

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 824 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-132

Current Owner Name: PONDER THOMAS BLAINE TRUSTEE Parent Parcel(s):

Current Owner Address: 247 SUMMERFIELD RD, NORTHBROOK, IL 60062-5632

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 11 BLOCK: 11 LOT: 17 PLAT: 0S 16 T 2S R 4E LOT 17 & N 12 1/2 FT LOT 18 BLK 11 SNYDERS ADDITION TO PARK CITY RESERVING EASEMENT OVER N 4 FT OF PROPERTY FOR WALKWAY ONLY M32-155 1QC97 MI-188-190 4AMI-474 495-391 1082-3-4 1379-8301827-72 THOMAS BLAINE PONDER & JULIE ANNE PONDER TRUSTEES OF THE PONDER REVOCABLE LIVING TRUST 1827-72, 0.06 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: Central Block with Projecting Bay type / Vernacular style No. Stories: 1 1/2

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

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:

- 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: The front section of the house does not have a foundation (tax cards for 1949 and 1958) and there is a half basement with a garage in the rear under the house.

Walls: The exterior walls are sheathed in a drop-novelty wooden siding.

Roof: Two corbelled brick chimney are visible in the 2006, 1995 and c. 1940 photographs. They are located to the rear of the front slope of the hipped roof. The roof is clad with composition shingles. There are two historic era shed-roofed dormers, first mentioned on the 1949 tax card.

Windows/Doors: The entry porch windows are sliders and the bay has one-over-one double-hung windows with wooden sash in its three sides. The entry door is a six-paneled cross and bible door. The material cannot be determined from the 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 frame central-block-with-projecting bay house is set on a lot that slopes down to the rear such that the first floor is set just below the finished road grade and the rear has a garage in the basement. A partial-width shed-roofed porch is located in the L of the main house and the projecting bay.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The lot slopes to the rear and the house is set below the level of the street. Landscaping is informal, composed of native grasses and deciduous trees.

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 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 Central Block with Projecting Bay type was a house type built in Park City during the mining era.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1901¹

¹ Summit County Recorder.

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: West elevation (primary façade). Camera facing east, 2006.

Photo No. 2: West elevation (primary façade). Camera facing east, 1995.

Photo No. 3: Southwest oblique. Camera facing northeast, 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 4 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>1156</u>	\$	\$ <u>2973</u>
	<u>x x</u>			\$	\$
	<u>x x</u>			\$	\$

No. of Rooms 5 Condition FAIR

Description of Building	Add	Deduct
<u>6x2x1.15</u> Foundation—Stone Conc. None ✓		<u>159</u>
Ext. Walls <u>BRICKTEX</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>GAB.</u> Mat. <u>PAT. SHG.</u>		
Dormers—Small Med. <u>2</u> Lg. <u>-</u>	<u>160</u>	
Bays—Small Med. <u>-</u> Lg. <u>-</u>		
Porches—Front <u>56 @ .80</u>	<u>45</u>	
<u>GARAGE UNDER</u> Rear <u>160 @ 1.50</u>	<u>240</u>	
Cellar—Basin't— <u>1/4 1/2 3/4</u> full-floor <u>FIR</u>	<u>367</u>	<u>45</u>
Basement Apts. <u>3</u> Rooms <u>3</u> Fin. <u>-</u>	<u>250</u>	
Attic Rooms <u>3</u> Fin. <u>3</u> Unfin. <u>-</u>	<u>520</u>	
Plumbing— Class <u>1</u> Tub <u>3</u> Trays <u>-</u> Basin <u>3</u> Sink <u>3</u> Toilet <u>3</u> Urns <u>-</u> Ftns. <u>-</u> Shr. <u>-</u> Dishwasher <u>-</u> Garbage Disp. <u>-</u>	<u>430</u>	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>-</u> Oil <u>-</u> Gas <u>-</u> Coal <u>-</u>		
Air Conditioned <u>-</u> Incinerators <u>-</u>		
Radiant—Pipeless <u>-</u>		
Finish— Hd. Wd. <u>✓</u> Floors— Fir. <u>✓</u> Hd. Wd. <u>✓</u> Conc. <u>✓</u>		
Cabinets <u>2</u> <u>PANTRIES</u> Mantels <u>-</u>	<u>50</u>	
Tile— Walls <u>-</u> Wainscot <u>-</u> Floors <u>-</u>		
Lighting—Lamp <u>-</u> Drops <u>✓</u> Fix. <u>-</u>		
Total Additions and Deductions	<u>2062</u> <u>204</u>	<u>2973</u>
Net Additions or Deductions	<u>204</u>	<u>+ 1858</u>

Age 48 Yrs. by { Est. Owner ✓
 Tenant
 Neighbors
 Records } REPRODUCTION VALUE \$ 4831
 Depr. 1-2-3-4-5-6 61/39 % \$ -
 Reproduction Val. Minus Depr. \$ 1864

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. 9 194 9 By Off. C. AJ

Location Block-115A lots 17-18-19
 Kind of Bldg. RES St. No. 824 Norfolk Ave
 Class 4 Type 1 2 3 4 4 Cost \$ 2559 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1156		\$ 2559
	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>Gable</u> Mtl. <u>Part.</u>	
Dormers—Small <u>—</u> Med. <u>2</u> Large <u>—</u>	90
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>56</u> @ <u>80</u>	45
Rear <u>148</u> @ <u>140</u>	207
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 1/3 1/2 2/3 3/4 Full <u>—</u> Floor <u>Wood</u>	284
Bsmt. Apt. <u>—</u> Rooms Fin. <u>3</u> Unfin. <u>—</u>	250
Attic Rooms Fin. <u>3</u> Unfin. <u>—</u>	595
Plumbing { Class <u>2</u> Tub <u>2</u> Trays <u>—</u> Basin <u>1</u> Sink <u>2</u> Toilet <u>2</u> Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	600
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> Wainscot <u>4 1/2</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	
Total Additions	2071

Year Built <u>57</u>	Avg. Age <u>57</u>	Reproduction Value	\$ <u>4630</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Obsol. or Rem. <u>Obs</u> 15%	<u>694</u>
Remodel Year	Est. Cost	Bldg. Value	<u>3936</u>
		Depr. Col. (1) 2 3 4 5 6 <u>30</u> %	
		Repr. Val. Minus Depr.	\$ <u>1181</u>
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—x <u>—</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %			
Other <u>—</u>			
Total Building Value			\$ <u>—</u>

Appraised 4-25-58 By 1302

Owners Name _____
 Location lots 17-18-19 Blk 11 SA
 Kind of Bldg. Res St. No. 824 Norfolk Ave
 Class 3 Type 1 2 3 4 4 Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1171		\$ 4722	\$
	x x				
	x x				

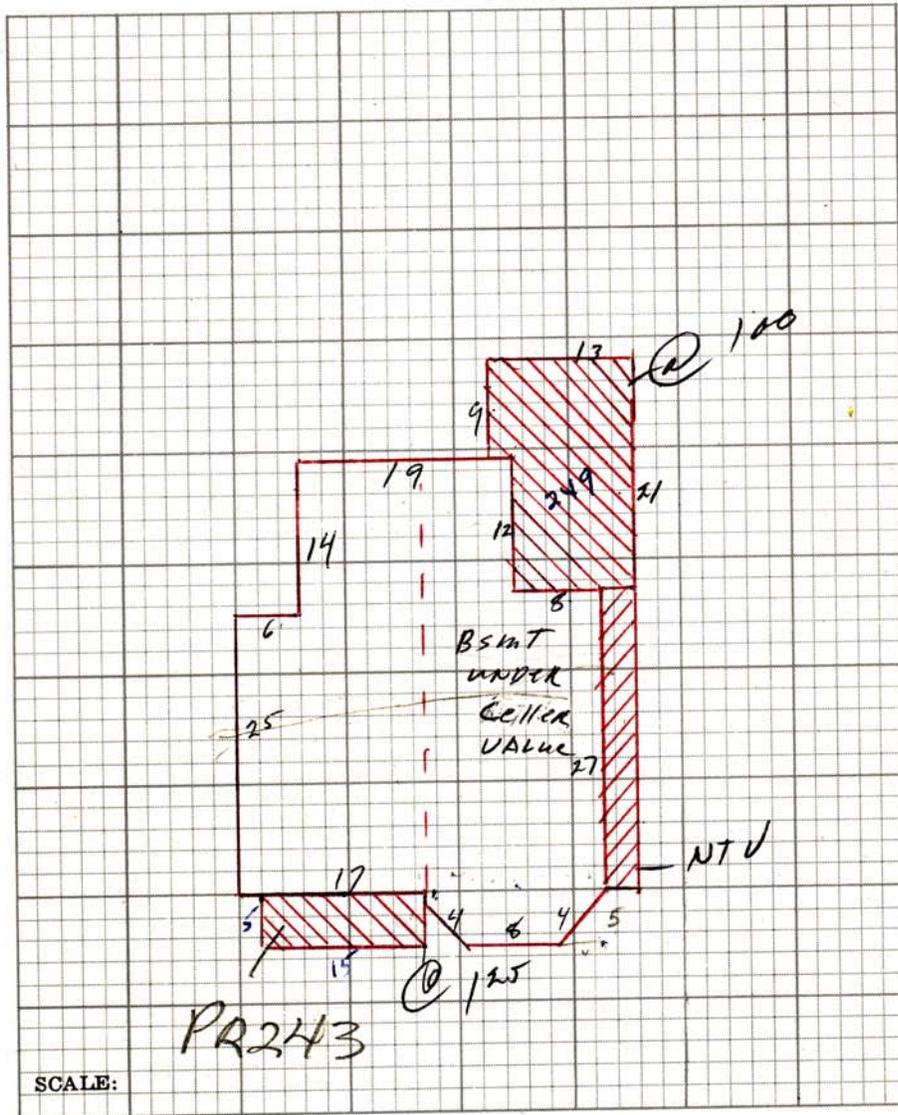
Att. Gar.—C.P. _____ x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <u>X</u>		
Ext. Walls <u>ALUMSIDING</u> (A)		
Roof Type <u>GAB</u> Mtl. <u>PAT</u>		
Dormers—Small _____ Med. <u>2</u> Large _____	240	
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>75 @ 1.25</u>	94	
Rear _____ <u>249 @ 1.00</u>	249	
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
<u>Cellar</u> -Bsmt. — 1/4 1/8 1/2 2/3 3/4 Full _____ Floor _____	80	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>3</u> Unfin. _____	525	
Plumbing {	Class <u>1</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. _____	550
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____		
<u>1st</u> Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____	422	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>✓</u> Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot <u>1/2 PL</u> Floors _____	60	
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. _____	60	
Awnings — Metal _____ Fiberglass _____		

Reg 11-28-79
 #2272

Total Additions		2280
Year Built <u>1901</u>	Avg. 1.	Replacement Cost 7022
	Age 2.	Obsolescence 915
Inf. by <u>Owner</u> Tenant -		Adj. Bld. Value 6187
<u>Neighbor - Record - Est.</u>		Conv. Factor x.47
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value \$		

Appraised ① 12-11 19 68 By 1708 **DEC 19 1968**
 Appraised ② _____ 19 _____ By _____



SCALE:

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 _____



SA 132

X-310



