### 1 IDENTIFICATION

Name of Property:

Address: 1102 Norfolk Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-83

Current Owner Name: Casey Sutherland

Parent Parcel(s):

Current Owner Address: 1102 Norfolk Avenue, Park City, Utah 84060

Legal Description (include acreage): Lots 31 & 32 Blk 8 Snyders Addition ; 0.09 acres.

### 2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>☑ Permit #:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), attached</td>
<td>☑ Significant Site</td>
<td>☑ Full</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), detached</td>
<td>☐ Not Historic</td>
<td>☑ Partial</td>
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<tr>
<td>☑ building(s), public</td>
<td>☐</td>
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<tr>
<td>☑ building(s), accessory</td>
<td>☐</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ structure(s)</td>
<td>☐</td>
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</tbody>
</table>

*National Register of Historic Places: ☐ ineligible ☑ eligible

listed (date: )

### 3 DOCUMENTATION

<table>
<thead>
<tr>
<th>Photos: Dates</th>
<th>Research Sources (check all sources consulted, whether useful or not)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ tax photo:</td>
<td>☑ abstract of title ☑ city/county histories</td>
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<tr>
<td>☑ historic: c.</td>
<td>☑ original building permit ☑ Utah Hist. Research Center</td>
</tr>
<tr>
<td>☑ Sanborn Maps</td>
<td>☑ sewer permit ☑ USHS Preservation Files</td>
</tr>
<tr>
<td>☑ obituary index</td>
<td>☑ city directories/gazetteers ☑ USHS Architects File</td>
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<tr>
<td>☑ census records</td>
<td>☑ LDS Family History Library</td>
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<tr>
<td>☑ genealogy</td>
<td>☑ Park City Hist. Soc/Museum</td>
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<tr>
<td>☑ biographical encyclopedias</td>
<td>☑ university library(ies):</td>
</tr>
<tr>
<td>☑ newspapers</td>
<td>other:</td>
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</table>

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 / Vernacular style

No. Stories: 1

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: Dec. 2008
☐ Good (Well maintained with no serious problems apparent.)

☒ Fair (Some problems are apparent. Describe the problems.):  The exterior paint is peeling and the siding has damage and gaps in its coverage on the rear porch. The wooden external stairway has missing balusters.

☐ 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:  According to the 1968 tax card, the house was built without a foundation but it currently (2006) has at least a partial concrete foundation.

Walls:  The exterior walls are sheathed in a drop-novelty wooden siding.

Roof:  The roof is a combination of gable and shed roofs with a broad shed roof covering earlier gabled forms. A brick chimney is located near the ridge line and the intersection of two shed and gable roof planes.

Windows/Doors:  The window types include aluminum sliders, fixed panes and casements. Many are set in horizontal openings.

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 house was most likely a one-story frame hall-parlor house that has been expanded several times at unknown dates but most likely within the historic period by enclosing rear porches and side additions. The partial-width front porch is sheltered under the main shed roof line with by square wooden supports. It wraps around the side of the house as an open porch.

Setting (The physical environment–natural or manmade–of a historic site. Describe the setting and how it has changed over time.):  The house is set on a lot that slopes down from the front of the house. A city stairway runs along the side of the lot. The landscaping is informal with native grasses and lawn. 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 (initially presumably a hall-parlor with expansions), 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.):  This small frame cottage with its historic era additions and porch enclosures documents a common method of expansion in the mining era.

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. Camera facing east, 2008.
Photo No. 5: South elevation. Camera facing north, 2008.
Photo No. 8: Southwest oblique. Camera facing northeast, 2006.
Photo No. 11: Southeast oblique. Camera facing northwest, tax photo.

¹ From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
Owner's Name: William E. Manshinney Jr.
Location: Park City, UT 8406
Kind of Bldg: 1358 St. No. 1102 Norfolk Ave
Class: 3
Type 1 2 3 Cost $ 3,347 x 100 %

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<th>Sq. Ft.</th>
<th>Factor</th>
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Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings

Foundation—Stone Conc. None Sills
Ext. Walls: Siding
Roof Type: Cab Mtl. Comp.
Dormers: Small Med. Large
Bays: Small Med Large
Porch: Front 5x18 90 @ 1.50 135
Rear 6x19 114 @ 1.50 171
Porch Ena. 8x1 96 @ 2.00 192
Plants Core 5/8 x 2 25 @ 50 12
Ext. Base Entry

Cellar: Bsm. 1/2 1/2 1/2 1/2 Full X Floor: Dirt 80

Attic Rooms Fin. Unfin.

Plumbing

Class 1 Tub 1 Trays
Basin 1 Sink 1 Toilet
Wtr. Sfr. Shr. St. O.T.
Dishwasher Garbage Disp.


Oil Gas Coal Pipeless Radiant 328

Air Cond. Full Zone

Finish—Fin. Hd. Wd. Panel

Floor—Fin. Hd. Wd. Other

Cabinets 1 Mantels

Tile—Walls Wainscot Floors

Storm Sash Wood D. S. Metal D. S. 30

Awnings Metal Fiberglass

Total Additions 1520

Year Built: 1941 Avg. 1941 Replacement Cost 4,867
Age 2. Obsolescence

Inf. by {Owner - Tenant
{Neighbor 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 $ 4,762

Appraised © 11/14 1968 By
Appraised © 10 19 By
## RESIDENTIAL OUT BUILDINGS

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<tr>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
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Garage — Class

Cars

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<thead>
<tr>
<th>Floor</th>
<th>Walk</th>
<th>Roof</th>
<th>Doors</th>
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Size

1940 Base Cost x .47 % Depr. Total

## REMARKS

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