

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1002 1/2 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: MTSMTO-1

Current Owner Name: MATSUMOTO KATHERINE

Parent Parcel(s): SA-96

Current Owner Address: PO BOX 951, PARK CITY, UT 84060-0951

Legal Description (include acreage): LOT 1 MATSUMOTO SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT, 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:)

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 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), # _____.

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.): Several spots have peeling paint and exposed wood. These include the casing around the horizontal window opening on the side gable end wall and the
- 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: Tax cards from 1949, 1959 and 1968 note that there is no foundation. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

Walls: The exterior walls are clad in wooden drop (novelty) siding and what appears to be wooden or asbestos shingles on the side gable end wall.

Roof: The roof is sheathed in corrugated metal. The tax cards for 1958 and 1968 note that the roof is galvanized aluminum, presumably the current roof. A brick chimney is set just off the ridge line.

Windows: The visible windows include a one-over-one double-hung and a group of three set in a horizontal opening. The set of three appear to be replacements windows in possible aluminum or vinyl sash.

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 historic era shed-roofed porch set in its L and an addition to the rear that appears to be under the main roof line. It was completed after the c. 1940 tax photograph and before the 2006 photograph.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is set below the finished road grade on a lot that also slopes off to the side. The house faces 10th Street rather than Norfolk Avenue; it is located one lot to the east of 1002 Norfolk Avenue. A metal and wooden staircase runs along the border of the lot. 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 (hall-parlor), 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. 1900¹

Builder: Not Known Known: (source:)

¹ 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.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: Southwest oblique. Camera facing northeast, 2006.

Photo No. 2: South elevation (primary façade). Camera facing north, 1995.

Photo No. 2: South elevation (primary façade). Camera facing north, 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>856</u>	<u>\$ -</u>	<u>\$ 2418</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 5 Condition Good

Description of Building	Add	Deduct
Foundation—Stone <u>Conc.</u> None <input checked="" type="checkbox"/>		<u>157</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Gab.</u> Mat. <u>Asph/Flt</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>112" @ 1.25</u>	<u>140</u>	
Rear @		
<u>2</u> Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>	<u>45</u>	
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
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>		<u>75</u>
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>1</u>	<u>205</u>	
Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. <u>1</u> Floors— <u>1</u> Hd. Wd. <u>1</u> Fir. <u>1</u> Conc. <u>1</u>		<u>125</u>
Cabinets <u>1</u> Mantels <u>1</u>		
Tile— Walls <u>1</u> Wainscot. <u>1</u> Floors <u>1</u>		
Lighting—Lamp <u>1</u> Drops <u>1</u> Fix. <u>1</u>		
<u>Lumber Lined - No. 8 - 5 c. 25"</u>		<u>125</u>

Total Additions and Deductions 390 1137 2418
 Net Additions or Deductions -380 \$ -47

Age 38 Yrs. by Est. Owner Tenant Neighbors Records REPRODUCTION VALUE \$ 2321
 Depr. 0-2-3-4-5-6 51/49 % \$ _____
 Reproduction Val. Minus Depr. \$ 1162
 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 10/27/49 1949 By Chas. A. J.

SA 96

Location Block 9 SA - E 37 1/2' of Lots 29-30-31+32

Kind of Bldg. Apd. St. No. 1002 1/2 Norfolk Ave.

Class 3 Type 1 2 3 4 Cost \$ 1726 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
	x x		856		\$ 1726
	x x				
	x x				

Gar.—Carport x — Flr. — Walls — Cl. —

Description of Buildings Additions

Foundation—Stone — Conc. — None ✓

Ext. Walls Siding

Insulation—Floors — Walls — Clgs. —

Roof Type Gable Mtl. @ Alum.

Dormers—Small — Med. — Large —

Bays—Small — Med. — Large —

Porches—Front — 112 @ 125 140

Rear — @ —

Porch — @ —

Metal Awnings — Mtl. Rail —

Basement Entr. — @ —

Planters — @ —

Cellar—Bsmt. — 1/4 1/2 3/4 Full — Floor Wood 50

Bsmt. Apt. — Rooms Fin. — Unfin. —

Attic Rooms Fin. — Unfin. —

Plumbing { Class 1 Tub 1 Trays —
 Basin 1 Sink 1 Toilet 1 350
 Wtr. Sfrtr. — Shr. St. — O.T. —
 Dishwasher — Garbage Disp. —

Built-in-Appliances —

Heat—Stove — H.A. ✓ Steam — Stkr. — Blr. —
 Oil — Gas — Coal ✓ Pipeless — Radiant — 378

Air Cond. —

Finish—Fir ✓ Hd. Wd. —

Floor—Fir ✓ Hd. Wd. — Other —

Cabinets 1 Mantels —

Tile—Walls — Wainscot — Floors —

Storm Sash—Wood D. — S. —; Metal D. 2 S. —

Total Additions 918 918

Year Built 47 Avg. Age — Reproduction Value \$ 2644

Inf. by { Owner — Tenant — Bidg. Value
 Neighbor - Record - Est. Depr. Col. 1 2 3 4 5 6 40%

Remodel Year — Est. Cost — Repr. Val. Minus Depr. \$ 1058

Garage—Class — Depr. 2% 3% Carport—Factor —

Cars — Floor — Walls — Roof — Doors —

Size—x Age — Cost — x — %

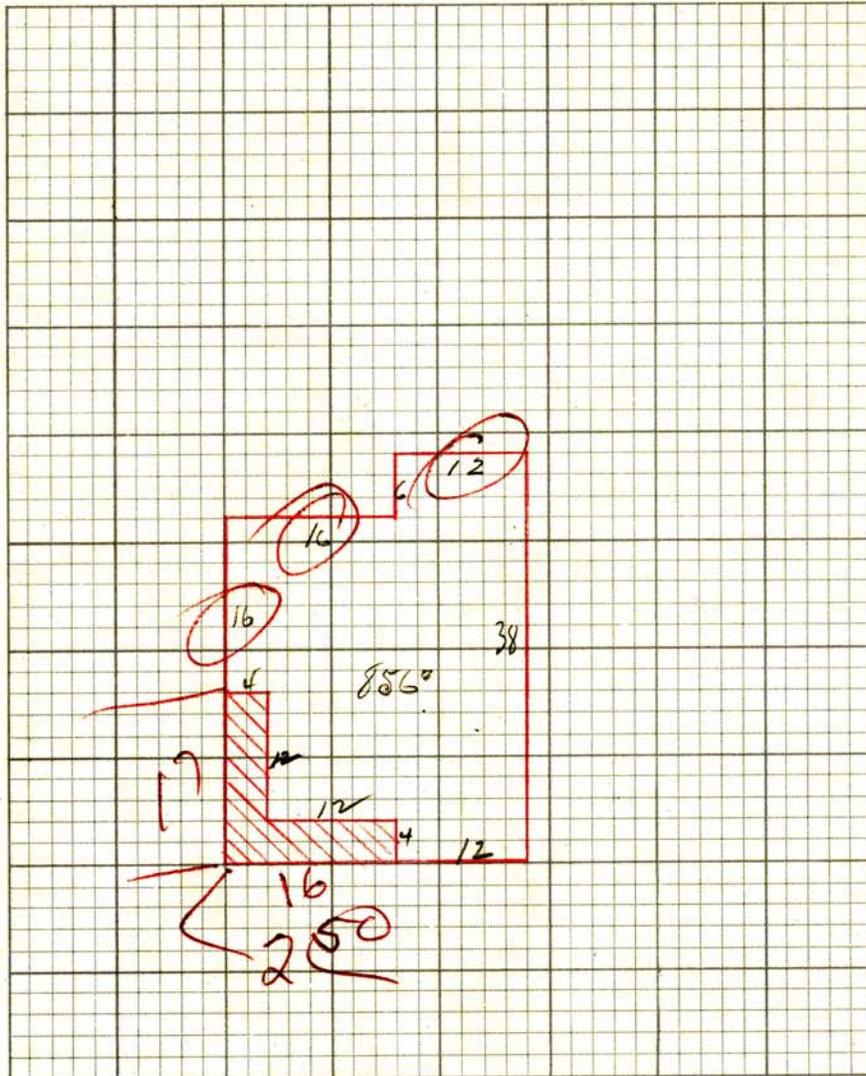
Other —

Total Building Value \$

Appraised 4-22-58 By 1302

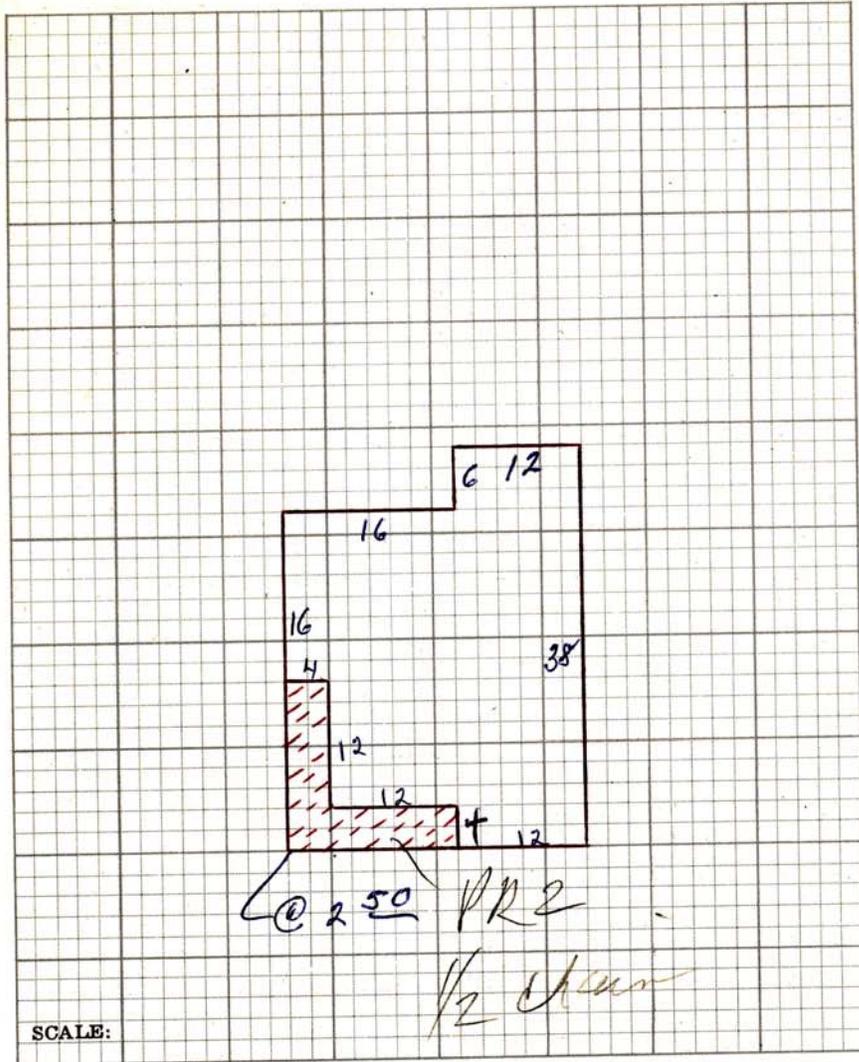
N. Charge

58
57
11



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
X		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 _____



X-295

SA 95



