HISTORIC SITE FORM - HISTORIC SITES INVENTORY

1 IDENTIFICATION

Name of Property:

Address: 1135 Norfolk Avenue   *AKA:*

City, County: Park City, Summit County, Utah   *Tax Number:* SA-183

Current Owner Name: James Steinmetz   *Parent Parcel(s):*

Current Owner Address: PO BOX 843, Park City, Utah 84060

Legal Description (include acreage): ALL LOTS 8 & 9 AND S ½ LOT 10, BLK 17, SNYDERS ADDITION TO PARK CITY; 0.10 ACRES.

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Residential
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: Residential
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)	*National Register of Historic Places: ☑ ineligible ☐ eligible		
	☐ listed (date:)		

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.):

Site: Concrete retaining wall runs along frontage. Concrete garage at street front.

Foundation: Concrete and stone veneer.

Walls: Clapboard siding.

Roof: Cross-wing form - standing seam metal material.

Windows/Doors: One-over-one 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 been altered over time. The 1907 Sanborn Insurance map shows a T cottage with a stem-wing that was quite a bit shorter than what is seen today. Further, the tax photo shows a break in the roofing material between what is likely the original stem-wing and the extension of that stem-wing to the northeast. In the tax photo, the siding material does not show a juncture because the entire house is clad in brick-tex. The more recent photographs--1995 and 2006--show an uninterrupted field of clapboard siding. The grouped double-hung windows in the gable end appear to have replaced a set of paired windows that are visible in the tax photo. The extension of the stem-wing is a common practice seen on many mining era homes in Park City when the site constraints allowed. The changes diminish the site's original character, but the addition is not as significant as the change in window openings and the loss of the original siding material.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered. A concrete garage appears to be located where a frame garage was located (the frame garage is not seen in the Sanborn Insurance map, but is seen in the tax photo. Also, the steps from the roadway to the front porch are repeated in newer materials today--concrete rather than wood.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): Though the siding has been altered, 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; however, however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site--which could be reversed--render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: ☑ Not Known   ☐ Known: (source:)   Date of Construction: c. 1905[1]

Builder: ☑ Not Known   ☐ Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:
   ☐ Settlement & Mining Boom Era (1868-1893)
   ☑ Mature Mining Era (1894-1930)
   ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

> Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.[2]

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Northeast elevation.   Camera facing southwest, 2006.
Photo No. 2: Accessory building - not associated with the historic building, 2006.
Photo No. 3: Northeast elevation.   Camera facing southwest, 1995.
Photo No. 4: East oblique. Camera facing west, tax photo.

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[1] The structure appears on the 1907 Sanborn Insurance map, though the Summit County Recorder dates the building to 1908.
[2] From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.