1 IDENTIFICATION

Name of Property: MATSUMOTO KATHERINE

Address: 823 NORFOLK AVE

City, County: Park City, Summit County, Utah

Current Owner Name: MATSUMOTO KATHERINE

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; THN 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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☐ 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.


Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008
### 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

<table>
<thead>
<tr>
<th>Building Type and/or Style: Cross-wing type / Vernacular style</th>
<th>No. Stories: 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additions: ☑ none ☐ minor ☐ major (describe below)</td>
<td>Alterations: ☑ none ☐ minor ☐ major (describe below)</td>
</tr>
<tr>
<td>Number of associated outbuildings and/or structures: ☑ accessory building(s), # 1</td>
<td>☐ structure(s), # ______</td>
</tr>
</tbody>
</table>

**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

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.  

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. 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.

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1 Summit County Recorder
2 From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
# SERIAL NO.
## RE-APPRAISAL CARD (1940 APPR. BASE)

<table>
<thead>
<tr>
<th>Owner's Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
</tr>
<tr>
<td>Kind of Building</td>
</tr>
<tr>
<td>Schedule</td>
</tr>
<tr>
<td>Class</td>
</tr>
<tr>
<td>Type</td>
</tr>
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<td>1-2-3-4</td>
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<tr>
<td>Cost $</td>
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<tr>
<td>X</td>
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<tr>
<td>%</td>
</tr>
<tr>
<td>Stories</td>
</tr>
<tr>
<td>Dimensions</td>
</tr>
<tr>
<td>Cu. Ft.</td>
</tr>
<tr>
<td>Sq. Ft.</td>
</tr>
<tr>
<td>Actual Factor</td>
</tr>
<tr>
<td>Totals</td>
</tr>
</tbody>
</table>

| No. of Rooms          |
| Condition             |

### Description of Building

- **Foundation:** Stone
- **Walls:** Siding
- **Ext. Walls:**
- **Roof:** Gab
- **Dormers:** Small, Med., Lg.
- **Bays:** Small, Med., Lg.
- **Porch Front:**
- **Rear:** 72 @ 1.20 1.20
- **Cellar:** Basement, No
- **Basement Apts.:** Rooms Fin.
- **Attic Rooms:** Fin., Unfin.
- **Plumbing:**
- **Heat:** Stove, H. A., Steam, S., Blr.
- **Oil:** Gas, Coal
- **Air Conditioned:** Inclinators
- **Radiant:** Pipeless
- **Finish:** H. Wd., F. Concr.
- **Cabinets:** Mantels
- **Tile:** Walls, Wainscot.
- **Lighting:** Lamp, Drop, Fix.

### Total Additions and Deductions

- **Add:** $192
- **Deduct:** $445
- **Net Additions or Deductions:** $47

### REPRODUCTION VALUE

- **Owner Tenant:** $2974

### REMODELED

- **Est. Cost:** $1160
- **Remodeling Inc.:** $125

### GARAGE

- **8 C:** $125
- **Out Bldgs.:** $125

### Remarks

- **Age Recorded:** 40 yrs.
- **Total Building Value:** $1285

### Appraised

- **Oct. 1949**
- **By:** [Signatures]
# RECORD OF ASSESSMENT OF IMPROVEMENTS

**Summit County**  
**Serial No.** 139

**Owner's Name:** Mambriney, Margaret M.

**Owner's Address:** Park City

**Location:** Lots 5 & 6, B1K14

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## OUT BUILDINGS

<table>
<thead>
<tr>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Depr. Value</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>38</td>
<td>16 x 25</td>
<td>400</td>
<td>1.25</td>
<td>500/125</td>
</tr>
</tbody>
</table>

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Form T.C. 74  
State of Utah, State Tax Commission
Serial No. SA 189

Location

Block 14 SA
lots 546

Kind of Bldg. Rows
St. No. 823 Millgrove Ave

Class

Type 1 2 3 4 Cost $ 2733

Stories

Dimensions Cu. Ft. Sq. Ft. Factor Totals

1 x x 1267

Gar. - Carport x x Fir. Walls Cl.

Description of Buildings

Foundation - Stone Conc. None

Ext. Walls Siding

Insulation - Floors Walls Insulation - Cigs.

Roof Type - Hip Tab

Dormers - Small Med. Large

Bays - Small Med. Large

Porches - Front 100 @ 125

Rear 72 @ 130

Porch @

Metal Awnings - Mtl. Rail

Basement Entr. @

Planters @

Collar-Bamt. - 1/4 1/4 1/4 1/4 Full Floor


Attic Rooms Fin. Unfin.

Plumbing

Class 1 Tub 2 Trays

Basin Sink Toilet 3 50

Wtr. Strtr. Shr. St. O.T.

Dishwasher Garbage Disp.

Built-in-Appliances

Heat - Stove H.A. Steam Stkr. Blr. 281

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

$ 50

Year Built 1 9 1 0 Avg. Age 57

Current Value $ 3,553

Commission Adj. %

Inf. by

Owner - Tenant - Neighbor - Record - Est.

Bidgr. Value

Depr. Col. 1 2 3 4 5 6 80 %

Remodel Year Est. Cost Current Value Minus Depr.

Garage - Class Depr. 2% 3% Carport - Factor

Cars Floor Walls Roof Doors

Size - Age Cost x %

Other

Total Building Value

$ 187.5

Appraised 4-25 1958 By 1302
<table>
<thead>
<tr>
<th>Description of Buildings</th>
<th>Additions</th>
<th>Additions</th>
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<tbody>
<tr>
<td>Foundation—Stone</td>
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<tr>
<td>Ext. Walls</td>
<td>Sid (A)</td>
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<tr>
<td>Roof Type</td>
<td>Gab</td>
<td>Mtl.</td>
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<tr>
<td>Dormers—Small</td>
<td>Med.</td>
<td>Large</td>
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<tr>
<td>Bays—Small</td>
<td>Mod.</td>
<td>Large</td>
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<tr>
<td>Porches—Front</td>
<td>100%</td>
<td>150</td>
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<tr>
<td>Rear</td>
<td>72%</td>
<td>90</td>
</tr>
<tr>
<td>Porch</td>
<td></td>
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<tr>
<td>Planters</td>
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<tr>
<td>Ext. Base. Entry</td>
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</tr>
<tr>
<td>Cellar-Bsm—¾ ½ ¼ ½ ¾ Full</td>
<td>Floor</td>
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<tr>
<td>Bsmt. Gar.</td>
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<tr>
<td>Attic Rooms Fin.</td>
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<tr>
<td>Plumbing</td>
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<td>Class Tub. Trays</td>
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<td>Basin Sink Toilet</td>
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<td>Wtr. Sfr. Shr. St. O.T.</td>
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<td>Dishwasher</td>
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<td>Oil Gas Coal Pipeless Radiant</td>
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<td>Finish—Hd. Wd. Panel</td>
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<td>Floor—Hd. Wd. Other</td>
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<tr>
<td>Cabinets Mantels</td>
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<td>Tile Walls Wainscot Floors</td>
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<tr>
<td>Storm Sash—Wood D S Metal D S 4</td>
<td></td>
<td>130</td>
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<tr>
<td>Awnings—Metal Fiberglass</td>
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| Total Additions                  | 1324      |

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<tr>
<th>Year Built</th>
<th>Avg. 1961</th>
<th>Replacement Cost</th>
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<td>1965</td>
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<td>5629</td>
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<tr>
<td></td>
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<td>Conv. Factor x.47</td>
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<table>
<thead>
<tr>
<th>Replacement Cost—1940 Base</th>
<th>Depreciation Column</th>
<th>1 2 3 4 5 6</th>
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<tbody>
<tr>
<td>1940 Base Cost, Less Depreciation</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Total Value from reverse side</th>
<th>Total Building Value</th>
<th>$</th>
<th>JAN 13 1969</th>
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<tr>
<td>Appraised 12-6 19 By 1701</td>
<td>$1328</td>
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<tr>
<td>Appraised 19 By</td>
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### RESIDENTIAL OUT BUILDINGS

<table>
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<tr>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
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<td>x</td>
<td>.47</td>
<td>x</td>
<td>x</td>
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</tbody>
</table>

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:**

<table>
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<tr>
<th>Remarks</th>
<th>1901</th>
<th>1902</th>
<th>1903</th>
<th>1904</th>
<th>1905</th>
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<td>1912</td>
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<td>1915</td>
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**Average Year of Construction:** 1961