

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 946 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-112

Current Owner Name: BUTKOVICH PAUL

Parent Parcel(s):

Current Owner Address: PO BOX 3623, PARK CITY, UT 84060-3623

Legal Description (include acreage): LOTS 19, 20, & N 1/2 21 BLK 10 SNYDERS ADDITION TO PARK CITY, 0.11 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.

### 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:

### Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- 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: Cross-wing type / Vernacular style

No. Stories: 1

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

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

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

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 tax card for 1949 state that half of the house has no foundation and the other half is concrete. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

Walls: The external walls are clad in drop/novelty siding.

Roof: The corbelled chimney as seen in the c. 1940 tax photograph on the rear slope of the roof was removed by the 1995 photograph. The roof is sheathed in standing seam metal materials.

Windows/Doors: The visible windows in the 1995 and 2006 photographs include one-over-one double-hung windows appearing either alone in a vertical opening on the façade or in a group of three in a single opening on the side wall. Both doors visible in the available photographs have single large lights.

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 frame cross-wing has a shed-roofed porch in its L and a rear section (not visible in the available photographs) seven feet wider than the front cross-wing structure and dates from at least the 1949 tax card.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The building lot slopes down from the finished road grade and the entrance to the porch is set below the grade. The view of the house in 2006 photographs is obscured by the vegetation. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale 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 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 plan type (cross-wing), 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 "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.

**5 SIGNIFICANCE**

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1909<sup>1</sup>

Builder:  Not Known  Known: (source: )

<sup>1</sup> Summit County Recorder.

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:** Southwest oblique (partial). Camera facing northeast, 2006.

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

**Photo No. 3:** West elevation (primary façade). Camera facing east, 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 3 Type 1-2-3-4 Cost \$ \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		751	\$	\$ 1543
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 & Bath Condition Good

Description of Building	Add	Deduct
67 x 100 Foundation—Stone Conc. <u>1/2</u> None <u>1/2</u>		60
Ext. Walls <u>SIDING</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>GAB</u> Mat. <u>SHG</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>60 @ .60</u>	36	
Rear <u>49 @ .60</u>	29	
Cellar—Bas'm't— <u>1/4 1/2 1/2 1/2 1/2</u> full-floor <u>DIRT</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. <u>2</u> Unfin.	267	
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>1</u> Oil <u>1</u> Gas <u>1</u> Coal <u>1</u>		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. <u>1</u> Floors— Fir. <u>1</u> Hd. Wd. <u>1</u> Conc. <u>1</u>		
Cabinets <u>1</u> Mantels _____	40	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>1</u> Fix. _____		
<u>HALLBOARD LINED</u>		100

Total Additions and Deductions 722 160 1543  
 Net Additions or Deductions 160 \$ + 562

Age 48 Yrs. by { Est. Owner 1 REPRODUCTION VALUE \$ 2105  
 { Tenant 1 Depr. 1-2-3-4-5-6 41/59 % \$  
 { Neighbors \_\_\_\_\_ Reproduction Val. Minus Depr. \$ 1242  
 { 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 \_\_\_\_\_ Total Building Value \_\_\_\_\_ \$

Appraised Oct. 1, 1949 By Chas E AS



SA112

Location Block 10 - Lots 19-20 + 1/2 of 21  
 Kind of Bldg. RE St. No. 962 Norfolk Ave  
 Class 3 Type 1 2 3 4 Cost \$ 1570 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		751		\$ 1570
	x x				
	x x				

Gar.—Carpport 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>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>5x12</u> <u>60°</u> @ <u>80</u>	<u>48</u>
Rear <u>7x7</u> <u>49°</u> @ <u>80</u>	<u>39</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 1/3 1/2 2/3 3/4 Full <u>—</u> Floor <u>Wood</u>	<u>182</u>
Bsmt. Apt. <u>—</u> Rooms Fin. <u>2</u> Unfin. <u>—</u>	<u>110</u>
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>2</u> Tub <u>1</u> Trays <u>—</u>	<u>410</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. <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>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	
	<u>789</u>

Total Additions 789

Year Built <u>—</u>	Avg. Age <u>57</u>	Reproduction Value	\$ <u>2359</u>
Info by { Owner - Tenant - Neighbor - Record - Est.	<u>Ave Open 1949-48</u>	Obsol. or Rem. %	
Remodel Year <u>—</u> Est. Cost <u>—</u>		Bldg. Value	
		Depr. Col. ① 2 3 4 5 6 <u>50</u> %	
		Repr. Val. Minus Depr.	\$ <u>1180</u>
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>x</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %			
Other <u>—</u>			
		Total Building Value	\$

Appraised 4-22-1958 By 1302

SA 117  
Serial Number

.....OF.....  
Card Number

Owners Name Jella Gunn - % Florence Cottie  
 Location lots 19+20 + N 1/2 21 Bk 10 SA  
 Kind of Bldg. R2 St. No. 946 No. Norfolk ave  
 Class 2 + Type 1 2 3 0 Cost \$ 2455 110.7%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	766		\$ 2718	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl. Cl.

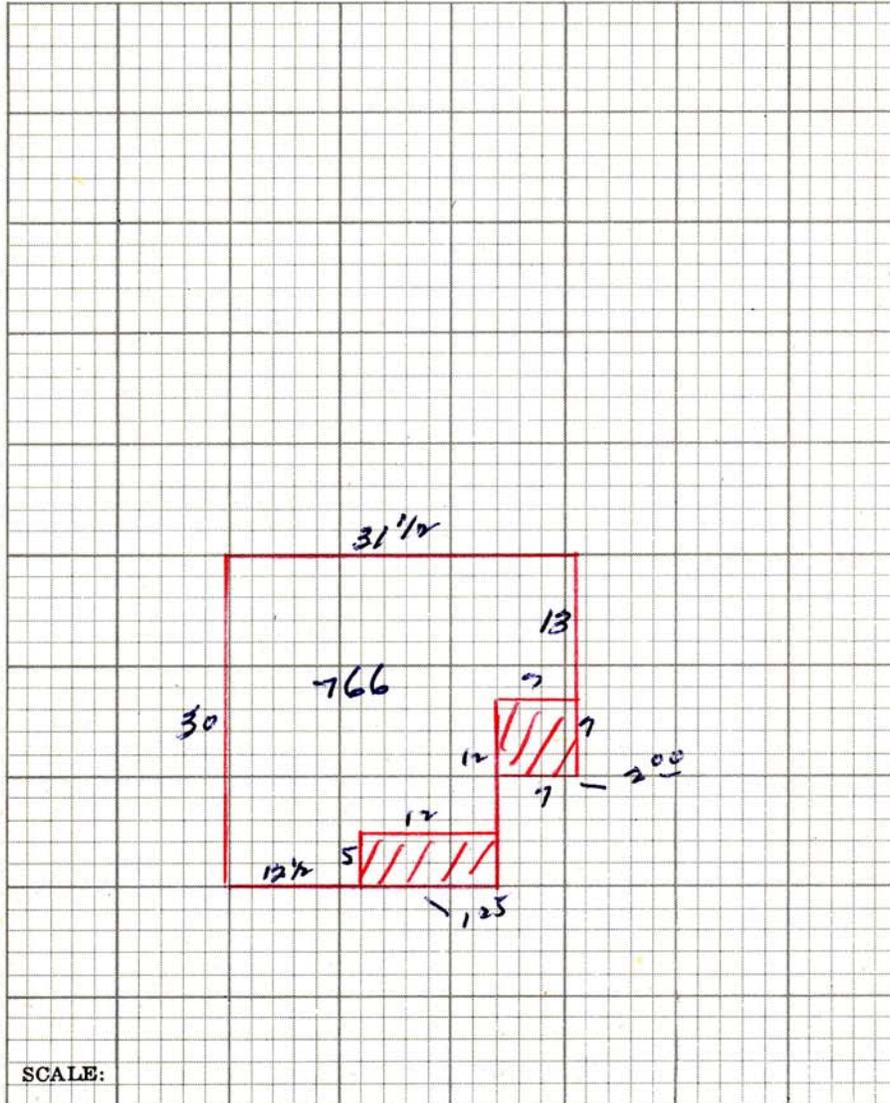
Description of Buildings Additions Additions

Foundation—Stone Conc. ✓ Sills ✓  
 Ext. Walls Asph Shingles  
 Roof Type Gable Mtl. sh  
 Dormers—Small Med. Large Large  
 Bays—Small Med Large Large  
 Porches—Front 60 @ 125 75  
 Rear 49 @ 200 98  
 Porch @  
 Planters @  
 Ext. Base. Entry @  
 Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full Wood 478  
 Bsmt. Gar. 525 HC  
 Basement-Apt. Rms. Fin. Rms. 2  
 Attic Rooms Fin. Unfin.  
 Plumbing { Class 2 Tub. 1 Trays 1  
 Basin 1 Sink 1 Toilet 1  
 Wtr. Sfrtr. Shr. St. O.T. 650  
 Dishwasher Garbage Disp.  
 Heat—Stove H.A. IA HW Stkr Elec. 333  
 Oil Gas Coal Pipeless Radiant 333  
 Air Cond. — Full Zone  
 Finish—Fir. Hd. Wd. Panel 333  
 Floor—Fir. Hd. Wd Other 333  
 Cabinets Mantels.  
 Tile—Walls Wainscot Floors 333  
 Storm Sash—Wood D. S.; Metal D. S.  
 Awnings — Metal Fiberglass

Reapp 11-27-79  
 #1988

Total Additions		2159
Year Built <u>1901</u>	Avg. <u>1/1909</u>	Replacement Cost <u>4877</u>
<u>1964</u>	Age <u>2.</u>	Obsolescence
Inf. by { <u>Owner</u> - Tenant -		Adj. Bld. Value
{ <u>Neighbor</u> - Record - Est.		Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>2 3 4 5 6</u>		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value \$		

Appraised ① 12-4 1968 By 1333 DEC 18 1968  
 Appraised ② \_\_\_\_\_ 19\_\_\_\_ By \_\_\_\_\_ 1328



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 Average Year of Construction Computation:

Year 1901 \$ 4281 = 88 % X 64 Year = 5632

Year 1964 \$ 596 = 10 % X 1 Year = 10

Average Year of Construction 1969 = 5644

39



SA 112



