

**HISTORIC SITE FORM**  
PARK CITY MUNICIPAL CORPORATION (07-15)

**1 IDENTIFICATION**

Name of Property: **House at 1302 Norfolk Avenue**

Address: **1302 Norfolk Avenue**

Alternative Address:

City, County: **Park City, Summit, Utah**

Tax Number: **SA-283**

Current Owner Name: **418 Centennial Circle LLC**

Current Owner Address: **11610 Bellagio Rd**

**Los Angeles, CA 90049**

Legal Description (include acreage): **BEG AT SE COR BLK 24 SNYDERS ADDITION TO PARK CITY TH N 54\*01' E 45 FT; N 35\*59' W 80 FT; S 54\*01' W 45 FT; S 35\*59' E80 FT TO BEG 1302 NORFOLK CONT**

**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

Use

Original Use: **single dwelling**  
  
Current Use: **single dwelling**

National Register of Historic Places:  Ineligible  Eligible  listed (date: )

**3 DOCUMENTATION**

Photos: Dates

digital: **June 2016**  
 prints: **1968 tax photo**  
 historic:

Research Sources (check all sources consulted, whether useful or not)

abstract of title  
 tax card & photo  
 building permit  
 sewer permit  
 Sanborn Maps  
 obituary index  
 city directories/gazetteers  
 census records  
 biographical encyclopedias  
 newspapers

city/county histories  
 personal interviews  
 USHS History Research Center  
 USHS Preservation Files  
 USHS Architects File  
 LDS Family History Library  
 local library: **Park City Museum**  
 university library(ies):

Drawings and Plans

measured floor plans  
 site sketch map  
 Historic American Bldg. Survey  
 original plans available at:  
 other: **survey, 7/26/2006**

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

**4 ARCHITECTURAL DESCRIPTION**

Building Style/Type: **other residential type / vernacular style** No. Stories: **1**

Foundation Material: **concrete** Wall Material(s): **wood siding**

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

Number of associated outbuildings **0** and/or structures **0**.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

The house was constructed as an early interpretation of the Colonial style ranch during the Great Depression. The house is one-story in height with a low-pitch roof and it is nearly square in form with a length-to-width ratio of less than 2:1. The gable on the façade (east) elevation was shallow and the house has clipped gables on the side elevations. The house is characterized by its picture windows and front bay window. The siding materials are consistent with those typical of the era—wide horizontal siding and wide vertical siding on the gables. According to the tax cards, an addition was constructed on the north elevation of the house c.1967. Sometime after 1967, the original shallow-gable dormer above the front door on the east elevation was replaced with a larger shed dormer.

## 5 HISTORY

Architect/Builder: **unknown**

Date of Construction: **1932**

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).  
(see instructions for details)

<input type="checkbox"/> Agriculture	<input type="checkbox"/> Economics	<input type="checkbox"/> Industry	<input type="checkbox"/> Politics/ Government
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Invention	<input type="checkbox"/> Religion
<input type="checkbox"/> Archeology	<input type="checkbox"/> Engineering	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Science
<input type="checkbox"/> Art	<input type="checkbox"/> Entertainment/ Recreation	<input type="checkbox"/> Law	<input type="checkbox"/> Social History
<input type="checkbox"/> Commerce	<input type="checkbox"/> Ethnic Heritage	<input type="checkbox"/> Literature	<input type="checkbox"/> Transportation
<input type="checkbox"/> Communications	<input type="checkbox"/> Exploration/ Settlement	<input type="checkbox"/> Maritime History	<input checked="" type="checkbox"/> Other: <b>Mining</b>
<input type="checkbox"/> Community Planning & Development	<input type="checkbox"/> Health/Medicine	<input type="checkbox"/> Military	
<input type="checkbox"/> Conservation		<input type="checkbox"/> Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

## 6 SIGNIFICANCE

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1932<sup>1</sup>

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. However, by the mid-twentieth century, most mines in Park City had closed, the population had dwindled, and building activity nearly ceased. Though the few houses built during this period generally reflect the types and styles used in communities throughout Utah, they were constructed in a way that reinforces the settlement patterns of Park City's significant mining era. They are both modest in scale and tightly packed on the hillsides, contributing to the overall character of the community. This is one of the few extant houses to be constructed during the Great Depression.

### 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):

Gordon Tessman (1899-1962) was a US Navy veteran of World War I; Park City Councilman from 1933-1937; commander of the Park City Post of the Veterans of Foreign Wars; a radio service and repairman; and custodian at the Park City Post Office in 1962.

Ernest De Jonghe (1904-1970) was born in Rouler, Belgium, but immigrated with his family to the United States in 1906. He was raised in Park City, beginning in 1908, attending local schools. He was a miner at the Spiro Tunnel, stationary engineer at the west end shaft of the Spiro Tunnel, and shift boss at the Silver King over the course of his mining career.

Frank Carpenter (1923-1972) was a member of the LDS Church, World War II Veteran, and owner and operator of Bill's Inc.

Julian Hibbert (1909-1990) had a long career with the Park City School District. In 1940, he was in the English Department at the Park City High School. He taught eighth grade in 1941, and was principal at the Marsac School in 1943.

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):

At the time of this house's construction, Park City was suffering through the Great Depression and no construction was occurring, yet this house was built in the Colonial ranch style that was popularized after World War II. The style evolved from the more Traditional Cape Cod style homes. This style is epitomized by its one-story square or rectangular plan with a clipped side gable roof form. Colonial Revival Ranch styles are typically clad in brick or wood siding, and this house uses a wide-plank horizontal siding on the walls and vertical siding in the gables which was a typical treatment of the time period. The main entrance is located beneath a projecting gable dormer on the center of the roof. The bay window directly south of the main entrance highlights the location of the front door. Large rectangular divided-light windows are located on the corners of the house, typical of this era as well.

*1302 Norfolk, Park City, Summit County, Utah*

*Historic Site Form—continuation sheet*



*1302 Norfolk Avenue. West Elevation. June 2016.*



*1302 Norfolk Avenue. Northwest oblique. June 2016.*



*1302 Norfolk Avenue. East Elevation. June 2016.*



*1302 Norfolk Avenue. South Elevation. June 2016.*

Owners Name Park City  
 Location \_\_\_\_\_  
 Kind of Bldg. Res St. No. 1302 Norfolk Ave  
 Class 4 Type 1 2 3 4. Cost \$ 5158 X 100%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1042	495	\$ 5158	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

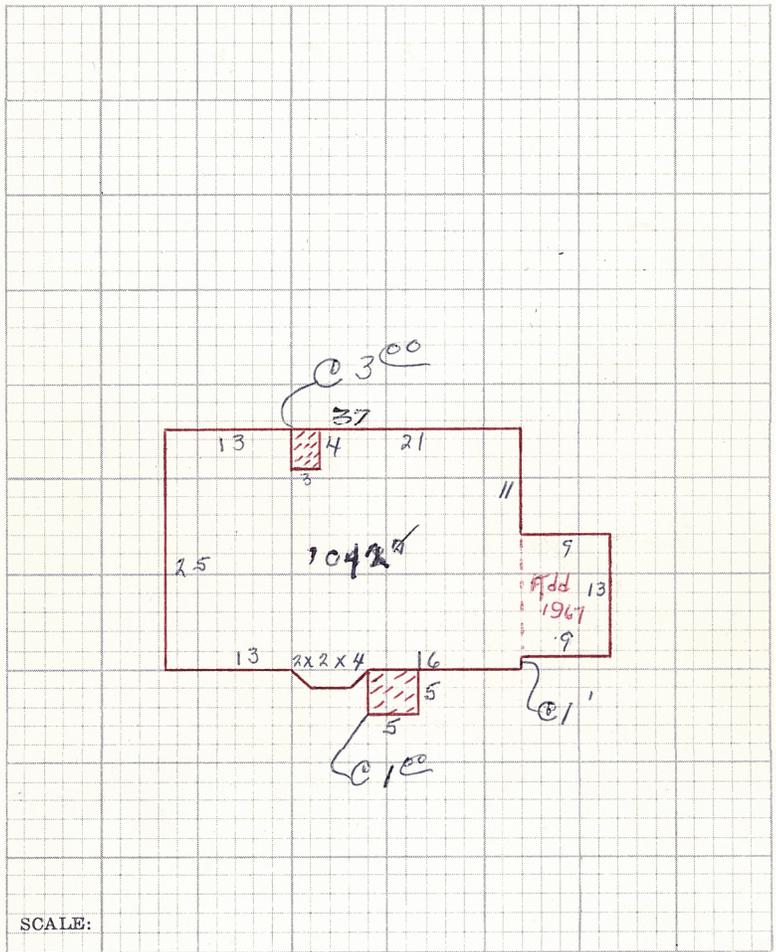
Description of Buildings	Additions	Additions	
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____			
Ext. Walls <u>Shig Shake over Siding</u>			
Roof Type <u>Clay Gable</u> Mtl. <u>Pat</u>			
Dormers—Small _____ Med. _____ Large _____			
Bays—Small <u>1</u> Med _____ Large <u>4</u>		<u>AREA</u>	
Porches—Front _____	<u>5x5 25 @ 1.00</u>	<u>25</u>	
Rear _____	<u>4x3 12 @ 3.00</u>	<u>36</u>	
Porch _____	<u>@ 3.00</u>		
Planters _____	@ _____		
Ext. Base. Entry _____	@ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/4 Full _____ Floor _____			
Bsmt. Gar. _____			
Basement-Apt. _____ Rms. _____ Fin. Rms. _____			
Attic Rooms Fin. <u>3</u> Unfin. _____		<u>735</u>	
Plumbing	Class <u>1</u> Tub <u>1</u> Trays _____		
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>		<u>550</u>
	Wtr. Sftr. _____ Shr. St. _____ O.T. _____		
	Dishwasher _____ Garbage Disp. _____		
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____		<u>393</u>	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____			
Air Cond. — Full _____ Zone _____			
Finish—Fir. _____ Hd. Wd. <u>1</u> Panel _____		<u>20</u>	
Floor—Fir. _____ Hd. Wd. _____ Other _____			
Cabinets _____ Mantels <u>1</u> <u>el 6</u>		<u>390</u>	
Tile—Walls _____ Wainscot <u>clv</u> Floors _____		<u>60</u>	
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. _____			
Awnings — Metal _____ Fiberglass _____			

Replacement  
 8/13/79

Total Additions	<u>1941</u>	<u>2209</u>
Year Built <u>1932</u>	Avg. <u>1</u>	Replacement Cost <u>7347</u>
<u>ADDN + REMODEL</u>	Age <u>2</u>	Obsolescence
Inf. by <u>Owner</u> Tenant - _____		Adj. Bid. Value
Neighbor - Record - Est.		Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side <u>ratio &amp; gar</u>		<u>223</u>
Total Building Value <u>\$223</u>		

Appraised ① 11-4 19 68 By 1587 - 6411  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_

JUL 11 1969  
1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
ATIO & BARBEQUE	1967	x	Flr		200	.47%		144
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% 3%

Cars 1 Floor DIRT Walls BRK. TEX Roof RR Doors 1

Size 14 x 25 Age 35 Cost 3161 x 47% 1477

1940 Base Cost \_\_\_\_\_ x 25% Depr. \_\_\_\_\_

Total 223

REMARKS Average Year of Construction Computation!

Year 1942 \$ 5412 = 73 % x 36 Year = 2628

Year 1967 \$ 1954 = 27 % x 1 Year = 27

Average Year of Construction 1941  
27 IN 68





Serial No. SA 283  
 Mrs. Ryd  
 Bob Richardson

Location Block 24 SA  
 Kind of Bldg. RES. St. No. 1302, Norfolk Ave.  
 Class (A) Type 1 2 3 4 Cost \$ 2043 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		900		\$ 2043
	x x				
	x x		900	521	4689

Description of Buildings	Additions	
Foundation—Stone <input type="checkbox"/> Conc. <input checked="" type="checkbox"/> None <input type="checkbox"/>		
Ext. Walls <u>Shy Shaker on Siding</u>		
Insulation—Floors <input type="checkbox"/> Walls <input type="checkbox"/> Clgs. <input checked="" type="checkbox"/>	90 90	
Roof Type <u>Ch. Gable</u> Mtl. <u>Pat</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>2x4</u> @ <u>4x1</u>		
Rear @		
Porch @		
Metal Awnings <input type="checkbox"/> Mtl. Rail <input type="checkbox"/>		
Basement Entr. @		
Planters @		
Cellar-Bsmt. — 1/4 1/2 3/4 Full <input type="checkbox"/> Floor <input type="checkbox"/>		
Bsmt. Apt. Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>		
Attic Rooms Fin. <u>(3)</u> Unfin. <input type="checkbox"/>	483 745	
Plumbing {	Class <u>(1)</u> Tub <input type="checkbox"/> Trays <input type="checkbox"/>	350 550
	Basin <u>(1)</u> Sink <input type="checkbox"/> Toilet <input type="checkbox"/>	
	Wtr. Sfr. <input type="checkbox"/> Shr. St. <input type="checkbox"/> O.T. <input type="checkbox"/>	
	Dishwasher <input type="checkbox"/> Garbage Disp. <input type="checkbox"/>	
Built-in-Appliances		
Heat—Stove <u>H.A.</u> Steam <input type="checkbox"/> Stkr. <input type="checkbox"/> Blr. <u>(1)</u>	233 636	
Oil <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal <input type="checkbox"/> Pipeless <input type="checkbox"/> Radiant <input type="checkbox"/>		
Air Cond. <input type="checkbox"/>		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/>		
Floor—Fir <input type="checkbox"/> Hd. Wd. <input type="checkbox"/> Other <input type="checkbox"/>	30 70	
Cabinets <input type="checkbox"/> Mantels <input type="checkbox"/> <u>C. C. T.</u>	140 390	
Tile—Walls <input type="checkbox"/> Wainseot <input type="checkbox"/> Floors <input type="checkbox"/>		
Storm Sash—Wood D. <u>1</u> S. <input type="checkbox"/> ; Metal D. <u>2</u> S. <input type="checkbox"/>	35 60	
Total Additions	1351	

Year Built	Avg. Age <u>26</u>	Current Value	\$ 3394
Inf. by {	Owner - Tenant -	Commission Adj.	%
Neighbor - Record - Est.		Bldg. Value	
Remodel Year	Est. Cost	Depr. Col. (1) 2 3 4 5 6 61 %	
Garage—Class <u>1</u> Depr. 2% <u>3%</u> Carport—Factor		Current Value Minus Depr.	\$ 2070
Cars <u>1</u> Floor <u>2nd</u> Walls <u>Brick</u> Roof <u>RR.</u> Doors <u>1</u>			
Size— <u>14</u> x <u>25</u> Age <u>25</u> Cost <u>150</u> x <u>30</u> %			42
Other		Total Building Value	\$
Appraised <u>4-21-58</u> By <u>1302</u>			





RECORD OF ASSESSMENT OF IMPROVEMENTS

Summit

COUNTY

SERIAL NO.

SA-283

