

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **John C. Weeter House**

Address: 843 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-142

Current Owner Name: MC REYNOLDS LINDA R

Parent Parcel(s):

Current Owner Address: PO BOX 680723, PARK CITY, UT 84068-0723

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 14 BLOCK: 14 LOT: 11 PLAT: 0S 16 T 2S R 4E THE NORTH 22.07 FT OF LOT 10 & ALL OF LOT 11 BLK 14 SNYDERS ADDITION TO PARK CITY. ALSO BEG AT NE COR LOT 11 SD BLK, TH S 54}01' W ALG N'LY BLK LN 75.0 FT; TH N 35}59' W 4.00 FT, TH N 54}01'E 74.90 FT; TH S 37}21' E 4.00 FT TO POB.

BAL 0.09 ACRES 318-622-624 489-771903-268, 0.09AC

## 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: 1/21/2004 - Mining Boom Era Residences Thematic District)

## 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.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Pyramid house variant

No. Stories: 1 1/2

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

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

Number of associated outbuildings and/or structures:  accessory building(s), # \_\_\_\_\_;  structure(s), # \_1\_.

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: Stone retaining wall runs the length of frontage.

Foundation: Tax cards--1949, 1957 & 1968--indicate no foundation.

Walls: Drop siding.

Roof: Truncated hip with truncated gable - standing seam metal.

Windows/Doors: Paired double-hung with decorative glazing in the upper sash, a multi-pane fixed casement with a decorative fixed transom, paired double-hung sash, and single double-hung sash type windows. Entry door is frame-and-panel with upper rectangular light and a stained glass 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 house remains as it was described in the original National Register nomination form prepared in 1983 (see form for description). No major alterations have been made and the house retains its 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 remains unchanged. A stone retaining wall runs along the street front and is interrupted only by the entry steps.

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 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 Pyramid house is one of the three most common house types built in Park City during the mining era.

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*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1898<sup>1</sup>

<sup>1</sup> 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.<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:** Northeast elevation. Camera facing southwest, 2006.

**Photo No. 2:** North oblique. Camera facing south, 1995.

**Photo No. 3:** North oblique. Camera facing south, 1983.

**Photo No. 4:** North oblique. Camera facing south, date unknown.

**Photo No. 5:** East oblique. Camera facing west, tax photo.

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<sup>2</sup> 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 1 Type 1-2-3-4 Cost \$ \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		1140	\$	\$ 2771
	x x			\$	\$
	x x			\$	\$

No. of Rooms 58 Bath Condition Good

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		156
Ext. Walls <u>SIDING</u>		
Insulated—Floors Walls Cigs.		
Roof—Type <u>GAB</u> Mat. <u>SHG</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>108 @ 1.00</u> <u>108</u>		
Rear <u>No Val</u> @ <u>-</u>		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		45
Basement Apts.—Rooms Fin.		
Attic Rooms <u>3</u> Fin. <u>3</u> Unfin.	520	
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>	35	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>1</u> Oil <u>1</u> Gas <u>1</u> Coal <u>1</u>		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <u>1</u> Hd. Wd. <u>1</u> Conc. _____		175
Cabinets _____ Mantels _____		
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>1</u> Fix. <u>1</u>		
<u>WOOD LINED</u>	100	Val

Total Additions and Deductions 663 476 2771

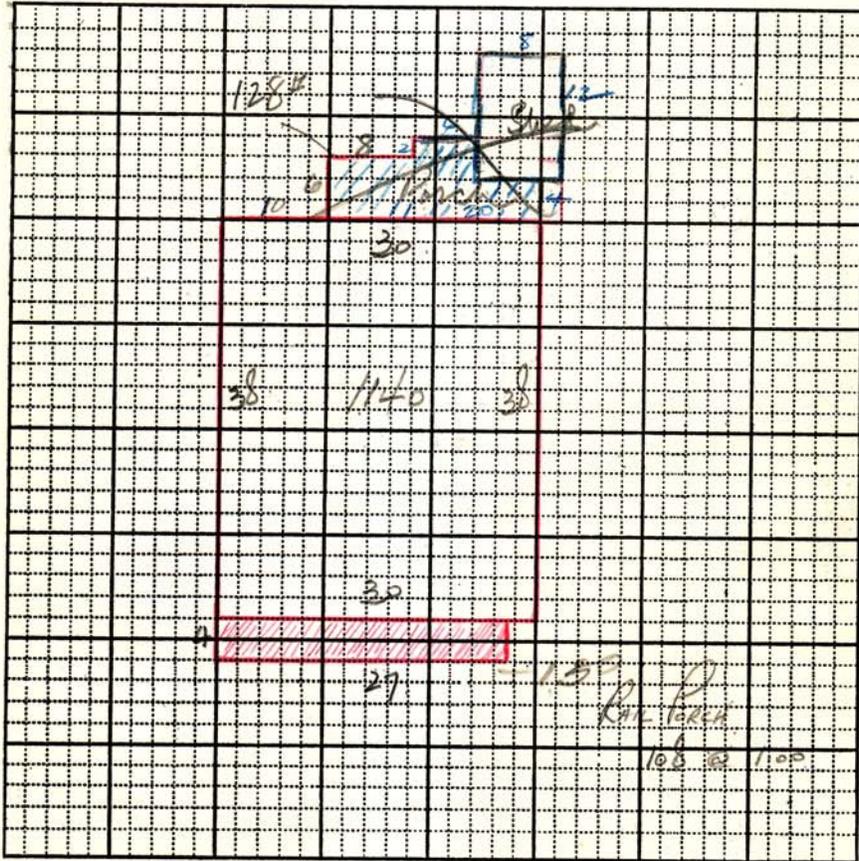
Net Additions or Deductions 476 \$ + 187

Age 51 Yrs. by Est. Owner REPRODUCTION VALUE \$ 2958  
Tenant Depr. 1-2-3-4-5-6 64/36 % \$  
Neighbors Reproduction Val. Minus Depr. \$ 1064  
Records

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 AN AGE RECORDED Total Building Value \$ \_\_\_\_\_  
ON OLD CARD 43 YRS (1940)

Appraised Oct. 194 9 By CH & AJ



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				

**RECORD OF ASSESSMENT OF IMPROVEMENTS**

Summit COUNTY SERIAL NO. SA 142 341

OWNER'S NAME Andrew, Hulda **Keith Buck**

OWNER'S ADDRESS Park City

LOCATION Lots 10 & 11, Blk 14

SA.P.C.

SA 142

Location Block 145A Lots 10+11  
 Kind of Bldg. RES St. No. Norfolk Ave.  
 Class 4 Type 1 2 3 4. Cost \$ 2398 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1140		\$ 2398
	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>Clip Gable</u> Mtl. <u>Pat</u>		
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Porches—Front <u>108" @ 100</u>	108	
Rear <u>120" @ 80</u>	102	
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>32</u> Unfin. <u>—</u>	595	
Plumbing {	350	
		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>		
Built-in-Appliances <u>—</u>		
Heat—Stove <u>—</u> H.A. <input checked="" type="checkbox"/> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>		
Oil <u>—</u> Gas <input checked="" type="checkbox"/> Coal <u>—</u> 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>1</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>		
<b>Total Additions</b>	<b>1155</b>	

Year Built <u>—</u>	Avg. <u>60</u>	Reproduction Value	\$ 3553
Ave Age <u>1949-51</u>	Age <u>60</u>	Obsol. or Rem. <u>—</u> %	
Inf. by { Owner - Tenant -		Bldg. Value	
{ Neighbor - Record - Est.		Depr. Col. ① 2 3 4 5 6 <u>30</u> %	
Remodel Year <u>—</u> Est. Cost <u>—</u>		Repr. Val. Minus Depr.	\$ 1066
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport <u>—</u> Factor <u>—</u>			
Cars <u>—</u> Floor <u>—</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>			
<b>Total Building Value</b>			<b>\$</b>

Appraised 4-22- 1958 By 1302

SA 142  
Serial Number

OF  
Card Number

Owners Name Thomas J Hansen  
 Location lots 19-11 BR 14 SA  
 Kind of Bldg. Res St. No. \_\_\_\_\_  
 Class 3 Type 1  3 4. Cost \$ 4323 x 94 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1140		\$ 4064	\$
	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 Clip Shabl Mtl. Pat

Dormers—Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_

Bays—Small \_\_\_\_\_ Med \_\_\_\_\_ Large \_\_\_\_\_

Porches—Front 4x27 108 @ 150 162

Rear \_\_\_\_\_ @ \_\_\_\_\_

Porch \_\_\_\_\_ @ \_\_\_\_\_

Planters \_\_\_\_\_ @ \_\_\_\_\_

Ext. Base. Entry \_\_\_\_\_ @ \_\_\_\_\_

Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full \_\_\_\_\_ Floor -

Bsmt. Gar. \_\_\_\_\_

Basement-Apt. \_\_\_\_\_ Rms. \_\_\_\_\_ Fin. Rms. \_\_\_\_\_

Attic Rooms Fin. 2 Unfin. \_\_\_\_\_ 375

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 \_\_\_\_\_ 414

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 \_\_\_\_\_

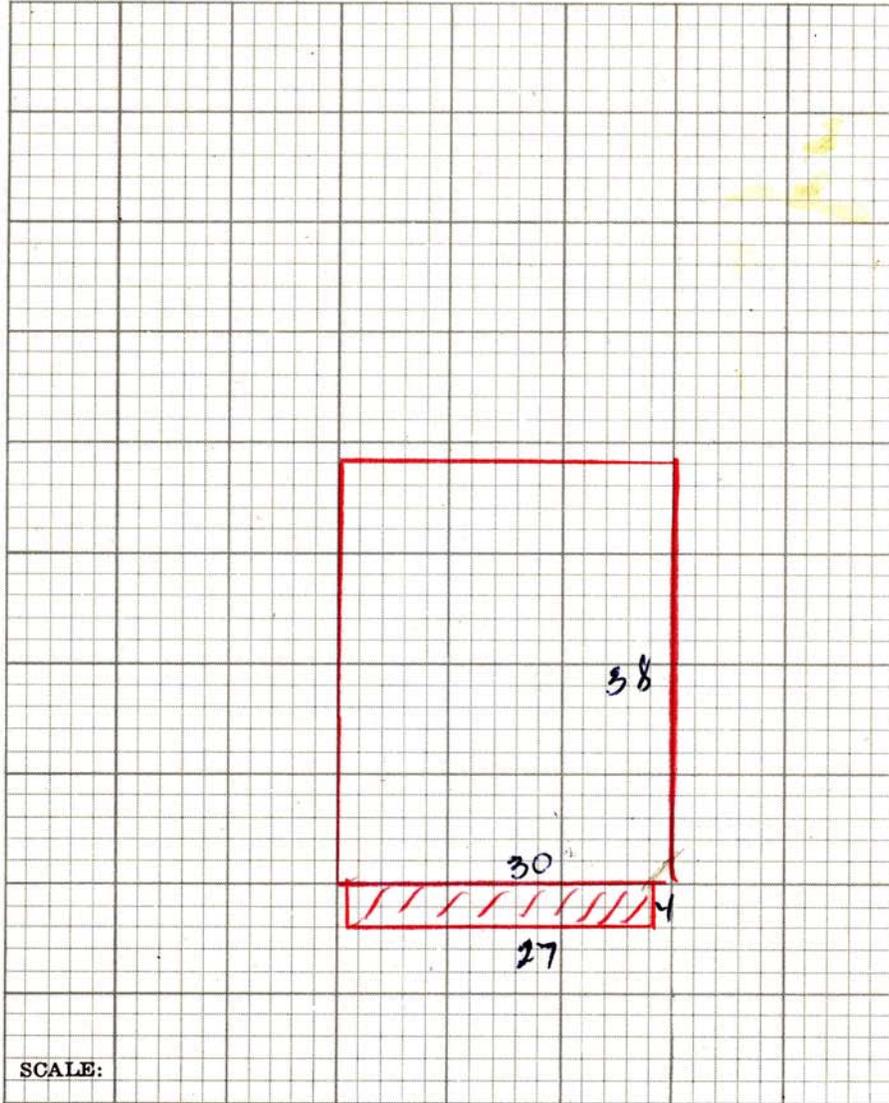
CLAPP 12-4-7  
 #1983

Total Additions 1501

Year Built 1898 Avg. 11903 Replacement Cost 5565  
1968/rev Age 2 Obsolescence \_\_\_\_\_  
 Inf. by { Owner - Tenant -  
 Neighbor - 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 \_\_\_\_\_

Total Building Value \$ \_\_\_\_\_  
 Appraised ① 12-10 1968 By 1333 DEC 19 1968  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_ 1326



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	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 **Average Year of Construction Computation:**

Year 1898 \$ 5151 = 93 % X 71 Year = 6603

Year 1968 \$ 414 = 7 % X 1 Year = 07

**Average Year of Construction 1903 66.10**



SA 142



Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 843 Norfolk  
 Park City, Summit County, Utah  
 Name of Structure: John C. Weeter House

UTM: 12 457730 4499530

T. R. S.

Present Owner: Thomas Hansen

Owner Address: 1317 Fourth Avenue, Salt Lake City, UT 84103

Year Built (Tax Record):  
 Legal Description

Effective Age:  
 Kind of Building:

Tax #: SA 142

Lots 10 and 11 Block 14, Snyder's Addition. Less than one acre.

STATUS/USE 2

Original Owner: John C. Weeter

Construction Date: 1895

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 checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory           | <input type="checkbox"/> Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated         |                                | <input 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.):

Architects File, Utah State Historical Society  
Park Record. April 27, 1895, p. 3.

4  
ARCHITECTURE

Architect/Builder: C. H. Campbell

Building Materials: Wood

Building Type/Style: Pyramid House (variant)

Description of physical appearance & significant architectural features:  
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one and one half story variant of the pyramid house. Features of this example of the variant that are typical of the basic pyramid house are the generally symmetrical facade with a door set slightly off-center between two windows, and the low pitch hip roof porch spanning the facade. Key characteristics of the variant include a long rectangular form built deep on the lot, and a truncated hip or gable roof with a clipped gable on the facade. This house is the most elaborate example of this type of variant. What distinguishes this house from other examples of both the basic pyramid house and variants of the type is the emphasis on decorative features, standard Victorian decorative elements, which create visual variety in texture and pattern. The basic form, which is almost identical to the more austere example of the type at 539 Park, is embellished with fishscale shingles in the gable section, a gable that projects from the clipped roof section over the paired windows in the gable section, the decorative pediment with a tiny sunburst element on it that is attached to the porch over the entrance bay, the pent corners on the facade, into which windows have been set, that are decorated with lacey brackets which intersect at a spool, and the decorative elements of the porch. The lathe turned piers, spindle band and decorative brackets are typical of late Victorian design, but few distinctive examples of  
(See continuation sheet)

5  
HISTORY

Statement of Historical Significance:

Construction Date: 1895

Built in 1895, the John C. Weeter House at 843 Norfolk is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, eleven are true pyramid houses and seventeen are variants of the basic type. This house is one of the variants of the pyramid house. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. It appeared early on, but survived with variations longer than the other two types.

John C. and Harriet Weeter bought this property in April of 1895 and mortgaged it for \$450, indicating that they were financing the construction of a house. Two weeks later, it was noted in the Park Record that "C.H. Campbell has completed plans and specifications for an elegant new residence for J.C. Weeter.... Work on same will be commenced next week."<sup>1</sup> Campbell, an architect/builder, was later involved in the construction of buildings in Eureka, another Utah mining town.<sup>2</sup> In addition to serving as Weeter's home, this house may have been intended as a showplace for the lumber products offered by the Weeter Lumber Company, which John owned and operated.

John C. Weeter was born in Pennsylvania in 1858 and came to Salt Lake City in 1888, where he first engaged in the real estate business. He was one of hundreds of men who were drawn to the territory by the business opportunities generated by the booming mining industry. Soon after his marriage to Harriet Towne of Massachusetts in 1892, the couple moved to Park City, where John established the Weeter Lumber Company. He later established lumber yards in other Utah locations and in Pocatello, Idaho. His lumber business in Park City became the Summit Lumber Company in the early 1900s.

(See continuation sheet)

843 Norfolk

Description continued:

this type of ornamentation are extant in Park City. The original balusters were probably replaced, but the bannisters are intact. The two windows and door on the facade have decorative stained glass banding in the transoms. One window has a broad single pane and a transom. The single pane was replaced by a multi-pane window, a change that is minor and easily reversed. The other window consists of a pair of double hung sash one over one windows. A wavy trim that may not be original was attached beneath the windows on the facade, but it, too, does not affect the building's original integrity. There is another broad single pane and transom window on the north side of the building, as well as a door and a two over two double hung sash window. In addition to the minor alterations of the porch and windows, two extensions were added to the rear of the house. Both were built to complement the existing building, and do not affect its original character. 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 the house because it documents the most common and acceptable method of expansion of the small Park City house. The building is in excellent condition and maintains its original character.

History continued:

In 1899 the Weeters sold this house to William S. Wright, who owned it for only about three years. Other owners include James C. Martin (1902-04), Willis A. Adams (1904-08) and Francis and Hulda Andrew (1908-39).

<sup>1</sup>Park Record April 27, 1895, p. 3.

<sup>2</sup>Architect's File, Utah State Historical Society. Very little is known about Campbell.



John C. Weeter House  
843 Norfolk  
Park City, Summit County, Utah

View from Northeast corner

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



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Weeter, John C., House

other name/site number \_\_\_\_\_

2. Location

street name 843 Norfolk  not for publication

city or town Park City  vicinity

state Utah code UT county Summit code 043 zip code 84068

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Walter M. Smith SHPO 12/8/03  
Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

Robert H. Beall 1-21-04  
Signature of the Keeper Date of Action

Weeter, John C., House  
Name of Property

Park City, Summit County, Utah  
City, County and State

**5. Classification**

**Ownership of Property**

(check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**

(check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1	0	Total

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing.)

Residences of Mining Boom Era Park City T.R.N.

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Function**

(Enter categories from instructions)

DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Function**

(Enter categories from instructions)

DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE VICTORIAN: Victorian Eclectic  
\_\_\_\_\_  
OTHER: pyramid/four square  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation CONCRETE  
\_\_\_\_\_  
walls WOOD: weatherboard  
\_\_\_\_\_  
WOOD: shingle  
\_\_\_\_\_  
roof METAL: standing seam  
\_\_\_\_\_  
other \_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

John C. Weeter, House, Park City, Summit County, UT

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### Narrative Description

The John C. Weeter House, at 843 Norfolk in Park City, Summit County, Utah, was previously found eligible for listing in the National Register of Historic Places (July 12, 1984) under the *Residences of Mining Boom Era Park City* thematic resource nomination, but due to owner objection was never officially listed. The current owner of the property wishes to have the owner objection removed and the building listed in the NRHP. The Utah Cultural Sites Review Committee reviewed the building on November 14, 2003, and agreed that the building retains its architectural integrity and is still eligible for listing on the NRHP.

Weeter, John C., House  
Name of Property

Park City, Summit County, Utah  
City, County and State

**8. Description**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 8

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

(enter categories from instructions)

ARCHITECTURE

**Period of Significance**

1895-1953

**Significant Dates**

1895

**Significant Persons**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

C.H. Campbell (architect/builder)

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository:

See continuation sheet(s) for Section No. 9

Weeter, John C., House  
Name of Property

Park City, Summit County, Utah  
City, County and State

### 10. Geographical Data

Acreege of Property Less than one acre(s)

#### UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/2 4/5/7/7/3/0 4/4/9/9/5/3/0  
Zone Easting Northing

2 / / / / / / / / / / /  
Zone Easting Northing

3 / / / / / / / / / / /  
Zone Easting Northing

4 / / / / / / / / / / /  
Zone Easting Northing

#### Verbal Boundary Description

(Describe the boundaries of the property.)

LOTS 10 AND 11, BLOCK 14, SNYDER'S ADDITION.

Property Tax No. SA 142

#### Boundary Justification

(Explain why the boundaries were selected.)

THE BOUNDARIES ARE THOSE THAT WERE HISTORICALLY, AND CONTINUE TO BE ASSOCIATED WITH THE PROPERTY AND CONSTITUTE THE LEGAL DESCRIPTION.

See continuation sheet(s) for Section No. 10

### 11. Form Prepared By

name/title Utah SHPO Staff

organization \_\_\_\_\_ date November 14, 2003

street & number 300 Rio Grande telephone 801/533-3500

city or town Salt Lake City state UT zip code 84101

#### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

**Maps** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs:** Representative **black and white photographs** of the property.

**Additional items:** (Check with the SHPO or FPO for any additional items)

#### Property Owner

name/title Linda McReynolds

street & number 843 Norfolk, P.O. Box 680723 telephone 435/649-6234

city or town Park City state UT zip code 84068

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

John C. Weeter House, Park City, Summit County, UT

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**Common Label Information:**

1. John C. Weeter House
2. Park City, Summit County, Utah
3. Photographer: Cory Jensen
4. Date: September 2003
5. Negative on file at Utah SHPO.

**Photo No. 1:**

6. East elevation of building. Camera facing west.

**Photo No. 2:**

6. North & east elevations of building. Camera facing southwest.

**Photo No. 3:**

6. South & east elevations of building. Camera facing northwest.



843

RESERVED  
RESIDENT  
PARKING  
843  
Norfolk  
ONLY