

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Patrick B. Watson House**

Address: 962 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-110-111

Current Owner Name: WICHMANN DAVID L

Parent Parcel(s):

Current Owner Address: PO BOX 4285, PARK CITY, UT 84060-4285

Legal Description (include acreage): LOT 17 BLK 10 SNYDERS ADDITION TO PARKCITY CONT 0.04 ACRES

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: 5/16/2002 - 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: T/L cottage type

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), # _____.

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: Cross-wing - asphalt shingles.

Windows/Doors: Single and paired double-hung sash type.

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 one-story frame T/L cottage has not been significantly altered. Modifications were made to the house in 2002 that stabilized it (it had been condemned by Park City) and made it habitable. Those modifications included raising the house to accommodate a foundation, changing the rear addition from a shed roofed addition to a gable extension of the main house, and upgrading systems within the house to make it habitable. The changes are minor and executed in such a way that the site's original character is not affected.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is unchanged from what is described in the National Register nomination.

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 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.

This site was listed on the National Register of Historic Places in 2002 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. 1892¹

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 National Register nomination.

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 oblique. Camera facing east, 2006.

Photo No. 2: West oblique. Camera facing east, 1995.

Photo No. 3: West oblique. Camera facing east, 1983.

Photo No. 4: Southwest elevation. 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 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		686	\$ -	\$ 1389
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition Good.

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		110
Ext. Walls <u>1/4 Siding 1/4 Shtg.</u>		17
Insulated—Floors Walls Cigs.		
Roof—Type <u>Gob.</u> Mat. <u>Shg.</u>		
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front <u>40' @ 10'</u>	40	
Rear <u>27' @ 10'</u>	27	
Cellar—Basmt— <u>1/4 1/2 3/4 full-floor</u> <u>Comp. Val.</u>	35	
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. — Unfin.		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin Sink Toilet <u>1</u> Urns. Ftns. Shr. Dishwasher Garbage Disp.	350	
Heat—Stove <input checked="" type="checkbox"/> H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. Floors— Fir. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc.		
Cabinets <u>1</u> Mantels —	40	
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix.		
<u>Lumber Land. No. Sdgs. 4 @ 25.00</u>		100
Total Additions and Deductions	486	227
Net Additions or Deductions	-227	

Age 45 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records

REPRODUCTION VALUE \$ 1648
 Depr. 1-2-3-4-5-6 58/42 % \$
 Reproduction Val. Minus Depr. \$ 692

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 10/2/1949 By CAO & A.J.

Location Block 10 SA - Lot 17
 Kind of Bldg. RES. St. No. 962 Norfolk
 Class 3 Type 1 2 3 4. Cost \$ 1432 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		686		\$ 1432
	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>Gable</u> Mtl. <u>—</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>4x10</u> <u>40</u> @ <u>80</u>	<u>32</u>
Rear <u>3x7</u> <u>21</u> @ <u>80</u>	<u>17</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 1/8 1/2 3/8 3/4 Full <u>—</u> Floor <u>Dirt</u>	<u>50</u>
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</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>350</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. <u>—</u> 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>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>	
Total Additions	<u>449</u>

Year Built <u>—</u> Avg. Age <u>54</u>	Reproduction Value	\$ <u>1881</u>
Owner <u>Age 1949-45</u>	Obsol. or Rem.	% <u>—</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Bidg. Value	
Remodel Year <u>—</u> Est. Cost <u>—</u>	Depr. Col. (1) 2 3 4 5 6 <u>33</u>	% <u>—</u>
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport—Factor <u>—</u>	Repr. Val. Minus Depr.	\$ <u>621</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>		
Total Building Value		\$ <u>—</u>

Appraised 4-22-58 19 58 By 1309

57110
Serial Number

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

Owners Name J. D. Moore
 Location 222 17
 Kind of Bldg. Rdw St. No. 962 No Norfolk ave
 Class. 2+ Type 1 2 3 4. Cost \$ 2180 x 106 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	686		\$ 2311	\$
	x x				
	x x				

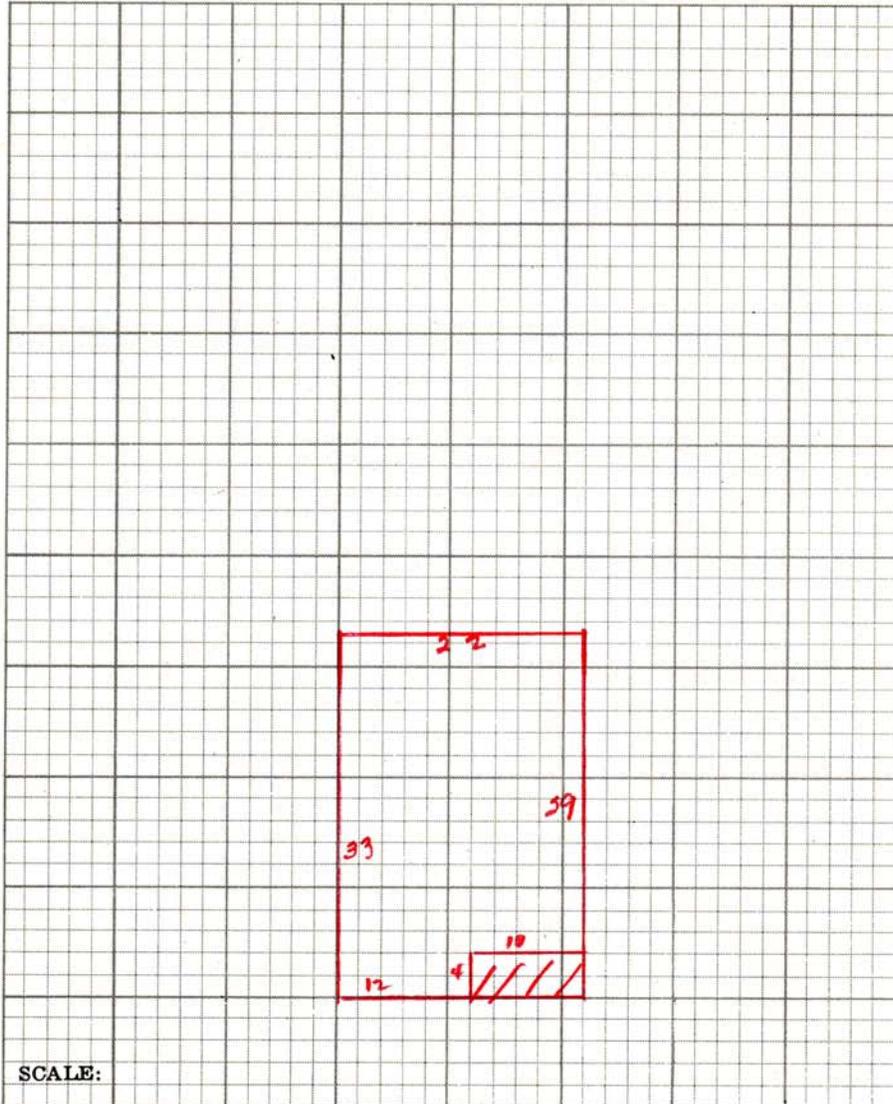
Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone <input type="checkbox"/> Conc. <input type="checkbox"/> Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>giding</u>		
Roof Type <u>Gable</u> Mtl. <u>RR</u>		
Dormers—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>		
Bays—Small <input type="checkbox"/> Med <input type="checkbox"/> Large <input type="checkbox"/>		
Porches—Front <u>40 @ 125</u>	50	
Rear <input type="checkbox"/>	@	
Porch <input type="checkbox"/>	@	
Planters <input type="checkbox"/>	@	
Ext. Base. Entry <input type="checkbox"/>	@	
Char-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full <input type="checkbox"/> Floor <u>dent</u>	40	
Bsmt. Gar. <input type="checkbox"/>		
Basement-Apt. <input type="checkbox"/> Rms. <input type="checkbox"/> Fin. Rms. <input type="checkbox"/>		
Attic Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays <input type="checkbox"/>	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. <input type="checkbox"/> Shr. St. <input type="checkbox"/> O.T. <input type="checkbox"/>	
	Dishwasher <input type="checkbox"/> Garbage Disp. <input type="checkbox"/>	550
Heat—Stove <input type="checkbox"/> H.A. <input checked="" type="checkbox"/> HW <input type="checkbox"/> Stkr <input type="checkbox"/> Elec. <input type="checkbox"/>		
Oil <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Coal <input type="checkbox"/> Pipeless <input type="checkbox"/> Radiant <input type="checkbox"/>	315	
Air Cond. — Full <input type="checkbox"/> Zone <input type="checkbox"/>		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Panel <input type="checkbox"/>		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd <input type="checkbox"/> Other <input type="checkbox"/>		
Cabinets <u>1</u> Mantels. <input checked="" type="checkbox"/>		
Tile—Walls <input type="checkbox"/> Wainscot <input type="checkbox"/> Floors <input type="checkbox"/>		
Storm Sash—Wood D. <input type="checkbox"/> S. <input type="checkbox"/> ; Metal D. <input type="checkbox"/> S. <input type="checkbox"/>		
Awnings — Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/>		

Reap 11-27-79
 #1983

Total Additions		955
Year Built <u>1904</u>	Avg. <u>11910</u>	Replacement Cost <u>3266</u>
<u>1964</u> <u>inv</u>	Age <u>2.</u>	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>2</u> 3 4 5 6		
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



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 **Average Year of Construction Computation:**

Year 1904 \$ 2951 = 90% X 61 Year = 5490

Year 1914 \$ 315 = 10% X 1 Year = 10

Average Year of Construction 1910 55

3
5-8



Property Type:

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION

Street Address: 962 Norfolk
Park City, Summit County, Utah

UTM: 12 457680 4499650

Name of Structure: Patrick B. Watson House

T. R. S.

Present Owner: John H. Quinn

Owner Address: P.O. Box 2815, Park City, UT 84060

Year Built (Tax Record):
Legal Description

Effective Age:
Kind of Building:

Tax#:

SA 110 & 111

Block 10, Lot 17, Snyder's Addition.
Less than one acre.

STATUS/USE

Original Owner: Patrick B. Watson

Construction Date:

Demolition Date: c. 1892

Original Use: Residence

Present Use: Residence

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- Excellent
- Good
- Deteriorated

- Site
- Ruins

- Unaltered
- Minor Alterations
- Major Alterations

- Significant
- Contributory
- Not Contributory

- Not of the
Historic Period

- National Landmark
- National Register
- State Register

- District
- Multi-Resource
- Thematic

DOCUMENTATION

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:

- Abstract of Title
- Plat Records/Map
- Tax Card & Photo
- Building Permit
- Sewer Permit

- Sanborn Maps
- City Directories
- Biographical Encyclopedias
- Obituary Index
- County & City Histories

- Newspapers
- Utah State Historical Society
- Personal Interviews
- LDS Church Archives
- LDS Genealogical Society

- U of U Library
- BYU Library
- USU Library
- SLC Library
- Other Census Records

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

1900 Census Records. Summit County, Park City Precinct, p. 170-A.
Park Record. March 1, 1918, p.1. Patrick B. Watson obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage

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

This house is a one story frame T/L cottage with a gable roof. A porch spans the west side of the stem-wing. A break in the siding of the stem-wing indicates that there originally were two doors into this house, one into the south side of the cross-wing, and one into the stem-wing. The door on the stem-wing was enclosed and sided over. The enclosing of the door is a significant change, but it does not change the original character of the building. There is a single window bay on the gable end of the cross-wing which consists of a pair of double hung sash windows that are united by a simple decorative molding. The molding is highlighted by decorative corner blocks, and a pediment-shaped header. Alterations to the exterior of the house include the addition of two large picture windows to the north side. Due to their location on the side of the house, however, they are relatively unobtrusive. There is a rear shed extension which may be original, but whether original or not, it complements the main section in design, scale and materials. 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 a house because it documents the most common and acceptable method of expansion of the small Park City house. This house is in good condition and maintains its original integrity.

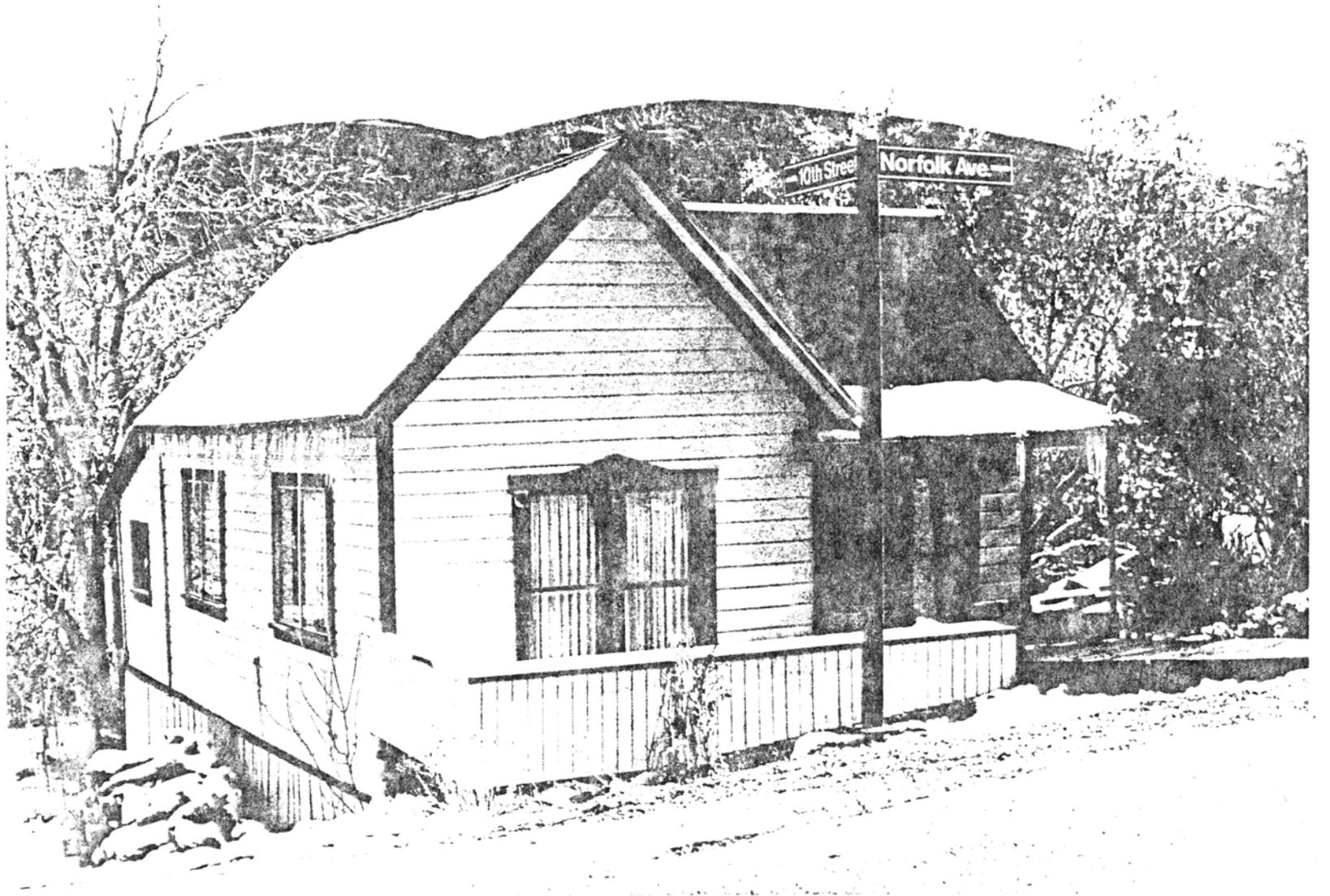
Statement of Historical Significance:

Construction Date: c. 1892

Built c. 1892, the Patrick B. Watson House at 962 Norfolk is architecturally significant as one of 78 extant T/L cottages in Park City, 17 of which are included in this nomination. The T/L cottage 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.

This house was probably built in 1892 by Patrick B. Watson. Watson's mortgage for \$184.70 to Kidder & Bro. Lumber Company in 1892 was apparently for materials to construct this house. The Watson family continued to own this house until 1912, when it was sold to Mrs. Florence W. Hanlon. The house changed hands many times during the next few decades, sometimes being sold in tax sales.

Patrick B. Watson was born in Scotland in 1858, and came to the U.S. and Park City at an undetermined date. His wife, Carrie, was a native of Sweden (b. 1865). They were married in 1890, and had at least two children. Patrick was a miner for the Silver King Coalition Mining Company, and also worked, apparently on his own, as a stone mason and cement worker on construction projects around town.





← 10th Street

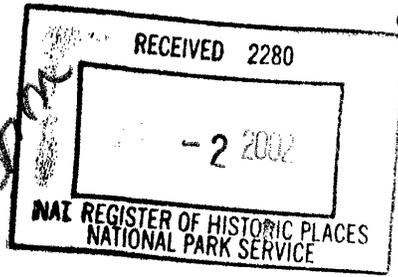
Norfolk Ave. →

962

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

*General
Owner
Application*



504

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 Watson, Patrick B., House

other name/site number 962 Norfolk Avenue

2. Location

street & town 962 Norfolk Avenue not for publication

city or town Park City vicinity

state Utah code UT county Summit code 043 zip code 84060

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.)

William S. M... 3/25/02
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:) _____

Elson A. Beall Signature of the Keeper Date of Action 5/16/02

Watson, Patrick B., House
Name of Property

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

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

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

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

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.)

Number of contributing resources previously listed in the National Register

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

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

Current Function
(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE VICTORIAN

OTHER: Victorian Eclectic

foundation CONCRETE

walls WOOD weatherboard

roof ASPHALT shingle

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

Watson, Patrick B., 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.)

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

Period of Significance

c.1892-1952

Significant Dates

c.1892

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unkown

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 # _____

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

Watson, Patrick B., House
Name of Property

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

10. Geographical Data

Acreeage of Property less than one acres

UTM References

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

1 1/2 4/5/7/6/8/0 4/4/9/9/6/5/0
Zone Easting Northing

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

Block 10, Lot 17, Snyder's Addition.

Property Tax No. SA 110 & 111

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are the same as those historically associated with the property.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Cory Jensen

organization Utah SHPO date 15 March 2002

street & number 300 Rio Grande telephone 801/533-3559

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 David Wichmann

street & number PO Box 4285 telephone _____

city or town Park City state UT zip code 84060

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.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Watson, Patrick B., House, Park City, Summit County, UT

Narrative Description

The Patrick B. Watson House, at 962 Norfolk in Park City, Summit County, Utah, was previously found eligible for listing in the National Register of Historic Places (October 22, 1984) under the Residences of Mining Boom Era Park City Thematic Resources 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 National Register so that he can claim federal rehabilitation tax credits. The building was reviewed and approved by the Utah Board of State History on March 15, 2002.

The house was condemned by Park City building officials for several building code violations. Most of the current rehabilitation work was completed to rectify the code violations and make the building habitable. There are a few items that warrant a reevaluation of the property; these are described below:

When the Watson House was originally nominated in 1984, it rested on the ground with only a few flat stones for a foundation (as was common for this era of construction in Park City), and was sinking into the ground. Current building code requires a solid foundation and footing to be placed underneath occupied buildings. For this reason the entire house was raised and a concrete foundation constructed underneath. The building now has a slightly raised foundation but this was done to return it to its original relationship to the street level. Over the past couple of decades the street has been graded and re-graded, raising the level much higher than it had been originally. This placed the entrance of the house, which is quite near the street, well below the level it was historically. Now the house is situated more closely to what it was historically in relation to the street and none of the historic feeling or association has been lost from the site.

Rehabilitation work at the rear (east elevation) of the house has replaced a rear addition that also violated building codes because of a low ceiling height. The part that was replaced was a shed-roof addition with a wooden stairway that descended several feet to the sloped lot below. In the original nomination form it was noted that there was some uncertainty as to whether this extension was original, but that rear extensions were part of the architectural heritage of the miner's cottages. When the house was recently placed on the new foundation the shed-roof extension was replaced by a new, gable-roof extension that provides more usable space and corrects a serious watershed problem that was created by the mismatching of roof pitches at the rear. Although the new rear extension has a gable roof, as opposed to the original shed roof, it still retains the characteristics of that era of architecture. The new extension sits within the same footprint of the original and has a similar rear porch and stairway that provides access to the rear of the property. Also, new rafters were inserted alongside the originals into the roof of the main portion of the house to bring that up to code.

The windows on the north side of the house were returned to the original wood, rectangular, two-over-two, double-hung sash. The original windows had been enlarged in the early 1980s to square openings sometime before the first nomination of the property. When the house was set on the new foundation, windows were cut

National Register of Historic Places Continuation Sheet

Section No. 9 Page 2

Watson, Patrick B., House, Park City, Summit County, UT

into the wood skirting below the main level as well; there were no windows in the skirting when the house was nominated in 1984.

The interior has received some rehabilitation work as well, which is primarily structural. The original floors were stressed and badly warped. New joists were added under the floors to remedy this. The original walls had no studs and were buckling and thus were replaced with stud walls. The original wall placement and floor plan are retained in the house.

The current rehabilitation work has made habitable a previously condemned dwelling. Although some exterior modifications were made (most required by building code) the house retains its historic appearance and feeling and remains a contributing historic residence in Park City.

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Watson, Patrick B., House, Park City, Summit County, UT

Common Label Information:

1. Watson, Patrick B., House
2. Park City, Summit County, Utah
3. Photographer: Rod Mortenson
4. Date: February 2002
5. Negative on file at Utah SHPO.

Photo No. 1:

6. North & west elevations of building and streetscape. Camera facing southeast.

Photo No. 2:

6. West elevation of building, porch detail. Camera facing southeast.

Photo No. 3:

6. West elevation of building, porch detail. Camera facing northeast.

Photo No. 4:

6. North & west elevations of building. Camera facing southeast.

Photo No. 5:

6. North elevation of building. Camera facing south.

Photo No. 6:

6. West elevation of building, detail. Camera facing south.

Photo No. 7:

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



10th St.