

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 824 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-132

Current Owner Name: PONDER THOMAS BLAINE TRUSTEE Parent Parcel(s):

Current Owner Address: 247 SUMMERFIELD RD, NORTHBROOK, IL 60062-5632

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 11 BLOCK: 11 LOT: 17 PLAT: 0S 16 T 2S R 4E LOT 17 & N 12 1/2 FT LOT 18 BLK 11 SNYDERS ADDITION TO PARK CITY RESERVING EASEMENT OVER N 4 FT OF PROPERTY FOR WALKWAY ONLY M32-155 1QC97 MI-188-190 4AMI-474 495-391 1082-3-4 1379-8301827-72 THOMAS BLAINE PONDER & JULIE ANNE PONDER TRUSTEES OF THE PONDER REVOCABLE LIVING TRUST 1827-72, 0.06 AC

2 STATUS/USE

<u>Property Category</u>	<u>Evaluation*</u>	<u>Reconstruction</u>	<u>Use</u>
<input checked="" type="checkbox"/> building(s), main	<input checked="" type="checkbox"/> Landmark Site	Date:	Original Use: Residential
<input type="checkbox"/> building(s), attached	<input type="checkbox"/> Significant Site	Permit #:	Current Use: Residential
<input type="checkbox"/> building(s), detached	<input type="checkbox"/> Not Historic	<input type="checkbox"/> Full <input type="checkbox"/> Partial	
<input type="checkbox"/> building(s), public			
<input type="checkbox"/> building(s), accessory			
<input type="checkbox"/> structure(s)			

*National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1995 & 2006
- 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: Central Block with Projecting Bay type / Vernacular style No. Stories: 1 ½

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

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:

- 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 front section of the house does not have a foundation (tax cards for 1949 and 1958) and there is a half basement with a garage in the rear under the house.

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

Roof: Two corbelled brick chimney are visible in the 2006, 1995 and c. 1940 photographs. They are located to the rear of the front slope of the hipped roof. The roof is clad with composition shingles. There are two historic era shed-roofed dormers, first mentioned on the 1949 tax card.

Windows/Doors: The entry porch windows are sliders and the bay has one-over-one double-hung windows with wooden sash in its three sides. The entry door is a six-paneled cross and bible door. The material cannot be determined from the 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 central-block-with-projecting bay house is set on a lot that slopes down to the rear such that the first floor is set just below the finished road grade and the rear has a garage in the basement. A partial-width shed-roofed porch is located in the L of the main house and the projecting bay.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The lot slopes to the rear and the house is set below the level of the street. Landscaping is informal, composed of native grasses and deciduous trees.

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 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 Central Block with Projecting Bay type was a house type built in Park City during the mining era.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1901¹

¹ Summit County Recorder.

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

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: West elevation (primary façade). Camera facing east, 2006.

Photo No. 2: West elevation (primary façade). Camera facing east, 1995.

Photo No. 3: Southwest oblique. Camera facing northeast, tax photo.

² 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 *RES* _____

Kind of Building _____ Street No. _____

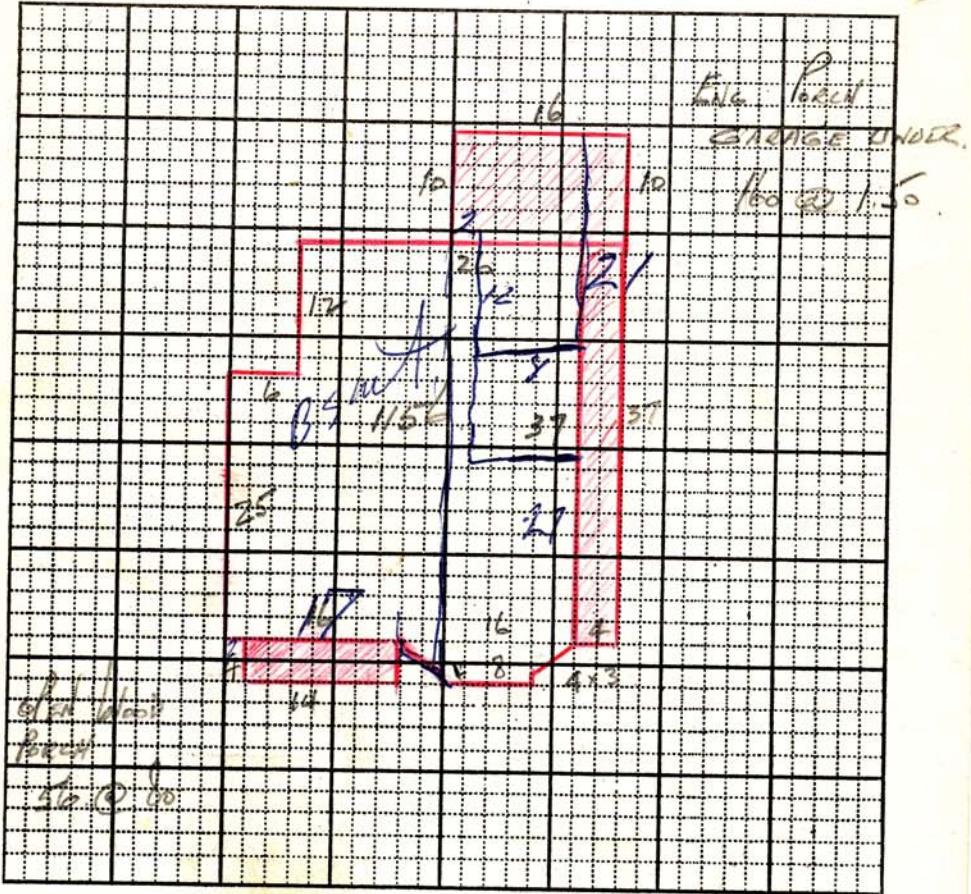
Schedule 1 Class 4 Type 1-2-3-4 Cost \$ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		1156	\$	\$ 2973
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition FAIR.

Description of Building		Add	Deduct
6x22x115		159	
Foundation—Stone	Conc. None		
Ext. Walls	BRICK TEX		
Insulated—Floors	Walls Clgs.		
Roof—Type GAB.	Mat. PAT. SH6		
Dormers—Small	Med. 2 Lg. -	160	
Bays—Small	Med. Lg. -		
Porches—Front	56 @ .80	.45	
GARAGE UNDER	160 @ 1.50	240	
Rear			
Cellar—Basm't	1/4 1/2 2/3 3/4 full-floor FIR	367	45
Basement Apts.—Rooms	Fin. 3	250	
Attic Rooms	3 Fin. 3 Unfin. -	520	
Plumbing	Class 3 Tub 3 Trays		
	Basin 3 Sink 3 Toilet 3		
	Urns. Ftns. Shr. -		
	Dishwasher Garbage Disp.		
Heat—Stove	H. A. Steam S. Blr.		
	Oil Gas Coal		
Air Conditioned	Incinerators		
Radiant—Pipeless			
Finish	Hd. Wd. Floors Fir Conc.		
	Fir		
Cabinets	2 PANTRIES Mantels -	50	
Tile	Walls Wainscot		
	Floors		
Lighting—Lamp	Drops Fix.		
Total Additions and Deductions	2067 204	2973	
Net Additions or Deductions	204	+ 1858	
Age 48 Yrs. by	Est. Owner Tenant Neighbors Records	REPRODUCTION VALUE Depr. 1-2-3-4-5-6 61 / 39 % Reproduction Val. Minus Depr.	
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 Oct. 1949 By J. A. J.



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					

Location Blocks - 115A. Lots 17-18-19

Kind of Bldg. RES St. No. 824 Norfolk Ave

Class 4 Type 1 2 3 4 Cost \$ 2559 X —%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>1</u>	x x		<u>1156</u>		\$ <u>2559</u>
	x x				
	x x				

Gar.-Carport — x — Flr. — Walls — Cl. —

Description of Buildings	Additions
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Foundation—Stone — Conc. — None v

Ext. Walls Siding

Insulation—Floors — Walls — Clgs. —

Roof Type Gable Mtl. Patt.

Dormers—Small — Med. 2 Large — 90

Bays—Small — Med. — Large —

✓ Porches—Front 96 @ 80 768 45

✓ Rear 148 @ 140 207

✓ Porch — @ —

Metal Awnings — Mtl. Rail —

Basement Entr. — @ —

Planters — @ —

Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ Full — Floor Wood 284

Bsmt. Apt. — Rooms Fin. 3 Unfin. — 250

Attic Rooms Fin. 3 Unfin. — 595

Plumbing { Class 2 Tub 2 Trays —

Basin — Sink 2 Toilet 2

Wtr. Sfr. — Shr. St. — O.T. — 600

Dishwasher — Garbage Disp. —

Built-in-Appliances —

Heat—Stove v H.A. X Steam — Stkr. — Blr. —

Oil v Gas X Coal — Pipeless — Radiant —

Air Cond. —

Finish—Fir v Hd. Wd. —

Floor—Fir v Hd. Wd. — Other —

Cabinets 1 Mantels —

Tile—Walls — Wainscot — Floors —

Storm Sash—Wood D. — S. —; Metal D. — S. —

— —

— —

Total Additions 2071

Year Built <u>57</u>	Avg. <u>59</u>	Reproduction Value	\$ <u>4630</u>
Age <u>—</u>		Obsol. or Rem. <u>Obs</u> <u>15%</u>	<u>694</u>

Inf. by { Owner - Tenant -	Bldg. Value	<u>3936</u>
Neighbor - Record - Est.	Depr. Col. <u>1 2 3 4 5 6</u> <u>30 %</u>	

Remodel Year	Est. Cost	Repr. Val. Minus Depr.	\$ <u>1181</u>
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Garage—Class — Depr. 2% 3% Carport—Factor —

Cars — Floor — Walls — Roof — Doors —

Size—— x — Age — Cost — x — %

Other —

Total Building Value	\$
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Owners Name Lots 17-18-19 Blk 11 SALocation lots 17-18-19 Blk 11 SAKind of Bldg. Res St. No. 824 Norfolk AveClass 3 Type 1 2 3 4 Cost \$ — X — %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1</u>	x x	<u>1171</u>		\$ <u>4722</u>	\$
	x x				
	x x				

Att. Gar.—C.P.	Flr.	Walls	Cl.	

Description of Buildings			Additions	Additions
Foundation—Stone	Conc.	Sills	X	
Ext. Walls <u>ALUMSIDING</u>	(A)			
Roof Type <u>CAB</u>	Mtl. <u>Lat</u>			
Dormers—Small	Med.	Large	<u>240</u>	
Bays—Small	Med	Large		
Porches—Front	<u>75</u>	@ <u>125</u>	<u>94</u>	
Rear	<u>249</u>	@ <u>100</u>	<u>249</u>	
Porch		@		
Planters		@		
Ext. Base. Entry		@		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ Full.	Floor		<u>80</u>	
Bsmt. Gar.				
Basement-Apt.	Rms.	Fin. Rms.		
Attic Rooms Fin.	<u>3</u>	Unfin.	<u>525</u>	
Plumbing	Class <u>1</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.		<u>550</u>	
Heat—Stove	H.A. FA X HW	Stkr Elec.		
Oil Gas Coal	Pipeless Radiant		<u>422</u>	
Air Cond. — Full	Zone			
Finish—Fir.	Hd. Wd.	Panel		
Floor—Fir.	Hd. Wd	Other		
Cabinets	<u>1</u> Mantels			
Tile—Walls	Wainscot <u>1/2 Pl</u>	Floors	<u>60</u>	
Storm Sash—Wood D. S. Metal D. S.	<u>1/2</u> <u>2</u>		<u>60</u>	
Awnings — Metal	Fiberglass			
Total Additions			<u>2280</u>	

Year Built <u>1901</u>	Avg. 1.	Replacement Cost	<u>7002</u>
	Age 2.	Obsolescence	<u>915</u>
Inf. by <u>Owner</u> Tenant - <u>Neighbor</u> Record - Est.		Adj. Bld. Value	<u>6187</u>
		Conv. Factor	x.47

Replacement Cost—1940 Base

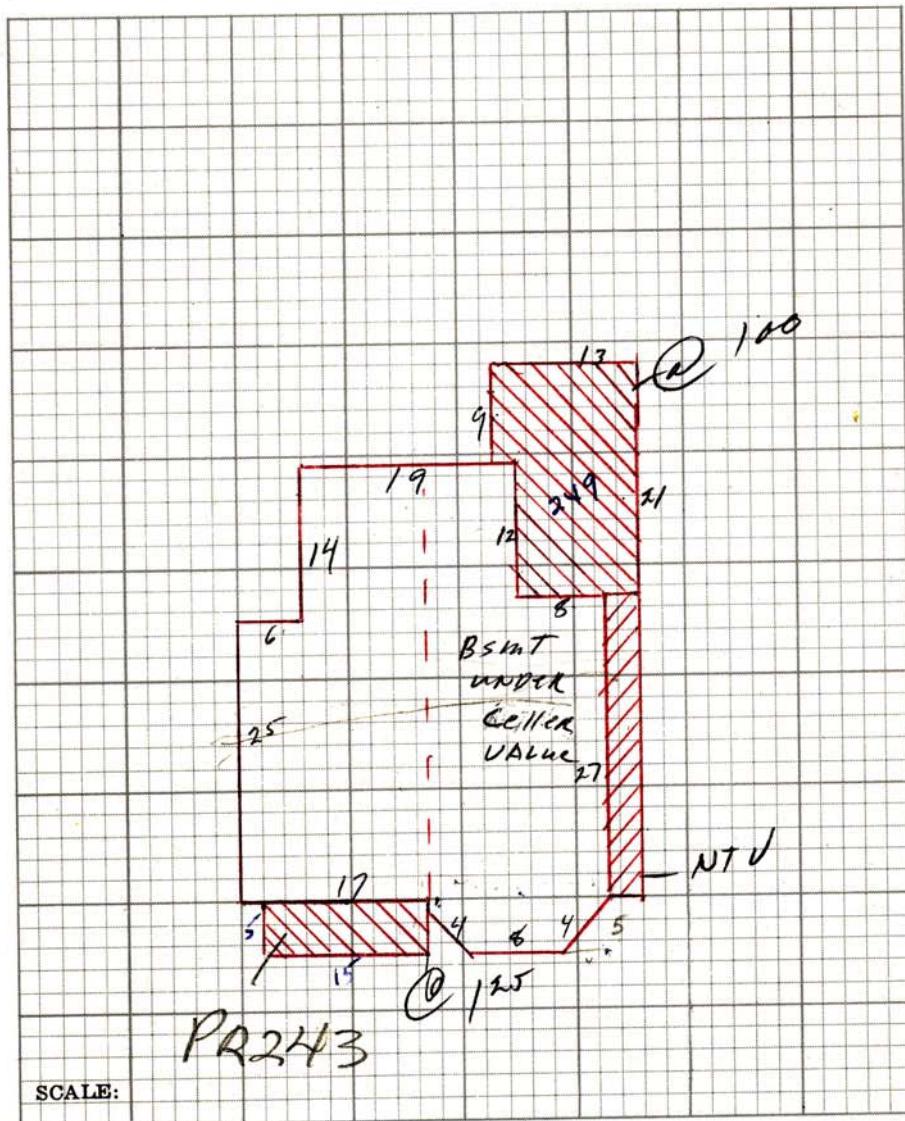
Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised ① 12 - 11 19 68 By 1708 DEC 19 1968Appraised ② 19 By —



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 132





