

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **Ephraim D. Sutton-William D. Sutton House**

Address: 713 Norfolk Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: KUHLE-1

Current Owner Name: Richard & Shelley Kuhle

Parent Parcel(s): PC-320-A, PC-364-A-3, PC-

Current Owner Address: 6326 North 38th Street,  
Paradise Valley, AZ 85253

364-A-6, PC-320-A-1, and SA-137-B

Legal Description (include acreage): 0.15 acres, Lot 1 Kuhle Subdivision.

## 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: Commercial

\*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: c. 1940
- prints: 1983, 1995 & 2006
- historic:

### 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

No. Stories: 2

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: 12-2008

- 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: Concrete.

Walls: Drop siding.

Roof: Gable and gambrel roof forms sheathed in wooden shingles.

Windows/Doors: Double-hung sash (single, paired & ribbon), large fixed casement with fixed transom

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 site has been altered, but as noted in the National Register nomination form some of the major alterations were made during the historic period, specifically between 1900 and 1907. A large addition was constructed on the north side of the house after 1983 when the site was listed on the National Register of Historic Places. The changes--the most recent additions--are significant and diminish 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 has been altered by the new additions to the north. The tax cards and photos indicate a second dwelling located to the rear of the main building. Its existence was not verified.

**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 restrained ornamentation, and the plain finishes.

**Feeling** (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries. A large evergreen tree obscures the newer additions when viewed from the primary public right-of-way, but the extent of the additions diminishes the historic character.

**Association** (Describe the link between the important historic era or person and the property.): The original T/L cottage, expanded between 1900 and 1907 into a two-story frame mansion, shows a unique example of how modest cottages were expanded during the mining era to accommodate changing needs.

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. 1889<sup>1</sup>

<sup>1</sup> According to the National Register nomination.

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>2</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:** East elevation. Camera facing west, 2006.

**Photo No. 2:** East elevation. Camera facing west, 1995.

**Photo No. 3:** Northeast oblique. Camera facing southwest, 1983.

**Photo No. 4:** Northeast oblique. Camera facing southwest, c. 1960.

**Photo No. 5:** Rear house, tax photo.

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

PC-370  
Serial Number

2 OF 2  
Card Number

Owners Name Ralph Hurley

Location PARK CITY

Kind of Bldg. Res St. No. 713 NORFOLK AVE (Rear)

Class 4 Type 1 2 3 4. Cost \$          x 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1 1/2</u>	x x	<u>304</u>	<u>10.39</u>	\$ <u>3158</u>	\$
	x x				
	x x				

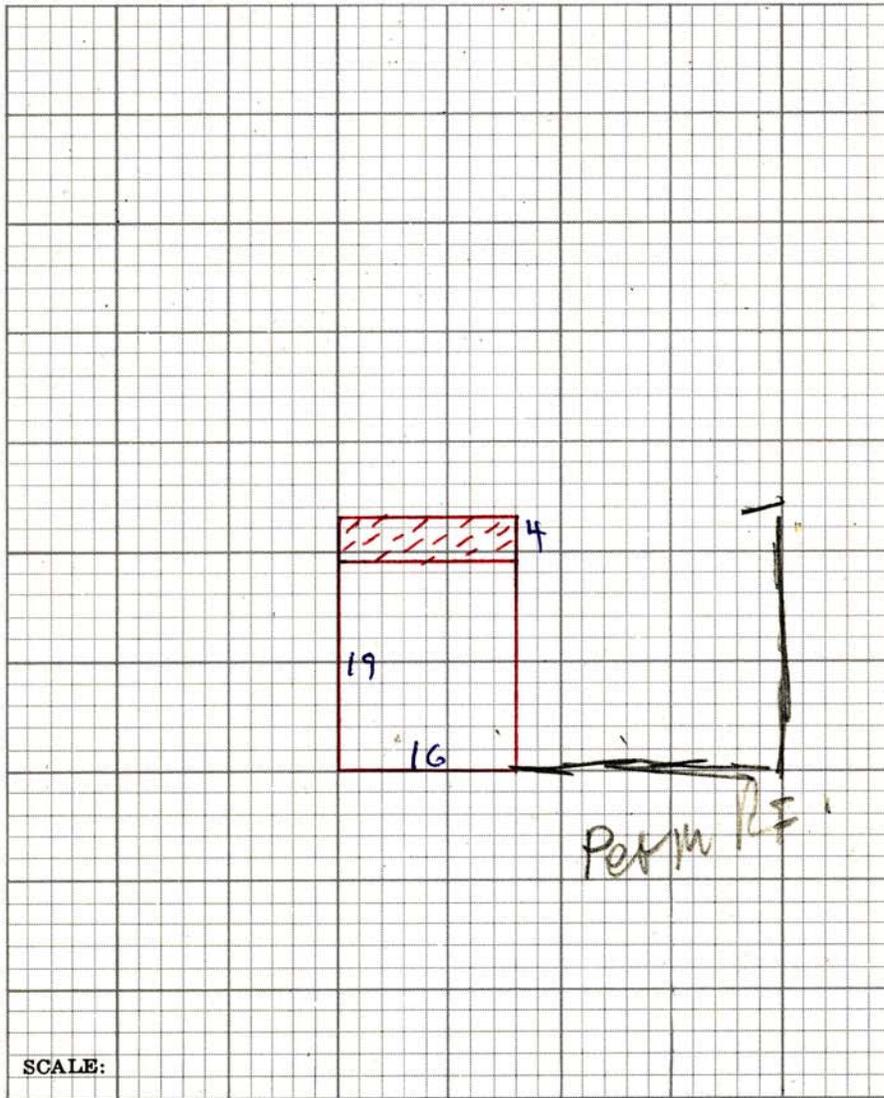
Att. Gar.—C.P. x Flr.          Walls          Cl.         

Description of Buildings	Additions	Additions
Foundation—Stone <u>        </u> Conc. <u>        </u> Sills <u>✓</u>		
Ext. Walls <u>FRAME</u>		
Roof Type <u>gable</u> Mtl. <u>shg</u>		
Dormers—Small <u>        </u> Med. <u>        </u> Large <u>        </u>		
Bays—Small <u>        </u> Med <u>        </u> Large <u>        </u>		
Porches—Front <u>64</u> @ <u>1.50</u>	<u>96</u>	
Rear <u>        </u> @ <u>        </u>		
Porch <u>        </u> @ <u>        </u>		
Planters <u>        </u> @ <u>        </u>		
Ext. Base. Entry <u>        </u> @ <u>        </u>		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full <u>        </u> Floor <u>DIRT</u>	<u>40</u>	
Bsmt. Gar. <u>        </u>		
Basement-Apt. <u>        </u> Rms. <u>        </u> Fin. Rms. <u>        </u>		
Attic Rooms Fin. <u>No</u> Unfin. <u>        </u>		
Plumbing { Class <u>2</u> Tub. <u>1</u> Trays <u>        </u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u>        </u> Shr. St. <u>        </u> O.T. <u>        </u> Dishwasher <u>        </u> Garbage Disp. <u>        </u>	<u>650</u>	
Heat—Stove <u>        </u> H.A. <u>        </u> FA <u>✓</u> HW <u>        </u> Stkr <u>        </u> Elec. <u>        </u>		
Oil <u>        </u> Gas <u>✓</u> Coal <u>        </u> Pipeless <u>        </u> Radiant <u>        </u>		
Air Cond. — Full <u>        </u> Zone <u>        </u>		
Finish—Fir. <u>        </u> Hd. Wd. <u>        </u> Panel <u>        </u>		
Floor—Fir. <u>        </u> Hd. Wd. <u>        </u> Other <u>        </u>		
Cabinets <u>✓</u> 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>		
Awnings — Metal <u>        </u> Fiberglass <u>        </u>		

Total Additions	<u>Renewed 3-17-72</u>	<u>786</u>
Year Built <u>1921</u>	<u>1935</u>	Replacement Cost <u>3944</u>
Age <u>2.</u>		Obsolescence <u>        </u>
Inf. by { Owner - Tenant <u>        </u> Neighbor - Record - Est. <u>        </u>		Adj. Bld. Value <u>        </u>
		Conv. Factor <u>x.47</u>
		Replacement Cost—1940 Base <u>        </u>
		Depreciation Column <u>1 2 3 4 5 6</u>
		1940 Base Cost, Less Depreciation <u>        </u>
Total Value from reverse side		
		Total Building Value <u>\$2799</u>

Appraised ① 3-17 19 72 By 1581

Appraised ②          19          By



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 \_\_\_\_\_

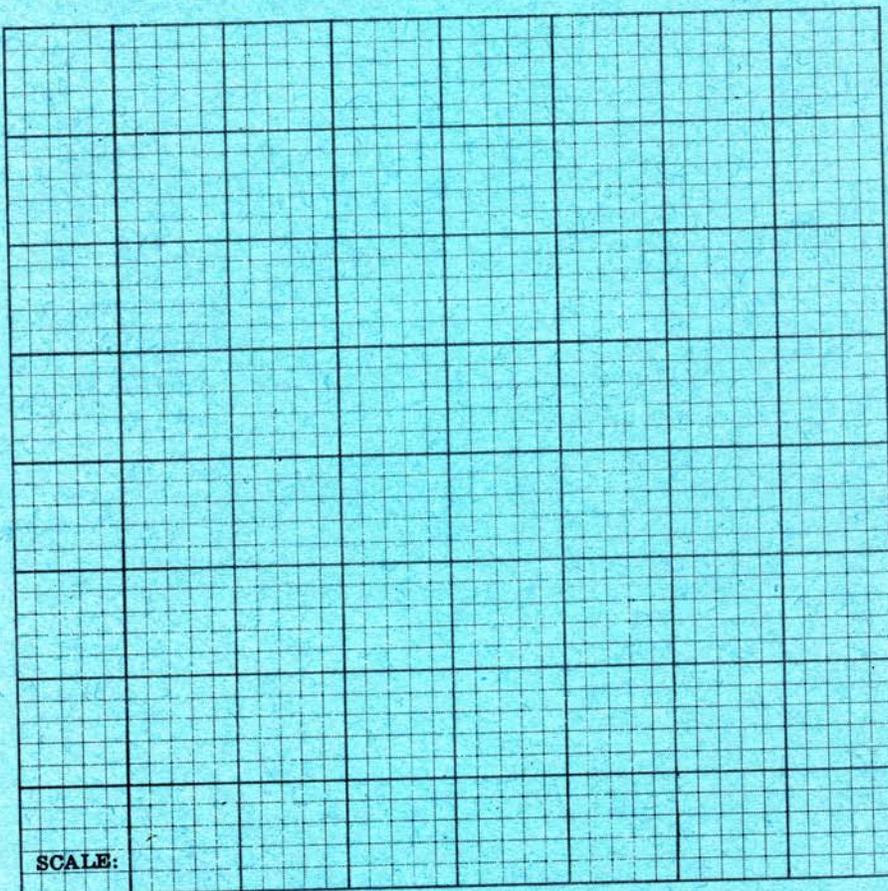
\_\_\_\_\_

\_\_\_\_\_



~~47°26' W. 28.20 ft th S. 63°10' W 4.0~~  
~~ft alg. a wall; th N. 26°50' W. 24.10~~  
~~ft alg. W'ly edge foundation wall, th~~  
~~N. 63°10' E. 1.80 ft; th N. 25°10' W.~~  
~~36.70 ft alg. wall; th N 63°10' E.~~

~~5.80 ft being S'ly face retaining~~  
~~wall, th N. 32°55' W. 20.20 ft being~~  
~~N'ly face retaining wall, th N. 52°30'~~  
~~E. 3.8 ft m/l to W'ly end retaining~~  
~~wall; th S. 65°05'E. 16.0 ft alg.~~  
~~sd wall; th S. 71°25' E. 9.75 ft m/l~~  
~~to beg. Together with underground~~  
~~utility easement 2ft wide & 4ft deep~~  
~~running fr property to cresent foot-~~  
~~path~~ M68-73-74



REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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
1	x x		323	\$	\$ 865
	x x			\$	\$
	x x			\$	\$

No. of Rooms 2 & 1 Condition FAIR

Description of Building	Add	Deduct
<del>56 x 22 x 100</del> Foundation—Stone Conc. None ✓		72
Ext. Walls <u>SIDING</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>GAP</u> Mat. <u>SHG.</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>60 @ 80</u>	54	
Rear <u>@</u>		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Conc</u>	35	
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	350	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>Blr.</u> Oil <u>Gas</u> Coal <u>Coal</u>		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. <u>1</u> Floors <u>1</u> Hd. Wd. <u>1</u> Fir. <u>1</u> Fir. <u>1</u> Conc. <u>1</u>		
Cabinets <u>1</u> Mantels <u>1</u>	40	
Tile— Walls <u>1</u> Wainscot. <u>1</u> Floors <u>1</u>		
Lighting—Lamp <u>1</u> Drops <u>1</u> Fix. <u>1</u>		
<u>WALL BO LINED</u>		50

Total Additions and Deductions 479 122  
 Net Additions or Deductions 122 \$ + 357

Age 28 Yrs. by  Est. Owner ✓  
 Tenant  
 Neighbors  
 Records  
 REPRODUCTION VALUE \$ 1222  
 Depr. 1-2-3-4-5-6 41/59 % \$ \_\_\_\_\_  
 Reproduction Val. Minus Depr. \$ 720.

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 Col. 194 9 By Col. & AJ



Location Block 26 PC  
 Kind of Bldg. RES. St. No. REAR 713 Norfolk Ave  
 Class 3 Type 1 2 3 4. Cost \$ 504 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		323		\$ 504
	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>Siding</u>		
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>		
Roof Type <u>Gab</u> Mtl. <u>Shg.</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> @ <u>—</u>		
Rear <u>4x7</u> @ <u>29°</u> @ <u>.80</u> <u>22</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>1</u> Unfin. <u>—</u>	<u>217</u>	
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays <u>—</u>	<u>350</u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	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 <input checked="" type="checkbox"/> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>		
Oil <u>—</u> Gas <u>—</u> Coal <input checked="" type="checkbox"/> Pipeless <u>—</u> Radiant <u>—</u>		
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> 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 <u>589</u>		
Year Built <u>37</u>	Avg. Age <u>—</u>	Current Value \$ <u>1393</u>
Inf. by {	Owner - Tenant -	Commission Adj. % <u>—</u>
	Neighbor - Record - Est.	Bldg. Value
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Depr. Col. 1 2 3 4 5 6 <u>50</u> %
		Current Value Minus Depr. \$ <u>697</u>
Garage—Class <u>—</u>	Depr. 2% 3% <u>—</u>	Carport—Factor <u>—</u>
Cars <u>—</u>	Floor <u>X</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		\$ <u>—</u>

PC-320-A

1 OF 2  
Card Number

Owners Name Rhea Hurley  
Location Park City  
Kind of Bldg Res St. No. 713 Norfolk Ave  
Class 6 Type 1 2 3 4 2 Cost \$        X 100 %

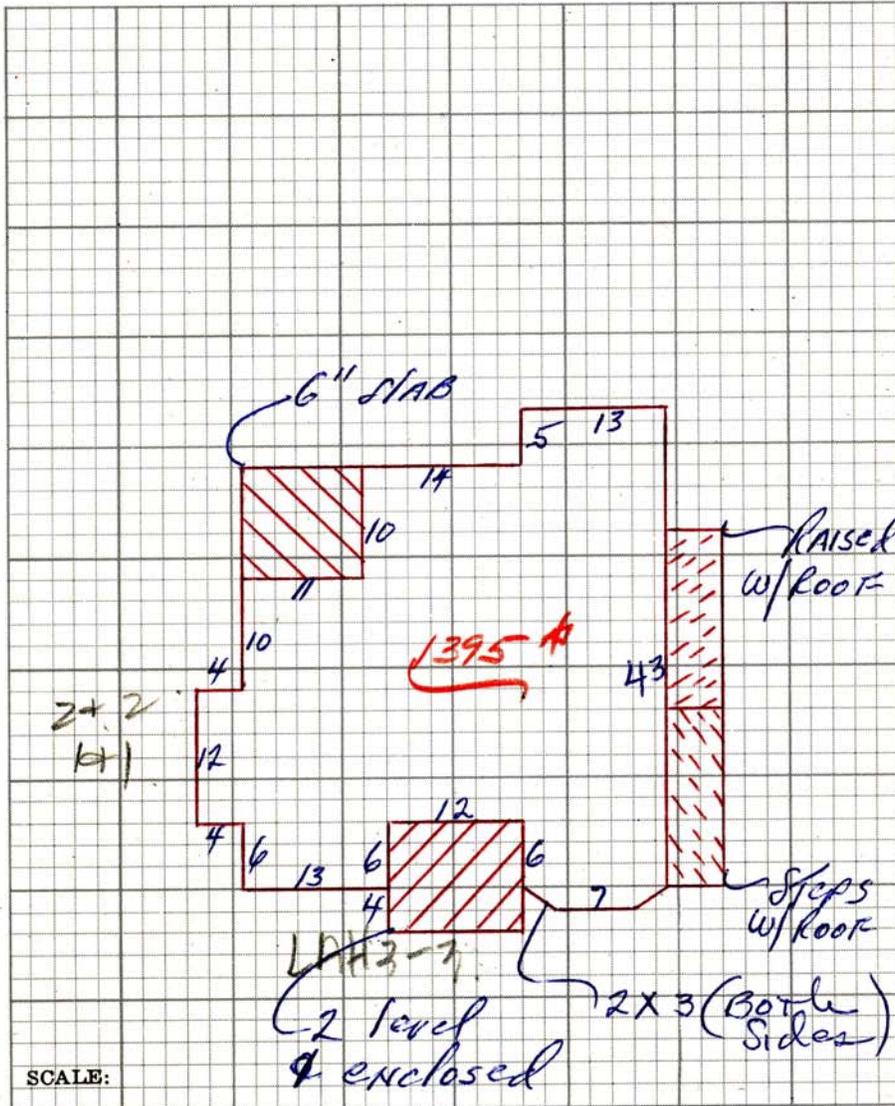
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1 1/2</u>	x x	<u>1395</u>		<u>\$13,898</u>	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone <u>      </u> Conc. <u>✓</u> Sills <u>      </u>		
Ext. Walls <u>Frame</u>		
Roof Type <u>gable</u> Mtl. <u>Hand Split</u>	<u>628</u>	<u>@45</u>
Dormers—Small <u>      </u> Med. <u>      </u> Large <u>      </u>		
Bays—Small <u>      </u> Med <u>      </u> Large <u>      </u>		
Porches—Front <u>60 @ 1.25</u>	<u>75</u>	
<u>Rest 2 level &amp; enclosed 120 @ 5.00</u>	<u>600</u>	
Porch <u>80 @ 2.50</u>	<u>200</u>	
Planters <u>110 @ .50</u>	<u>55</u>	
Ext. Base. Entry <u>      </u> @ <u>      </u>		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full <u>No</u> Floor <u>—</u>		
Bsmt. Gar. <u>      </u>		
Basement-Apt. <u>      </u> Rms. <u>      </u> Fin. Rms. <u>      </u>		
Attic Rooms Fin. <u>      </u> Unfin. <u>      </u>		
Plumbing	Class <u>2</u> Tub. <u>2</u> Trays <u>      </u>	<u>650</u>
	Basin <u>2</u> Sink <u>1</u> Toilet <u>2</u>	<u>340</u>
	Wtr. Sfr. <u>      </u> Shr. St. <u>      </u> O.T. <u>      </u>	<u>120</u>
	Dishwasher <u>      </u> Garbage Disp. <u>      </u>	
Heat—Stove <u>      </u> H.A. <u>      </u> FA <u>      </u> HW <u>      </u> Stkr <u>      </u> Elec. <u>      </u>	<u>1055</u>	
Oil <u>      </u> Gas <u>✓</u> Coal <u>      </u> Pipeless <u>      </u> Radiant <u>      </u>		
Air Cond. — Full <u>      </u> Zone <u>      </u>		
Finish—Fir. <u>      </u> Hd. Wd. <u>      </u> Panel <u>      </u>		
Floor—Fir. <u>      </u> Hd. Wd. <u>      </u> Other <u>      </u>		
Cabinets <u>✓</u> Mantels. <u>1</u>	<u>520</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>		
Awnings — Metal <u>      </u> Fiberglass <u>      </u>		

Total Additions	<u>Reviewed 3-17-77</u>	<u>4687</u>
Year Built <u>1907</u>	Age <u>2</u>	Replacement Cost <u>18,585</u>
		Obsolescence <u>90%</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est. }	Adj. Bld. Value	<u>16,727</u>
	Conv. Factor	<u>      </u>
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		<u>15,890 for 73</u>
Total Building Value		<u>\$12,937</u>

Appraised ① 7-3 1977 By 1907  
Appraised ②        19        By



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 Use 90% Complete For 1972 & 100% For 1973





**Structure/Site Information Form**

IDENTIFICATION 1

Street Address: 713 Norfolk UTM: 12 457800 4499420  
 Park City, Summit County, Utah  
 Name of Structure: Ephraim D. Sutton-William D. Sutton House T. R. S.  
 Present Owner: J. R. and Carolyn G. Jelks  
 Owner Address: Star Route Box 380, Elgin, Arizona 85611  
 Year Built (Tax Record): Effective Age: Tax #: PC 320-A  
 Legal Description Kind of Building:

A part of Block 26 of Park City Survey, said hub point beginning East 2595.40 feet more or less and South 53.0 feet more or less from Northwest corner Southeast quarter Section 16 T2S R4E Salt Lake Base and Meridian, said point being on Southerly line of existing public foot path (Old Crescent Tram Way right-of-way retaining wall) run (See continuation sheet)

STATUS/USE 2

Original Owner: Ephraim D. Sutton Construction Date: c.1889 Demolition Date:

Original Use: Residence Present Use:

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- |   |                                |   |   |                                     |  |   |
|---|--------------------------------|---|---|-------------------------------------|--|---|
| <input checked="" type="checkbox"/> Excellent | <input type="checkbox"/> Site  | <input type="checkbox"/> Unaltered                    | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District       |
| <input type="checkbox"/> Good                 | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations            | <input type="checkbox"/> Contributory           | Historic Period                     | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated         |                                | <input checked="" type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory       |                                     | <input type="checkbox"/> State Register    | <input type="checkbox"/> 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:**

- |   |   |  |  |
|---|---|--|--|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps            | <input checked="" type="checkbox"/> Newspapers         | <input type="checkbox"/> U of U Library                  |
| <input checked="" type="checkbox"/> Plat Records/Map  | <input type="checkbox"/> City Directories                   | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library                     |
| <input checked="" type="checkbox"/> Tax Card & Photo  | <input type="checkbox"/> Biographical Encyclopedias         | <input type="checkbox"/> Personal Interviews           | <input type="checkbox"/> USU Library                     |
| <input type="checkbox"/> Building Permit              | <input checked="" type="checkbox"/> Obituary Index          | <input type="checkbox"/> LDS Church Archives           | <input type="checkbox"/> SLC Library                     |
| <input type="checkbox"/> Sewer Permit                 | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society      | <input checked="" type="checkbox"/> Other Census Records |

**Bibliographical References** (books, articles, records, interviews, old photographs and maps, etc.):

Brocklebank, Gene Wentworth. Structure/site form completed in 1975 for Utah Historic Sites Inventory, now located in National Register files, Utah State Historical Society.  
 Simmons, Ralph B. Utah's Distinguished Personalities, Vol. I. (Salt Lake City: Personality Publishing Co., 1932-22).

Architect/Builder: Ephraim D. Sutton

Building Materials: wood

Building Type/Style: T/L Cottage with Additions that changed it to a mansion

## Description of physical appearance &amp; significant architectural features:

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

This house is a two story frame mansion with a combination gable and gambrel roof. The house was originally a small T/L cottage, built about 1890, and was expanded in stages between 1900 and 1907 to its present form. At present there is a central gable roof section which has gambrel roof sections projecting from the sides of that section. A gable roof bay is centered on the facade of the gable roof section, consisting of an enclosed second story porch lined with windows and an open first floor porch. A door and a broad single pane window topped by a transom open from the porch. The porch is supported on lathe-turned porch piers topped with decorative brackets, and has a straight post balustrade. A pair of windows, which is on the original gable end of the house, is located under the south gambrel roof section, and has an ornate pedimental window head. The elaborate Victorian Eclectic pedimental window head is distinguished by a jigsaw cut design and raised mullions with decorated bases and capitals. A broad three part bay projects from the north section under the gambrel roof. This section was part of the first major addition to the house. The bay has a low pitch hip roof, a broad single pane window with leaded glass transom window on the central panel, and a single, long, narrow window on each of the side panels. All of the windows of this house, with the exception of the broad single pane windows, are the one over one  
(See continuation sheet)

## Statement of Historical Significance:

Construction Date: c. 1889

Built c. 1889, the Ephraim D. Sutton-William D. Sutton House at 713 Norfolk significantly documents an important characteristic of Park City building: the propensity to adapt existing structures rather than to tear down and build from scratch. In this case a small T/L cottage was expanded to the size of a mansion. This extreme example of adaptation, thereby indicates just how deeply rooted the process of adaptation and expansion of an existing house was in residential building practices. This house, in the form that it had achieved by 1907, is one of only three well preserved examples of large, relatively ornate houses in Park City proper, the only houses that qualify as Park City's mansions.<sup>1</sup> The other two houses of this type are the Samuel L. Raddon House at 325 Park and the Thomas J. McDonald House at 733 Woodside. Several other large houses are extant, but do not retain their original integrity. The total number of extant houses of this scale in Park City, however, is probably less than ten.

This house was built between 1889 and 1900 according to the Sanborn Insurance Maps, having been built by Ephraim D. Sutton just before his marriage on April 23, 1890.<sup>2</sup> Ephraim was born in Salt Lake City in 1856, three years after his parents had come to Utah from England. The family later moved to Provo, where Ephraim grew up. He came to Park City as a young man and began working as a carpenter and inspector in the mines. He married Fannie Sutherland in 1890, the same year that he and his brother, William, opened a meat market in Park City, E.D. Sutton & Company. Ephraim and his family lived in this house until the great fire of 1898, which destroyed much of the town, then, due to Ephraim's poor health, they moved to Provo. It was at that time that his brother, William D. Sutton, moved into the house.

William was responsible for the major additions made on the house between 1900 and 1907. Originally a one-story T-shaped cottage, the house was first  
(See continuation sheet)

713 Norfolk

Description continued:

double hung sash type. There is a small unobtrusive extension off the south side of the house. It probably dates from the period in which the additions were made, and does not affect the character of the remodeled building. A shed roof was extended from under the north gambrel roof edge to form a protective covering for the stairs and entrance on that side of the building. It is probably not original, but it, too, is not obtrusive. There is a one story rear shed extension which is probably original.

It was a common practice to expand Park City houses in a number of ways instead of tearing down an inadequate house and building a larger, more spacious model. This house is perhaps the most extreme example of this practice. A tiny utilitarian T/L cottage, one of Park City's three most common house types, was expanded to become one of the town's most distinctive mansions. The owner, no doubt, would have been able to build a sizeable house from the ground up, but instead chose to follow the local tradition of adapting an existing form. The original section of this house includes the ornate paired window on the south side of the facade which originally was the gable end of the T/L cottage cross-wing, and the door and window under the porch. It maintained this original appearance until undergoing two separate changes during the period between 1900 and 1907, according to the Sanborn Insurance Maps and existing old photographs. The first change was made by the addition of a cross-wing with a three part bay on the north end of the stem-wing, effectively converting the original T plan to an H plan. At that time the original front porch was extended. The central gable roof section was added next, and the gambrel roof sections were used to join it to the existing H-plan house. The second story enclosed porch was also added at that time. The entire second story addition is unique, but not unpredictable. It was built at a time when the Colonial Revival Style was popular, and the gambrel roof is a key characteristic of the style. The house combines Victorian elements, also popular at the time the house was expanded, with the roof type and broad proportions of the Colonial Revival Style. Victorian elements include the broad single pane and leaded glass transom windows, the long, narrow double hung sash windows, the ornate window hood and the vertical emphasis of the central bay.

The house has been well maintained, and is in excellent condition. No major exterior alterations have been made. It does not maintain its original integrity since the small T/L cottage is buried under the present form. It does, however, maintain the integrity it had achieved by 1907.

History continued:

expanded by a one-story addition on the north, which added a new bedroom and bathroom and enlarged the kitchen.<sup>3</sup> An interior wall was removed, enlarging the front room, then the central second story section was added, which created three bedrooms, a bathroom, and a porch. The basement was excavated in 1913 to accommodate a hot air furnace. A Mr. Dennison, a local carpenter, and a Mr. Gardner, a local painter, were hired to help remodel the house. The painter's work involved painting knot holes on the new, clear wood in the

(See Continuation Sheet #2)

713 Norfolk  
History continued:

house to make it resemble knotty pine. After these major additions, this house was easily one of the largest houses in town, especially since many of the fine large houses had been destroyed in the fire.

William Davis Sutton was born in Provo in 1861 and came to Park City to work in the mines in 1880. He worked for a time as a blacksmith and as a coal agent for Edwin Kimball and the Ontario Mine before going into the meat business with his brother in 1890. After Ephraim moved to Provo, William opened another meat market in the Union Pacific Depot, then established a combination meat and grocery market in the Main Street area. He later became involved in various businesses in Coalville and Provo. His first wife, Susie, whom had married in 1884, died in 1900. He remarried in 1901 to a widow, Anna Schaper, who had two young children. Together they had four more children. William was elected to serve in the State House of Representatives in 1907-09, and during World War I was chairman of the Summit County Council of Defense. He was also a member of the State Council of Defense. He and his family moved to Salt Lake City in 1920 in order for him to serve in his newly elected position as State Treasurer. He remained in Salt Lake City for the rest of his life, and served in numerous positions of governmental and business importance, including a member of the State Board of Equalization, a director of Farmers and Stockgrowers Bank, president and director of Bonneville Hotel Company, president of Provo Meat Company, and was involved in numerous mining enterprises.

Glenn C. Wentworth bought this property from William D. Sutton in 1924, but owned it for only one year before selling it to Andrew L. Hurley. Hurley was foreman and superintendent of various mining properties in Park City, lived in this house with his family for many years.

<sup>1</sup>The William M. Ferry Mansion, another excellent example of Victorian architecture in the Park City area, is not located in the town proper, and, due to its isolated location outside the town, it is not considered part of the general Park City housing stock.

<sup>2</sup>Utah Historic Sites Inventory structure/site form for this house. It was completed in 1975 by Gene Wentworth Brocklebank. That information is now included in the National Register file for this property.

<sup>3</sup>Ibid.

Legal Description continued:

thence South 06 degrees 07 minutes East 4.64 feet; South 26 degrees 30 minutes East 58.02 feet along East side of existing concrete retaining wall thence South 56 degrees 58 minutes 34 seconds East 14.67 feet along same wall thence South 29 degrees 28 minutes 34 seconds East 14.33 feet along same wall thence 63 degrees 20 minutes East 18.60 feet more or less thence North 62 degrees 50 minutes East 44.0 feet North 58 degrees 36 minutes East 16.64 feet being

(See Continuation Sheet #3)

Continuation Sheet #3

turning point adjacent to Norfolk Avenue right-of-way abutting South line of Crescent Footpath thence North 49 degrees 15 minutes West 12.0 feet along rock wall thence North 71 degrees 10 minutes West 35.0 feet thence North 74 degrees 45.0 feet; North 71 degrees 25 minutes West 11.25 feet more or less to beginning. Less than one acre.



