

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 902 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-119

Current Owner Name: MCNULTY ROBERT H & PENELOPE A H/W (JT) Parent Parcel(s):

Current Owner Address: 4006 62ND ST, BETHESDA, MD 20816

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 10 BLOCK: 10 LOT: 32 PLAT: 0S 16 T 2S R 4E LOT 32 BLK 10 SNYDERS ADDITION TO PARK CITY, 0.04AC

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
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 2006
- historic: c.

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:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- 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: Hall-parlor Type / Vernacular style

No. Stories: 1 ½

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

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

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: Tax cards from 1949, 1958 and 1968 do not mention a foundation. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

Walls: The exterior walls of the house are clad in wooden drop or novelty siding.

Roof: The gabled roof is sheathed in standing seam metal materials. The brick chimney located on the ridge line seen in the c. 1940 tax photograph has been removed.

Windows/Doors: Windows include several pairs of double-hung one-over-ones as well as several singles set in vertical openings. Sash materials could not be determined from the available 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 side-gabled frame one-and-a-half story house is a larger variant of the hall-parlor house with a four-room floor plan. The small front-facing gable over the entry seen in the tax photo has been removed. The rear porch in the tax photo was replaced by a two-story gabled addition to the rear that is slightly inset from the side wall by the time of the 2006 photograph. Historic era decorative wooden scroll-cut brackets top the square wooden porch supports.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is sited on a lot that slopes steeply down from the finished road bed. The entry porch is below the road level. Landscaping is informal with native grasses and several deciduous trees. 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 (hall-parlor), 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 Hall-Parlor house form is the earliest type to be built in Park City 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. 1903¹

Builder: Not Known Known: (source:)

¹ Summit County Recorder.

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: Southwest oblique. Camera facing northeast, 2006.

Photo No. 3: Southwest oblique. Camera facing northeast, 2006.

Photo No. 4: Northwest oblique. Camera facing southeast, 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 _____
 Kind of Building RES. Street No. _____
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>660</u>	\$	\$ <u>1421</u>
	<u>x x</u>			\$	\$
	<u>x x</u>			\$	\$

No. of Rooms 4 & Bath Condition Good

Description of Building	Add	Deduct
<u>52 x 22 x 100</u> Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		<u>104</u>
Ext. Walls _____ <u>SIDING</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>GAB</u> Mat. <u>SHG</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front _____ <u>96 @ 1.00 96</u>		
Rear _____ <u>81 @ 1.30 105</u>		
Cellar—Basem't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Conc</u>	<u>35</u>	
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. <input checked="" type="checkbox"/> Unfin. _____	<u>267</u>	
Plumbing— { Class <u>1</u> Tub. <u>1</u> Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— { Hd. Wd. <input checked="" type="checkbox"/> Floors— { Hd. Wd. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> Conc. _____		
Cabinets _____ Mantels _____	<u>40</u>	
Tile— { Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____		
<u>WOOD LINED.</u>		<u>100</u>
Total Additions and Deductions.	<u>893</u>	<u>204</u>

Net Additions or Deductions 204 \$ + 689

Age 46 Yrs. by Est. Owner Tenant Neighbors Records
REPRODUCTION VALUE \$ 2110
 Depr. 1-2-3-4-5-6 39/41 % \$ 865
 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 Ch & AJ.

SA 119

Location Block 10 SA - All lot 32
 Kind of Bldg. RES St. No. 902 Norfolk Ave
 Class 3 Type 1 2 3 4 4 Cost \$ 1399 X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		636		\$ 1399
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings		Additions
Foundation—Stone <u> </u> Conc. <u> </u> None <input checked="" type="checkbox"/>		
Ext. Walls <u> </u> <u>Siding</u>		
Insulation—Floors <u> </u> Walls <u> </u> Clgs. <u> </u>		
Roof Type <u>Gable</u> Mtl. <u> </u>		
Dormers—Small <u> </u> Med. <u> </u> Large <u> </u>		
Bays—Small <u> </u> Med. <u> </u> Large <u> </u>		
Porches—Front <u> </u> 9' @ 1.00		96
Rear <u> </u> 8' @ 1.30		105
Porch <u> </u> @ <u> </u>		
Metal Awnings <u> </u> Mtl. Rail <u> </u>		
Basement Entr. <u> </u> @ <u> </u>		
Planters <u> </u> @ <u> </u>		
Cellar-Bsmt. <u> </u> 1/4 1/3 1/2 3/4 Full <u> </u> Floor <u> </u> <u>Core</u>		127
Bsmt. Apt. <u> </u> Rooms Fin. <u> </u> Unfin. <u> </u>		
Attic Rooms Fin. <u> </u> 2 <input checked="" type="checkbox"/> Unfin. <u> </u>		350
Plumbing	Class <u> </u> 1 Tub <u> </u> 1 Trays <u> </u>	350
	Basin <u> </u> 1 Sink <u> </u> 1 Toilet <u> </u> 1	
	Wtr. Sfr. <u> </u> Shr. St. <u> </u> O.T. <u> </u>	
	Dishwasher <u> </u> Garbage Disp. <u> </u>	
Built-in-Appliances <u> </u>		
Heat—Stove <u> </u> H.A. <input checked="" type="checkbox"/> Steam <u> </u> Stkr. <input checked="" type="checkbox"/> Blr. <input checked="" type="checkbox"/>		199
Oil <u> </u> Gas <input checked="" type="checkbox"/> Coal <input checked="" type="checkbox"/> Pipeless <u> </u> Radiant <u> </u>		144
Air Cond. <u> </u>		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u> </u>		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u> </u> Other <u> </u>		
Cabinets <u> </u> 1 Mantels <u> </u>		
Tile—Walls <u> </u> Wainscot <u> </u> Floors <u> </u>		
Storm Sash—Wood D. <u> </u> S. <u> </u> ; Metal D. <u> </u> S. <u> </u>		
Total Additions		1371

Year Built <u> </u>	Avg. Age <u>55</u>	Reproduction Value	\$ 2770
Ave Age <u>1949-46</u>	Age <u> </u>	Obsol. or Rem.	%
Inf. by { Owner - Tenant -		Bldg. Value	
{ Neighbor - Record - Est.		Depr. Col. 1 2 3 4 5 6 <u>32</u>	%
Remodel Year <u> </u> Est. Cost <u> </u>		Repr. Val. Minus Depr.	\$ 886
Garage—Class <u> </u> Depr. 2% 3% <u> </u> Carport—Factor <u> </u>			
Cars <u> </u> Floor <u> </u> Walls <u> </u> Roof <u> </u> Doors <u> </u>			
Size— <u> </u> x <u> </u> Age <u> </u> Cost <u> </u> x <u> </u> %			
Other <u> </u>			
		Total Building Value	\$

Appraised 4-25-58 By 1302

SA 119

Serial Number

OF Card Number

Owners Name Robert D Swamer
 Location lot 32 Bk 10 SA
 Kind of Bldg. Rw St. No. 902 Norfolk Ave
 Class. 3 Type 1 2 3 4 Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	636		\$ 3128	\$
	x x				
	x x				

Att. Gar. — C.P. x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Asphing</u>		
Roof Type <u>Shble</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	96 @ 125	120
Rear _____	81 @ 200	162
Porch _____	@ _____	
Planters _____	12' @ 300	36
Ext. Base. Entry _____	@ _____	
Cellar-Bsmt. — <u>3/4</u> 1/8 1/2 3/8 3/4 Full _____ Floor <u>Conc</u>	328	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ 2 _____ Unfin. _____	375	
Plumbing	Class <u>2</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. _____	650
Heat—Stove _____ H.A. <u>GA</u> HW _____ Stkr _____ Elec. _____		
<u>155</u> Oil _____ <u>Gas</u> Coal _____ Pipeless _____ Radiant _____	495	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____		
Cabinets <input checked="" type="checkbox"/> Mantels <u>1 Metal</u>	240	
Tile—Walls _____ Wainscot <u>no value</u> Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions		2406

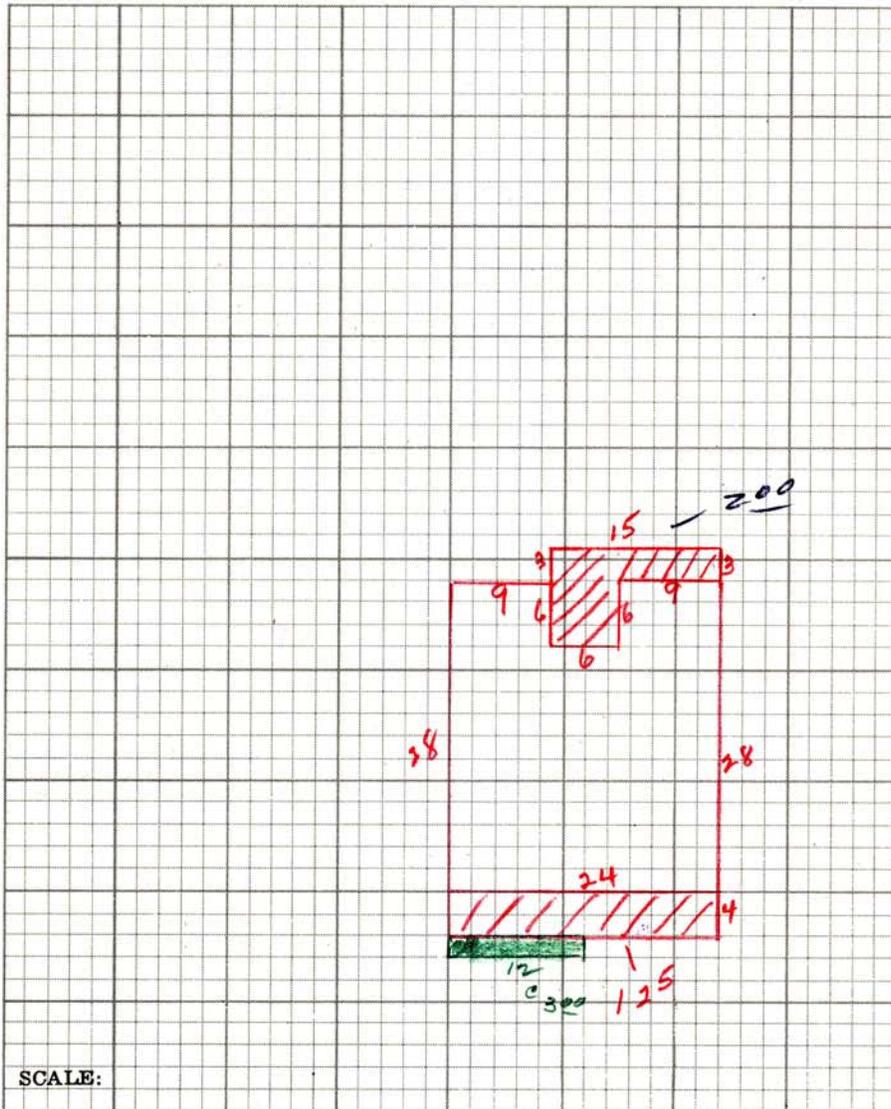
Recap 11-29-79

Year Built <u>1903</u>	Avg. <u>1.906</u>	Replacement Cost	5534
<u>1964</u>	Age <u>2.</u>	Obsolescence	
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 \$ _____
 Appraised ① 12-4 1968 By 1333
 Appraised ② _____ 19 _____ By _____

DEC 18 1968

1328



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 Average Year of Construction Computation:

Year 1903 \$ _____ = 95 % X 62 Year = 5890

Year 1964 \$ 276 = 5 % X 1 Year = 105

Average Year of Construction 1906 5895

3



SA 119





