

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 803 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-137-A

Current Owner Name: HEWITSON JAMES L & FOSTER DOROTHY L (JT) Parent Parcel(s):

Current Owner Address: PO BOX 291, PARK CITY, UT 84060-0291

Legal Description (include acreage): Legal SUBD: SNYDERS ADDITION BLK 14 BLOCK: 14 LOT: 1-2 PLAT: 0S 16 T 2S R 4E ALL LOT 1 & S1/2 LOT 2 BLK 14 SNYDERS ADDITION TO PARK CITY TWD-439 SMISC-587 769-718 992-499 (REF:1505-1172 &1508-1812) 1505-1170-1174-1176, 0.07 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:)

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: Foursquare type / Vernacular style

No. Stories: 2

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

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: November, 08

Number of associated outbuildings and/or structures: accessory building(s), # _1_; structure(s), # _____.

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.): Wooden trim and porch supports on the façade have peeling paint and water damage. The outer layer of siding on the elevation facing the garage is peeling, exposing the unpainted drop wooden siding.

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 1949 and 1958 tax cards note that there is no foundation. The foundation is not visible in the available photographs and therefore neither its material nor existence can be verified.

Walls: The drop/novelty wooden siding as seen in the c. 1940 tax photograph has been sheathed in what appears in the 1995 and 2006 photos to be asbestos cement siding.

Roof: The roof is hipped with a flat central portion, a deck roof, and clad in presumably composition shingles. The brick chimney as visible in the c. 1940 tax photo has most likely been lowered as it is barely visible in the 1995 and 2006 photographs.

Windows/Doors: The windows seen in the photographs are either two-over-two or one-over-one double-hung wooden sash. The simple casings are wooden. The one-over-ones are presumably replacements between c.1940 and 1995. The first floor door on the façade is wooden with two panels and a single large light. It appears to be original. The second floor entry door is not clearly visible in the 1995 or 2006 photographs because of the screen or storm door but appears to have a single large light.

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 two-story frame foursquare house has an unusual second story entry with an external wooden staircase. The wooden stairway as seen in the c. 1940 tax photograph has metal railings in the 1995 and 2006 photographs. The front-facing dormer is gable-roofed and the side roof dormer appears to be shed-roofed. The original siding has either been replaced, but more likely is completely covered by the asbestos siding.

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 into a sloping lot so that the basement opens at full height on the façade. The lot has lawn but no other vegetation visible. A two-car c. 1938 garage is sheathed in galvanized corrugated metal and set at the rear of the house. This structure does not appear in the tax photo but is seen in the 1995 and 2006 photographs. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes 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 physical evidence from the period that defines the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have been altered and, therefore, lost.

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.

Association (Describe the link between the important historic era or person and the property.): The foursquare form is an early house type built in Park City during the mining era.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1916¹

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: East elevation (primary façade). Camera facing west, 2006.

Photo No. 2: Accessory building. Camera facing north, 2006.

Photo No. 3: East elevation (primary façade). Camera facing west, 1995.

Photo No. 4: Southeast oblique. Camera facing northwest, tax photo.

¹ Summit County Recorder

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
1	x x		688	\$	\$ 1391
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 1/2 Bath Condition GOOD

Description of Building	Add	Deduct	
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		110.	Fid
Ext. Walls _____ SIDING _____			
Insulated—Floors _____ Walls _____ Clgs. _____			
Roof—Type <u>HIP</u> Mat. <u>SHG</u>			
Dormers—Small <u>1</u> Med. _____ Lg. _____	50.		
Bays—Small _____ Med. _____ Lg. _____			
Porches—Front _____ 176 @ 1.00 } 139			10%
Rear _____ 56 @ 1.00 } 56			
Cellar—Basin't— <u>1/4</u> <u>1/2</u> <u>3/4</u> <u>1</u> full-floor <u>Fir.</u>	281	40.	
Basement (Apts) _____ Rooms _____ Fin. _____ 3	271		
Attic Rooms _____ Fin. _____ Unfin. _____	163		
Plumbing—{ Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	665		
Heat—Stove _____ H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____			
Air Conditioned _____ Incinerators _____			
Radiant—Pipeless _____			
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____ Fir. _____ Conc. _____	80		
Cabinets _____ 2 _____ Mantels _____			
Tile—{ Walls _____ Wainscot. _____ Floors _____			
Lighting—Lamp _____ Drops _____ Fix. _____ <u>WOOD LINED - STUDS</u>		75	VAL.
Total Additions and Deductions	1649	225	1391
Net Additions or Deductions	225		+ 1424

Age 33 Yrs. by { Est. Owner _____
 Tenant _____
 Neighbors _____
 Records _____ } REPRODUCTION VALUE \$ 2815
 Depr. 0 1-2-3-4-5-6 46/54 % \$ _____
 Reproduction Val. Minus Depr. \$ 1520

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C 1 Depr. 2% 3% _____
 Cars 2 Walls GI _____
 Roof GI Size 18 x 20 Age 11 _____
 Floor DIRT Cost 18/67 Depreciated Value Garage \$ 121

Remarks AV. AGE RECORDED ON OLD CARD 25 YRS. (1941) Total Building Value \$ _____

Appraised Oct 194 9 By Ch. E. AJ.

Serial No. SA 137A

Location Block 14 SA Lot 1 + S 1/2 Lot 2
 Kind of Bldg. PAS St. No. 803 Norfolk Ave
 Class 3 Type 1 2 3 4. Cost \$ 1435 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		688		\$ 1435
	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>Hip</u> Mtl. <u>Shtg.</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>176</u> @ <u>100</u>	<u>176</u>
Rear <u>56</u> @ <u>100</u>	<u>56</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. — 1/4 1/2 3/4 Full Floor <u>Conc.</u>	<u>245</u>
Bsmt. Apt. <u>2</u> Rooms Fin. <u>2</u> Unfin. <u>—</u>	<u>585</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> 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>600</u>
Built-in-Appliances <u>—</u>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <input checked="" type="checkbox"/> Steam <u>—</u> Stkr. <u>—</u> Blr. <input checked="" type="checkbox"/> Oil <u>—</u> Gas <input checked="" type="checkbox"/> 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>2</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>	
	<u>1579</u>

Total Additions			<u>1579</u>
Year Built <u>—</u>	Avg. <u>42</u>	Current Value	\$ <u>3314</u>
Ave Age <u>1949-33</u>	Age <u>42</u>	Commission Adj.	% <u>—</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 <u>45</u>	% <u>—</u>
Remodel Year <u>—</u> Est. Cost <u>—</u>		Current Value Minus Depr.	\$ <u>1491</u>
Garage—Class <u>1</u> Depr. 2% <u>3%</u>		Carport—Factor <u>—</u>	
Cars <u>2</u> Floor <u>Wood</u> Walls <u>GI</u> Roof <u>GI</u> Doors <u>2</u>			
Size <u>18</u> x <u>20</u> Age <u>1938</u> Cost <u>217</u> x <u>40</u> %			<u>87</u>
Other <u>—</u>			
		Total Building Value	\$ <u>—</u>

Appraised 4-25- 19 58 By 1302

5A 137A
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 803 NORFOLK Ave

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

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	722		\$ 3264	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
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Foundation—Stone _____ Conc. _____ Sills _____

Ext. Walls _____

Roof Type Hip Mtl. Shtg

Dormers—Small 2 Med. _____ Large _____ 160

Bays—Small _____ Med _____ Large _____

Porches—Front 92 @ 125 115

Rear 56 @ 125 70

Porch 72 @ .75 54

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor conc 521

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. 160 190

Attic Rooms Fin. 1 Unfin. _____ 160

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. _____ FA HW _____ Stkr _____ Elec. _____

Oil _____ Gas Coal _____ Pipeless _____ Radiant _____ 323

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 2143

Year Built <u>1916</u>	Avg. 1. <u>1910</u>	Replacement Cost	5407
<u>1965</u>	Age 2.	Obsolescence	

Inf. by <u>Owner</u> - Tenant - <u>Neighbor</u> - 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 GAM 25% 69 82

Total Building Value \$

Appraised ① 12-6- 1968 By 1708

Appraised ② _____ 19 _____ By _____

Recap 12-4-79 #1982







