

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 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

### 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: 1995, 2006 & 2008  
 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: 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.<sup>1</sup>

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:** Southwest oblique. Camera facing northeast, 2008.

**Photo No. 2:** Southwest oblique. Camera facing northeast, 2008.

**Photo No. 3:** West elevation. Camera facing east, 2008.

**Photo No. 4:** West elevation. Camera facing east, 2008.

**Photo No. 5:** South elevation. Camera facing north, 2008.

**Photo No. 6:** Southeast oblique. Camera facing northwest, 2008.

**Photo No. 7:** Northwest oblique. Camera facing southeast, 2008.

**Photo No. 8:** Southwest oblique. Camera facing northeast, 2006.

**Photo No. 9:** Northwest oblique. Camera facing southeast, 2006.

**Photo No. 10:** Northwest oblique. Camera facing southeast, 1995.

**Photo No. 11:** Southeast oblique. Camera facing northwest, tax photo.

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<sup>1</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

SA83

Serial Number

OF .....  
Card Number

Owners Name William E. Maxhinney Jr.  
 Location Park City, Utah  
 Kind of Bldg. Res St. No. 1102 Norfolk Ave  
 Class 3 Type 1 2 3 4 2 Cost \$ 33472 x 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	747		\$ 33472	\$
	x x				
	x x				

Att. Gar. — C.P.  Flr.  Walls  Cl.

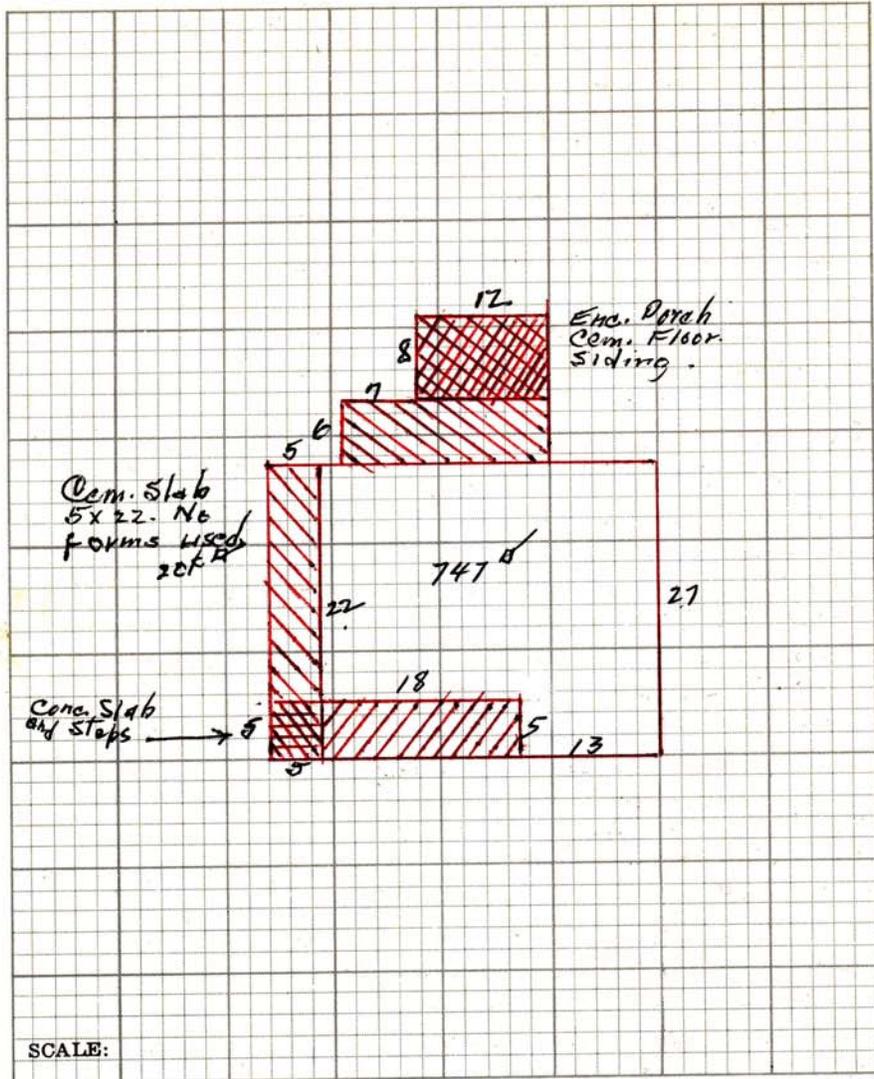
Description of Buildings	Additions	Additions
Foundation—Stone <input type="checkbox"/> Conc. <u>None</u> Sills <input type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Roof Type <u>Gab</u> Mtl. <u>Comp.</u>		
Dormers—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>		
Bays—Small <input type="checkbox"/> Med <input type="checkbox"/> Large <input type="checkbox"/>		
Porches—Front <u>5x18 90"</u> @ 150	135	
Rear <u>6x19 114"</u> @ 150	171	
Porch <u>Enc. 8x12 96"</u> @ 200	192	
Plumbers <u>Conc. Slab 2 Steps 5x5 25"</u> @ 50	12	
Ext. Base. Entry <input type="checkbox"/>		
<u>Cellar</u> Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full <input checked="" type="checkbox"/> Floor <u>Dirt</u>	80	
Bsmt. Gar. <input type="checkbox"/>		
Basement-Apt. <input type="checkbox"/> Rms. <input type="checkbox"/> Fin. Rms. <input type="checkbox"/>		
Attic Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>		
Plumbing { Class <u>1</u> Tub. <u>1</u> Trays <input type="checkbox"/> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <input type="checkbox"/> Shr. St. <input type="checkbox"/> O.T. <input type="checkbox"/> Dishwasher <input type="checkbox"/> Garbage Disp. <input type="checkbox"/>	550	
Heat—Stove <input type="checkbox"/> H.A. <input type="checkbox"/> FA <input checked="" type="checkbox"/> HW <input type="checkbox"/> Stkr <input type="checkbox"/> Elec. <input type="checkbox"/> Oil <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal <input type="checkbox"/> Pipeless <input type="checkbox"/> Radiant <input type="checkbox"/>	328	
Air Cond. — Full <input type="checkbox"/> Zone <input type="checkbox"/>		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Panel <input type="checkbox"/>		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Other <input type="checkbox"/>		
Cabinets <u>1</u> Mantels <input type="checkbox"/>		
Tile—Walls <input type="checkbox"/> Wainscot <input type="checkbox"/> Floors <input type="checkbox"/>		
Storm Sash—Wood D. <input type="checkbox"/> S. <input type="checkbox"/> ; Metal D. <u>1</u> S. <input type="checkbox"/>	30	
Awnings — Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/> <u>Con. slab - 5x22 110"</u> 20	22	

Total Additions	1520
Year Built <u>1904</u>	Avg. <u>1904</u>
Age <u>2.</u>	Replacement Cost <u>4867</u>
Obsolescence	Adj. Bld. Value
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Conv. Factor <u>x.47</u>
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	\$ <u>4762</u>

Appraised ① 11/14 1968 By Ray  
 Appraised ② \_\_\_\_\_ 19\_\_\_\_ By \_\_\_\_\_

952256  
 8/7/79  
 Reappraised

JAN 27 1969  
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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

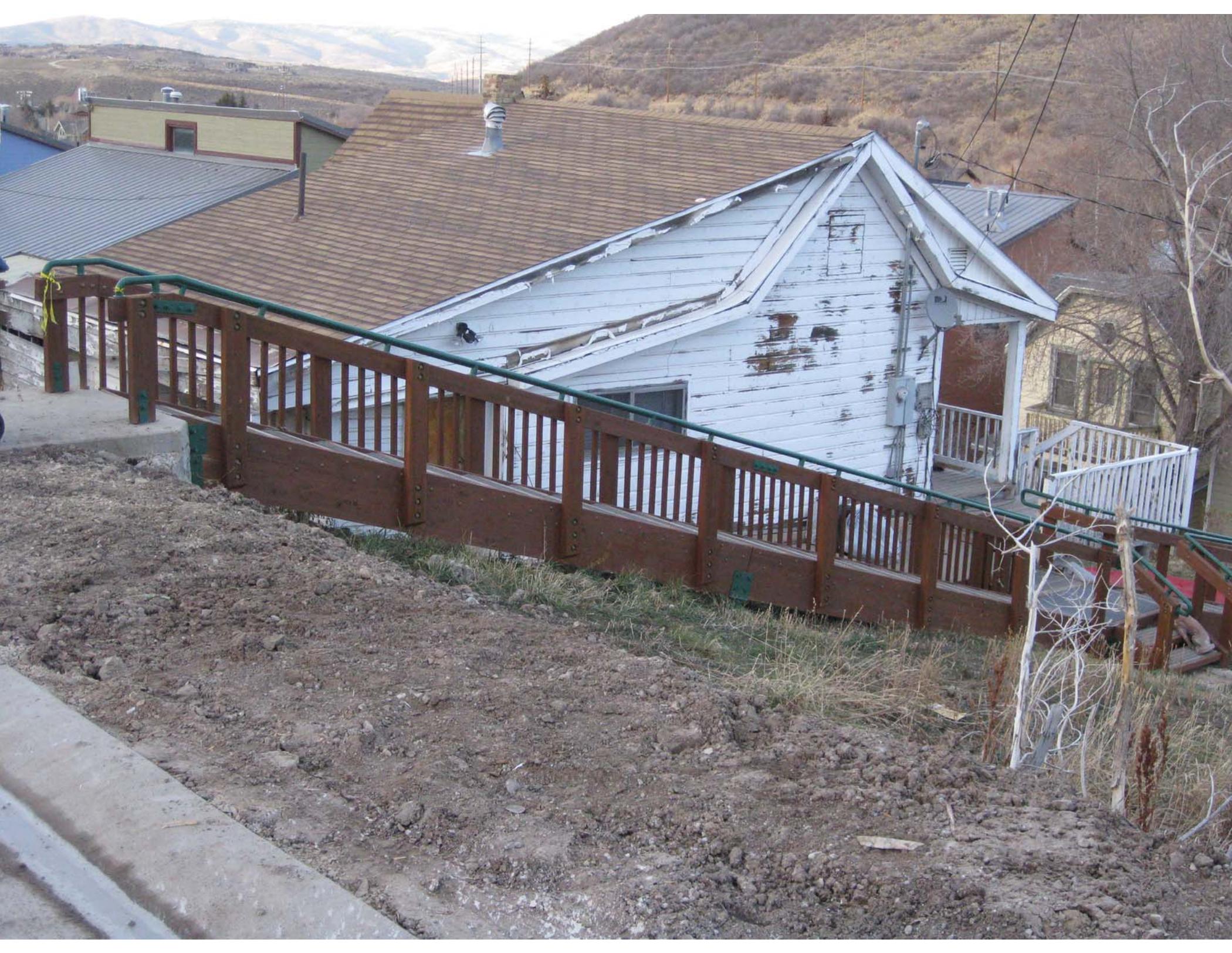














NO  
PARKING  
THIS SIDE  
OF STREET  
←

NO  
PARKING  
ANY  
TIME  
↔

NO  
PARKING  
ANY  
TIME  
↔







