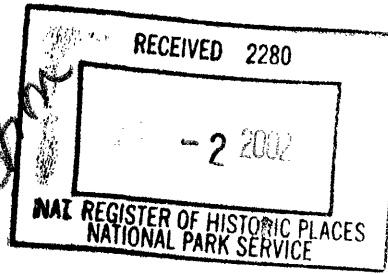


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

*Removal
owner
objection*



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street & town 962 Norfolk Avenue not for publication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. Mast 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:)

Edson H. Beall 5/16/02
Signature of the Keeper Date of Action

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)

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

Category of Property
(check only one box)

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

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

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.)

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

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Function
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

OTHER: Victorian Eclectic

Materials
(Enter categories from instructions)

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.)

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 # _____

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

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

Acreage 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.