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

1 IDENTIFICATION

Name of Property: 1002 Norfolk Avenue

Address: 1002 Norfolk Avenue

AKA: Michael Patrick Van Oordt

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

Evaluation*

- □ Landmark Site
- □ Significant Site
- □ Not Historic

Reconstruction

- □ Permit #:

Use

- □ Original Use: Residential
- □ Current Use: Residential

3 DOCUMENTATION

Photos: Dates

- ☑ tax photo:
- ☑ historic: c.

Research Sources (check all sources consulted, whether useful or not)

- □ abstract of title
- □ tax card
- □ original building permit
- □ sewer permit
- □ Sanborn Maps
- □ city directories/gazetteers
- □ census records
- □ biographical encyclopedias
- □ newspapers
- □ city/county histories
- □ personal interviews
- □ Utah Hist. Research Center
- □ USHS Preservation Files
- □ USHS Architects File
- □ Park City Hist. Soc/Museum
- □ university library(ies):

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 / 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. 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: 

<table>
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<th>Kind of Building</th>
<th>Class</th>
<th>Type</th>
<th>1-2-3-4</th>
<th>Cost</th>
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<td>Schedule</td>
<td>Class</td>
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No. of Rooms: 6 - Condition: Good

### Description of Building

- **Foundation:** Stone, Conc. (marked ✓)
- **Ext. Wall:** Siding (marked ✓)
- **Insulated Floors:** Walls, Clgs.
- **Roof:** Type, Mat.
- **Dormers:** Small, Med., Lg.
- **Bays:** Small, Med., Lg.
- **Porch:** Front: 136' @ 125', 170' Rear
- **Cellar:** Basmt, 1/4, 1/2, 1/3, 1/4 full-floor
- **Basement Apts.:** Rooms Fin.
- **Attic Rooms:** Fin., Unfin.
- **Plumbing:** Tub, Trap.
- **Heating:** Oil, Gas, Coal
- **Air Conditioning:** Incinerators
- **Radiant:** Pipeless
- **Finish:** Wd., Floors, Fir., Con.
- **Cabinets:** Walls, Mantels
- **Tile:** Wainscot
- **Lighting:** Lamp, Drops, Fix.

### Total Additions and Deductions

- Net Additions or Deductions: $4,592

### REPRODUCTION VALUE

- **Age:** 25 yrs. by 
  - Owner: 
  - Tenant: 
  - Neighbors: 
  - Records: 
  - Depr.: 2-4-5-6
- **Remodeled:** Est. Cost: Remodeling Inc., %
- **Garage:** S, C., Depr. 2% 3%
- **Cars:** Walls
- **Roof:** Size x Age
- **Floor:** Cost, Depreciated Value Garage, $ Total Building Value, $
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Att. Gar.—C.P. x Fir. Walls Cl.

Description of Buildings

- Foundation: Stone
- Ext. Walls: Siding
- Roof Type: Gable
- Dormers: Small
- Bays: Med
- Porches: Front 136 @ 8.50 340
- Rear @
- Porch @
- Planters @
- Ext. Base. Entry @
- Cellar-Bsm. — 1/4 1/2 1/4 1/4 Full — Floor Conc 574
- Bsmt. Gar. @
- Attic Rooms Fin. Unfin.
- Plumbing:
  - Class: Tub 1 Trays
  - Basin: Sink 1 Toilet
  - Wtr. Sft. Shr. St. O.T.
  - Dishwasher
  - Garbage Disp. 630
- Oil: Gas Coal Pipeless Radiant 230
- 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. 2 Metal D. S. 120
- Awnings — Metal Fiberglass

Total Additions

- Total Additions 2154

Year Built 1921

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<td>1940 Base Cost, Less Depreciation</td>
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<td>Total Value from reverse side</td>
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Total Building Value $ 1328

Appraised @ 10-22 1958 By 15-51 1958

Appraised @ 19-22 By NOV 7 - 1958
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Garage — Class _______ Depr. 2% 3%

Cars

Floor / Walls / Roof / Doors

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<th>Size</th>
<th>x</th>
<th>Age</th>
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<td>1940 Base</td>
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Total

REMARKS

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION