

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Henry M. Hinsdill House**

Address: 668 NORFOLK AVE

AKA: 662 Norfolk, 662 Tramway

City, County: Park City, Summit County, Utah

Tax Number: PC-338

Current Owner Name: KIMBALL GARY A TRUSTEE

Parent Parcel(s):

Current Owner Address: PO BOX 788, PARK CITY, UT 84060-0788

Legal Description (include acreage): ALL LOT 17 & 18 BLK 27 PARK CITY SURVEY; LESS THAT PORTION LYING IN CRESCENT WALKWAY DESC IN 516-124 CONT 3714 SQ FT; ALSO THAT PORTION LYING IN VACATED 7TH STREET DESC AS BEG AT THE NW COR OF BLK 27 PARK CITY SURVEY AMENDED PLAT; TH N 23*38' W 18.78 FT; TH N 32*43'25" E 20.25 FT; TH N 66*22' E 18.75 FT; TH S 69*51'19" E 43.36 FT; TH S 66*22' W 66.91 FT TO THE PT OF BEG CONT 1443 SQ FT; ALSO THAT PORTION OF THE S 1/2 VACATED STREET LYING N OF CRESCENT WALKWAY CONT 72 SQ FT; ALSO THAT PORTION LYING IN NORFOLK AVE DESC AS BEG AT A PT WH IS S 23*38' E 11.22 FT FROM THE SW COR OF BLK 26 PARK CITY SURVEY AMENDED PLAT; TH S 23*38' E 91.31 FT; TH N 45*11'38" W 54.42 FT; TH N 23*38' W 17.0 FT; TH N 14*07'38" E 27.12 FT; TH N 32*43'25" E 4.08 FT TO PT OF BEG CONT 1100 SQ FT TOTAL 6329 SQ FT OR 0.15 AC

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: 7/12/1984 - Mining Boom Era Residences Thematic District)
This site no longer meets the criteria for listing in the National Register.

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints:
- 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.

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-parlor type

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), # 2; 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.):

Site: Two accessory buildings are seen in the rear of the house. One rectangular building beneath a tram tower and the other appears to be a frame dwelling.

Foundation: Railroad ties are seen under the porch on the north façade, but the foundation, in general was not verified.

Walls: Drop siding.

Roof: Gable roof form - wooden shingles. Also, low-pitched gable roof form of roof-top addition - wooden shingles.

Windows/Doors: Casement and double-hung sash type,

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 one-story frame hall-parlor house has been altered with a roof-top and rear addition (after 1968). The original house is generally described in the National Register nomination (see attached form). This alteration is significant and diminishes the site's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is unchanged from what is seen in early photographs.

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 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, 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, but the historic character is diminished due to the roof-top addition.

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; however, the extent of the alterations to the main building diminishes its association with the past.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. However, the building has subsequently had major alterations and would no longer be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does

not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1893¹

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: North elevation. Camera facing south, 2006.

Photo No. 2: Northeast oblique. Camera facing southwest, 2006.

Photo No. 3: Accessory buildings, 2006.

Photo No. 4: East elevation. Camera facing west, 1983.

Photo No. 5: South elevation. Camera facing north, c. 1960.

¹ National Register nomination.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Serial No. _____ Park City

Caleb Cullen

Location _____
 Kind of Bldg. RES St. No. 662 Not For R
400 TRAMWAY.
 Class 3 Type 1 2 3 4. Cost \$ 1639 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		852		\$ 1639
	x x				
	x x				

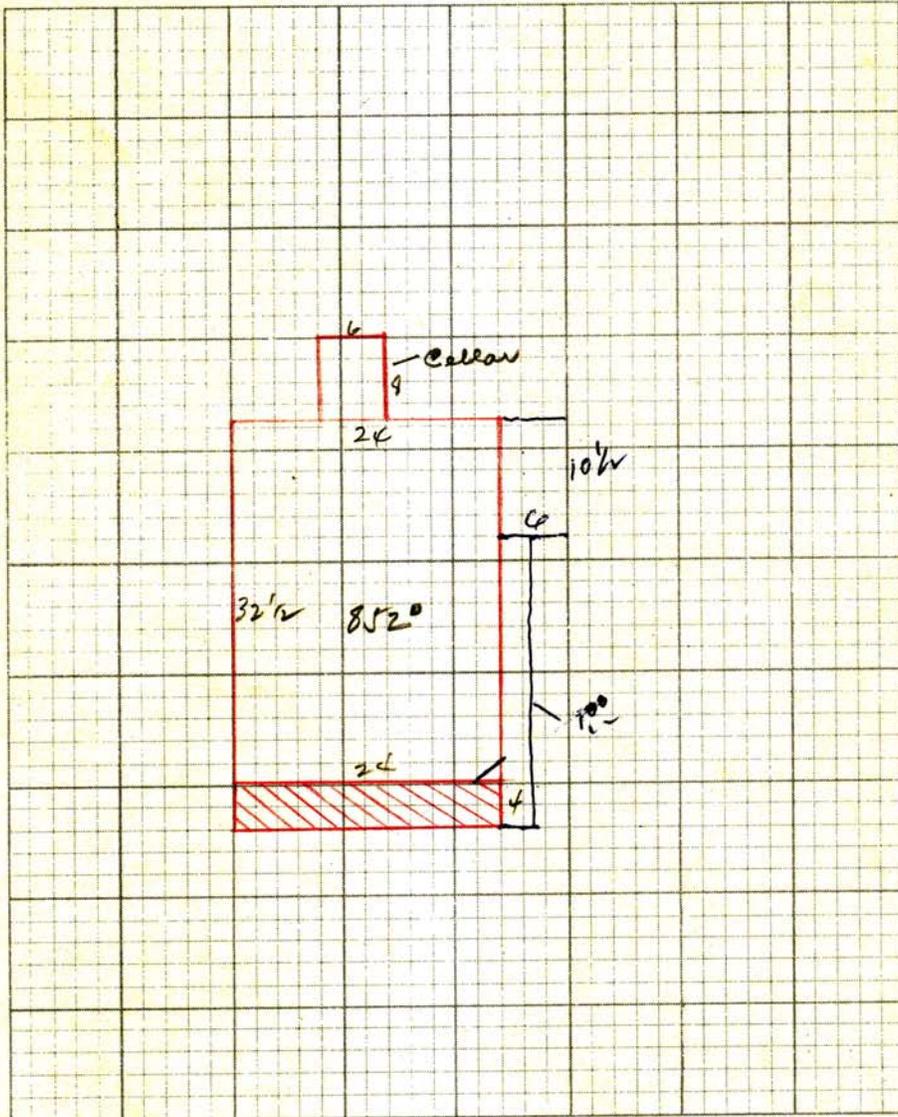
Gar.—Carport x Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>✓</u> None <u>—</u>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Gab</u> Mtl. <u>Shing</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>4x24</u> 96 @ <u>1.98</u>	77
Rear <u>—</u> @ <u>—</u>	
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. — ¼ ½ ¾ Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>—</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfrtr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	350
Built-in-Appliances <u>—</u>	
Heat—Stove <u>✓</u> H.A. <u>✓</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u> Oil <u>—</u> Gas <u>✓</u> Coal <u>✓</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>✓</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>✓</u> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>1</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	
Total Additions	427 427

Vacant

Year Built <u>1900</u>	Avg. Age	Current Value	\$ 2066
Inf. by <u>Mot</u> Owner - Tenant - <u>✓</u> Neighbor - Record - Est.		Commission Adj. <u>Obs</u> 10%	
Remodel Year	Est.-Cost	Bldg. Value	1859
		Depr. Col. ① 2 3 4 5 6 30%	
		Current Value Minus Depr.	\$ 557
Garage—Class <u>1</u> Depr. 2% 3% Carport—Factor			
Cars <u>1</u> Floor <u>Dirt</u> Walls <u>CI</u> Roof <u>CI</u> Doors			
Size— <u>13</u> x <u>20</u> Age <u>1924</u> Cost <u>91</u> x <u>30</u> %			27
Other <u>Shed</u> (<u>over</u>)			22
Total Building Value			\$

Appraised 5-20- 19 58 By 1302



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
✓ Cellar - Concrete - 5' x 12' x 2' high			48	1.00	48	NTV
Shed Wood 8' x 18'		8 x 18	144	50	72	22
		x				
		x				
		x				
TOTAL						

Remarks: _____

PC 338

Serial Number

OF Card Number

Owners Name Kimball

Location _____

Kind of Bldg. Rwd St. No. 662 Norfolk Ave

Class 3 Type 1 03 4. Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1</u>	x x	<u>778</u>		\$ <u>3374</u>	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. Sills _____

Ext. Walls siding

Roof Type Gable Mtl. Hand split shingles 778 350

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front 98 @ 150 147

Rear 65 @ 150 98

Porch 78 @ 100 78

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 1/8 1/2 3/4 Full att Floor Cono 80

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 1 Trays _____

Basin 1 Sink 1 Toilet 1

Wtr. Sfr. _____ Shr. St. _____ O.T. _____

Dishwasher _____ Garbage Disp. 550

Heat—Stove _____ H.A. GA HW _____ Stkr _____ Elec. _____

Oil Gas Coal _____ Pipeless _____ Radiant 335

Air Cond. — Full _____ Zone _____

Finish—Fir. Hd. Wd. _____ Panel _____

Floor—Fir. Hd. Wd. _____ Other _____

Cabinets 1 Mantels. _____

Tile—Walls _____ Wainscot _____ Floors _____

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

Awnings — Metal _____ Fiberglass _____

Total Additions 1638

Year Built 1900 Avg. 11909 Replacement Cost 5012

1968 with Age 2 Obsolescence _____

Inf. by { Owner - Tenant - Adj. Bld. Value _____

{ Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base _____

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation _____

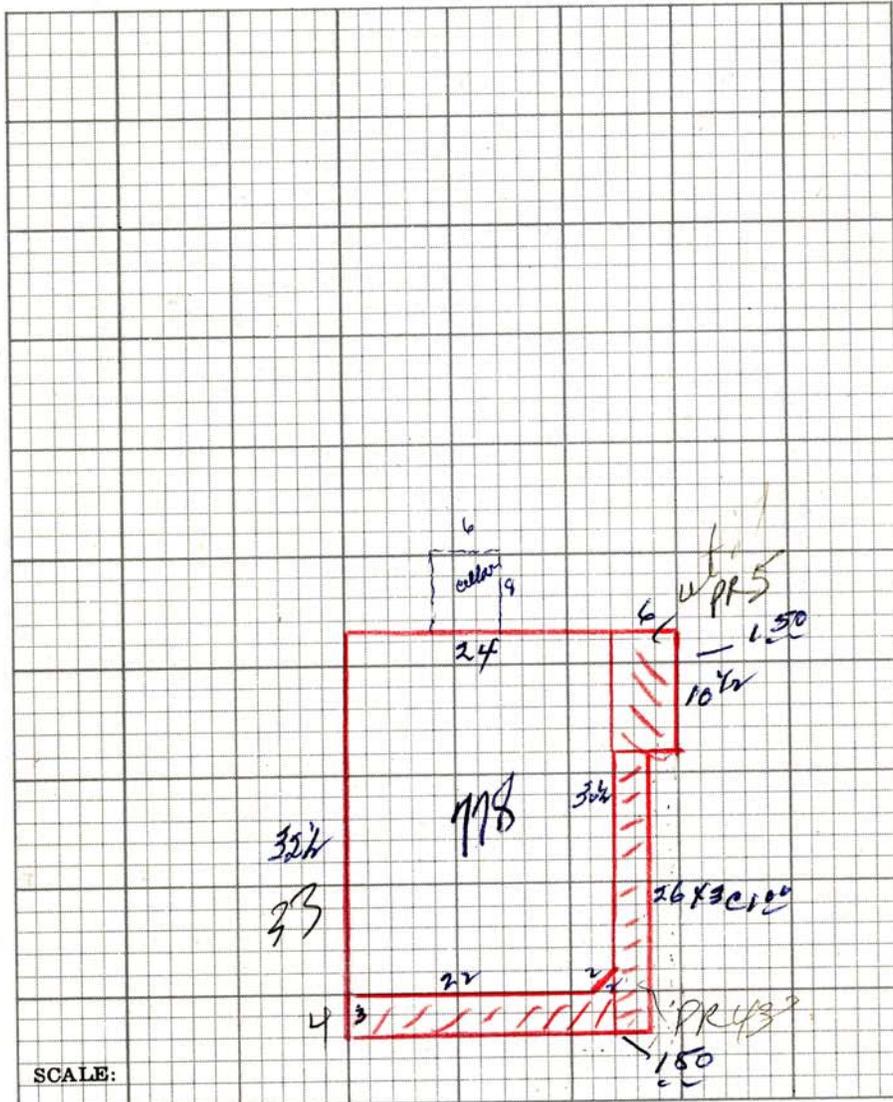
Total Value from reverse side GAR 64

Total Building Value \$ _____

Appraised ① 10-22 1968 By 1333 DEC 12 1968

Appraised ② _____ 19 _____ By 1328

Recap 11-14-79 #1983



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 1 Depr. 2% 3%
 Cars 1 Floor dit Walls CI Roof CI Doors 1
 Size 13 x 20 Age 1924 Cost 255 x 47%
 1940 Base Cost _____ x _____ % Depr. _____
 Total 64

REMARKS Average Year of Construction Computation:
Year 1900 \$ 4827 = 86 % x 68 Year = 58.48
Year 1968 \$ 685 = 14 % x 1969 Year = 58.14
Average Year of Construction 1969 58.62
59



Structure/Site Information Form

IDENTIFICATION 1

Street Address: 662 Norfolk UTM: 12 457830 4499370
 Park City, Summit County, Utah
 Name of Structure: Henry M. Hinsdill House T. R. S.
 Present Owner: Gary A. and Jane J. Kimball
 Owner Address: P.O. Box 788, Park City, Utah 84060
 Year Built (Tax Record): Effective Age: Tax #: PC 338
 Legal Description: Kind of Building:
 All Lot 17 and Lot 18 Block 27, Park City Survey
 Less than one acre.

STATUS/USE 2

Original Owner: probably Henry M. Hinsdill Construction Date: c. 1893 Demolition Date:
 Original Use: Residence Present Use:
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:
 Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records/Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
 1900 Census Records, Summit County, Park City Precinct, p. 155-B.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall and Parlor House

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story variant of the hall and parlor house with a gable roof. The typical hall and parlor house has a generally symmetrical arrangement of openings on the facade. The facade openings of 663 Woodside, however, are asymmetrically arranged. There are two windows on one side of the door and a single window on the other. The single window is set at an angle in the northeast corner of the building. A porch spans the facade, wraps around the northeast corner, and terminates at a door into the shed extension. The original porch piers and balustrade have been replaced, but the change is unobtrusive and does not affect the building's original character. There is a rear shed extension which may be original. Whether original or not, in-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small mining town cottage. This house was originally built of single wall construction, having exterior walls approximately two to three inches thick, and interior partitions one inch thick. Sections of the interior walls have since been framed in to allow for insulation. The house is in good condition and retains its original integrity.

Statement of Historical Significance:

Construction Date: c. 1893

Built c. 1893, the Henry M. Hinsdill house at 662 Norfolk is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built between 1889 and 1900, as indicated by the Sanborn Insurance Maps, having probably been constructed in 1893, the year Henry M. and Mary F. Hinsdill mortgaged this property for \$600. Nothing is known of the Hinsdills. The Hinsdills sold this property to G.H. and Lucretia Williams in 1901, although tax records indicate that a Lucretia Loftin (perhaps the same person as Lucretia Williams) was paying taxes on the property as early as 1895. Lucretia Williams was listed in the 1900 census records as living in a house on Woodside Avenue, possibly this one, since, though this house is addressed to Norfolk Avenue, it is actually oriented toward Woodside Avenue. Little is known of Lucretia Williams except that she was born in Utah c. 1861. Nothing is known of G.H. Williams.

Other owners of this house include James Richard (1911-14), David Buzza (1914-16), J.E. Weeter (1916-21), J.B. Gray (1921-24), Guy and Clarence Horton (1924-25), and Jack and Mae Bess (1925-c.1956).



Henry M. Hinsdill House
662 Norfolk
Park City, Summit County, Utah

Northeast corner

Photo by Debbie Temme, October 1983
Negative: Utah State Historical Society





