwasher</td>
<td>Garbage Disp.</td>
<td></td>
</tr>
<tr>
<td>Heat: Stove</td>
<td>H. A. Steam</td>
<td>S. Brr.</td>
</tr>
<tr>
<td>Air Conditioned: Inclinators</td>
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<tr>
<td>Radiant: Pipeless</td>
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<tr>
<td>Finish:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cabinets:</td>
<td></td>
<td>450</td>
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<tr>
<td>Mantels</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tile:</td>
<td>Walls</td>
<td>Wainscot</td>
</tr>
<tr>
<td>Floors</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lighting: Lamp</td>
<td>Drop</td>
<td>Fix</td>
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### Total Additions and Deductions

| Total Additions and Deductions | 179 | 127 | 865 |

### Net Additions or Deductions

| Net Additions or Deductions | 179 | 127 | 865 |

### Reproduction Value

<table>
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<tr>
<th>Age (Yrs.)</th>
<th>Est. Owner / Tenant</th>
<th>Depr. 1-2-3-4-5-6</th>
<th>441/59</th>
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<td>Remodeled</td>
<td>Est. Cost</td>
<td>Remodeling Inc. %</td>
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<tr>
<td>Garage</td>
<td>S C</td>
<td>Depr. 2% 3% 720</td>
<td></td>
<td></td>
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<tr>
<td>Cars</td>
<td>Walls</td>
<td>50</td>
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<tr>
<td>Roof</td>
<td>Size x Age</td>
<td></td>
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<tr>
<td>Floor</td>
<td>Cost</td>
<td></td>
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</tbody>
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### Remarks

Total Building Value

Appraised: 1947 By: A. E. A.
**Location**
Block 26 Re

**Kind of Bldg.**
Res.

**St. No.**
713 Norfolk Ave

**Class**
2

Type 1 2 3 4: Cost $504 x

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<table>
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<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
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<td>1</td>
<td>x x</td>
<td>813</td>
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<td>$504</td>
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<td>x x</td>
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<td>x x</td>
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</tbody>
</table>

Gar.—Carport x x Flr. x Walls x Cl.

---

**Description of Buildings**

- Foundation—Stone
- Ext. Walls
- Insulation—Floors
- Walls
- Cigs.
- Roof Type
- Gable
- Mtl.
- Dormers—Small
- Med.
- Large
- Bays—Small
- Med.
- Large
- Porches—Front
- @
- Rear
- @
- Porch
- @
- Metal Awnings
- Mtl. Rail
- Basement Entr.
- @
- Planters
- @
- Cellar-Bsmnt.
- 1/4 1/2 1/4 1/4 Full
- Floor
- Rooms Fin.
- @
- Unfin.
- Attic Rooms Fin.
- @

(continued)

**Built-in-Appliances**

- Heat—Stove
- H.A.
- Steam
- Stkr.
- Br.
- Oil
- Gas
- Coal
- Pipeless
- Radiant
- Air Cond.
- @

**Finish—Fir**

- Hd. Wd.
- @

**Floor—Fir**

- Hd. Wd.
- @
- Other

**Cabinets**

- Mantels

**Tile—Walls**

- Wainscot

- Floors

- Storm Sash

- Wood D.
- S.
- Metal D.
- S.

---

**Total Additions**

- Class
- Tub
- Trays
- Basin
- Sink
- Toilet
- Wtr. Sft.
- Shr. St.
- O.T.
- Dishwasher
- Garbage Disp.
- @

---

**Year Built**

- 37

**Avg. Age**

---

**Current Value**

- $1393

**Commission Adj.**

---

**Inf. by**

Owner - Tenant
Neighbor - Record - Est.

**Remodel Year**

Est. Cost

---

**Garage — Class**

- Depr. 2% 3%
- Carport — Factor

---

**Cars**

- Floor x
- Walls x
- Roof x
- Doors x

**Size**

- x x
- Age
- Cost x
- %

---

**Other**

---

**Total Building Value**

---

**Appraised**

- 5 - 6 -

19 - 58 By -

---

**Serial No.**

PC 320 - A
<table>
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<tr>
<th>Description of Buildings</th>
<th>Additions</th>
<th>Additions</th>
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<tr>
<td>Foundation—Stone Conc.</td>
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<tr>
<td>Ext. Walls</td>
<td>Frame</td>
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<td>Roof Type</td>
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<td>Dormers—Small</td>
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<td>Large</td>
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<td>Bays—Small Med. Large</td>
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<tr>
<td>Porches—Front</td>
<td>60 @ 1 3/5</td>
<td>7 5/8</td>
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<tr>
<td>Basement</td>
<td>200 @ .50</td>
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<td>Planters</td>
<td>110 @ .50</td>
<td>57 5/8</td>
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<tr>
<td>Ext. Base. Entry</td>
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<tr>
<td>Cellar—Basmt. 1/4 1/2 3/4</td>
<td>Full</td>
<td>ND Floor</td>
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<tr>
<td>Basement—Gar.</td>
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<tr>
<td>Attic Rooms Fin. Unfin.</td>
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<tr>
<td>Class 2 Tub. 9 Trays</td>
<td>650</td>
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<tr>
<td>Basin Sink Toilet</td>
<td>340</td>
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<tr>
<td>Wtr. Sftr. Shr. St. O.T.</td>
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<td>Heat—Stove H.A. FA HW Strk. Elec.</td>
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<td>Oil—Gas Coal Pipeless Radiant</td>
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<td>Air Cond. Full Zone</td>
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<td>Finish—Fir. Hd. Wd. Panel</td>
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<td>Floor—Fir. Hd. Wd Other</td>
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<td>Cabinets Mantels</td>
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<td>Tile—Walls Wainscot Floors</td>
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<td>Storm Sash Wood D. S. Metal D. S.</td>
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<tr>
<td>Awnings Metal Fiberglass</td>
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Total Additions 4687

Year Built 1904

Replacement Cost 18,585

Age 73

Obsolescence 90%

Inf. by Owner - Tenant - Neighbor - Record - Ext.
Adj. Bid. Value 16727

Conv. Factor

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation 15,870 @ 17%

Total Value from reverse side 17,937

Total Building Value 17,937
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<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
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Garage — Class __________ Depr. 2% 3%

Cars __________ Floor __________ Walls __________ Roof __________ Doors __________

Size __________ x __________ Age __________ Cost __________ x 47% __________

1948 Base Cost __________ x __________ % Depr. __________

Total __________

REMARKS

ALL 90% COMPLETE FOR 1972

100% FOR 1973

TC-74 REV. 61
STATE OF UTHER — STATE TAX COMMISSION
Structure/Site Information Form

1
Street Address: 713 Norfolk
Park City, Summit County, Utah

Name of Structure: Ephraim D. Sutton-William D. Sutton House

Present Owner: J. R. and Carolyn G. Jelks

Owner Address: Star Route Box 380, Elgin, Arizona 85611

Year Built (Tax Record): T
Legal Description: R
Effective Age: S
Kind of Building:

A part of Block 26 of Park City Survey, said hub point beginning East 2595.40 feet more or less and South 53.0 feet more or less from Northwest corner Southeast quarter Section 16 T25S R4E Salt Lake Base and Meridian, said point being on Southerly line of existing public foot path (Old Crescent Tram Way right-of-way retaining wall) run (See continuation sheet)

2
Original Owner: Ephraim D. Sutton

Construction Date: c.1889

Demolition Date: Present Use: Residence

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

☑ Excellent ☐ Site ☐ Unaltered ☐ Significant ☐ Not of the Historic Period
☑ Good ☐ Ruins ☐ Minor Alterations ☐ Contributory ☐ Not Contributory
☐ Deteriorated ☐ Major Alterations

3
Photography:

Date of Slides: 1983
Date of Photographs: 1983

View:

Research Sources:

☑ Abstract of Title ☑ Sanborn Maps ☑ Newspapers
☑ Plat Records/Map ☐ City Directories ☐ Utah State Historical Society
☑ Tax Card & Photo ☐ Biographical Encyclopedias ☐ Personal Interviews
☐ Building Permit ☐ Obituary Index ☐ LDS Church Archives
☐ Sewer Permit ☐ County & City Histories ☐ LDS Genealogical Society
☐ Other
☑ Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Brookebank, Gene Wentworth. Structure/site form completed in 1975 for Utah Historic Sites Inventory, now located in National Register files, Utah State Historical Society.


Researcher: Roger Roper

Date: 4/84
This house is a two story frame mansion with a combination gable and gambrel roof. The house was originally a small T/L cottage, built about 1890, and was expanded in stages between 1900 and 1907 to its present form. At present there is a central gable roof section which has gambrel roof sections projecting from the sides of that section. A gable roof bay is centered on the facade of the gable roof section, consisting of an enclosed second story porch lined with windows and an open first floor porch. A door and a broad single pane window topped by a transom open from the porch. The porch is supported on lathe-turned porch piers topped with decorative brackets, and has a straight post balustrade. A pair of windows, which is on the original gable end of the house, is located under the south gambrel roof section, and has an ornate pedimental window head. The elaborate Victorian Eclectic pedimental window head is distinguished by a jigsaw cut design and raised mullions with decorated bases and capitals. A broad three part bay projects from the north section under the gambrel roof. This section was part of the first major addition to the house. The bay has a low pitch hip roof, a broad single pane with leaded glass transom window on the central panel, and a single, long, narrow window on each of the side panels. All of the windows of this house, with the exception of the broad single pane windows, are the one over one (See continuation sheet)

This house was built between 1889 and 1900 according to the Sanborn Insurance Maps, having been built by Ephraim D. Sutton just before his marriage on April 23, 1890. Ephraim was born in Salt Lake City in 1856, three years after his parents had come to Utah from England. The family later moved to Provo, where Ephraim grew up. He came to Park City as a young man and began working as a carpenter and inspector in the mines. He married Fannie Sutherland in 1890, the same year that he and his brother, William, opened a meat market in Park City, E.D. Sutton & Company. Ephraim and his family lived in this house until the great fire of 1898, which destroyed much of the town, then, due to Ephraim's poor health, they moved to Provo. It was at that time that his brother, William D. Sutton, moved into the house.

William was responsible for the major additions made on the house between 1900 and 1907. Originally a one-story T-shaped cottage, the house was first (See continuation sheet)
713 Norfolk
Description continued:

double hung sash type. There is a small unobtrusive extension off the south side of the house. It probably dates from the period in which the additions were made, and does not affect the character of the remodeled building. A shed roof was extended from under the north gambrel roof edge to form a protective covering for the stairs and entrance on that side of the building. It is probably not original, but it, too, is not obtrusive. There is a one story rear shed extension which is probably original.

It was a common practice to expand Park City houses in a number of ways instead of tearing down an inadequate house and building a larger, more spacious model. This house is perhaps the most extreme example of this practice. A tiny utilitarian T/L cottage, one of Park City's three most common house types, was expanded to become one of the town's most distinctive mansions. The owner, no doubt, would have been able to build a sizeable house from the ground up, but instead chose to follow the local tradition of adapting an existing form. The original section of this house includes the ornate paired window on the south side of the facade which originally was the gable end of the T/L cottage cross-wing, and the door and window under the porch. It maintained this original appearance until undergoing two separate changes during the period between 1900 and 1907, according to the Sanborn Insurance Maps and existing old photographs. The first change was made by the addition of a cross-wing with a three part bay on the north end of the stem-wing, effectively converting the original T plan to an H plan. At that time the original front porch was extended. The central gable roof section was added next, and the gambrel roof sections were used to join it to the existing H-plan house. The second story enclosed porch was also added at that time. The entire second story addition is unique, but not unpredictable. It was built at a time when the Colonial Revival Style was popular, and the gambrel roof is a key characteristic of the style. The house combines Victorian elements, also popular at the time the house was expanded, with the roof type and broad proportions of the Colonial Revival Style. Victorian elements include the broad single pane and leaded glass transom windows, the long, narrow double hung sash windows, the ornate window hood and the vertical emphasis of the central bay.

The house has been well maintained, and is in excellent condition. No major exterior alterations have been made. It does not maintain its original integrity since the small T/L cottage is buried under the present form. It does, however, maintain the integrity it had achieved by 1907.

History continued:

expanded by a one-story addition on the north, which added a new bedroom and bathroom and enlarged the kitchen. An interior wall was removed, enlarging the front room, then the central second story section was added, which created three bedrooms, a bathroom, and a porch. The basement was excavated in 1913 to accommodate a hot air furnace. A Mr. Dennison, a local carpenter, and a Mr. Gardner, a local painter, were hired to help remodel the house. The painter's work involved painting knot holes on the new, clear wood in the

(See Continuation Sheet #2)
713 Norfolk
History continued:

house to make it resemble knotty pine. After these major additions, this house was easily one of the largest houses in town, especially since many of the fine large houses had been destroyed in the fire.

William Davis Sutton was born in Provo in 1861 and came to Park City to work in the mines in 1880. He worked for a time as a blacksmith and as a coal agent for Edwin Kimball and the Ontario Mine before going into the meat business with his brother in 1890. After Ephraim moved to Provo, William opened another meat market in the Union Pacific Depot, then established a combination meat and grocery market in the Main Street area. He later became involved in various businesses in Coalville and Provo. His first wife, Susie, whom had married in 1884, died in 1900. He remarried in 1901 to a widow, Anna Schaper, who had two young children. Together they had four more children. William was elected to serve in the State House of Representatives in 1907-09, and during World War I was chairman of the Summit County Council of Defense. He was also a member of the State Council of Defense. He and his family moved to Salt Lake City in 1920 in order for him to serve in his newly elected position as State Treasurer. He remained in Salt Lake City for the rest of his life, and served in numerous positions of governmental and business importance, including a member of the State Board of Equalization, a director of Farmers and Stockgrowers Bank, president and director of Bonneville Hotel Company, president of Provo Meat Company, and was involved in numerous mining enterprises.

Glenn C. Wentworth bought this property from William D. Sutton in 1924, but owned it for only one year before selling it to Andrew L. Hurley. Hurley was foreman and superintendent of various mining properties in Park City, lived in this house with his family for many years.

1The William M. Ferry Mansion, another excellent example of Victorian architecture in the Park City area, is not located in the town proper, and, due to its isolated location outside the town, it is not considered part of the general Park City housing stock.

2Utah Historic Sites Inventory structure/site form for this house. It was completed in 1975 by Gene Wentworth Brocklebank. That information is now included in the National Register file for this property.

3Ibid.

Legal Description continued:

thence South 06 degrees 07 minutes East 4.64 feet; South 26 degrees 30 minutes East 58.02 feet along East side of existing concrete retaining wall thence South 56 degrees 58 minutes 34 seconds East 14.67 feet along same wall thence South 29 degrees 28 minutes 34 seconds East 14.33 feet along same wall thence 63 degrees 20 minutes East 18.60 feet more or less thence North 62 degrees 50 minutes East 44.0 feet North 58 degrees 36 minutes East 16.64 feet being

(See Continuation Sheet #3)
turning point adjacent to Norfolk Avenue right-of-way abutting South line of Crescent Footpath thence North 49 degrees 15 minutes West 12.0 feet along rock wall thence North 71 degrees 10 minutes West 35.0 feet thence North 74 degrees 45.0 feet; North 71 degrees 25 minutes West 11.25 feet more or less to beginning. Less than one acre.