

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 16 Sampson Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 16-SAM-1

Current Owner Name: Eric Herman

Parent Parcel(s): PC-721

Current Owner Address: 29 WINFIELD AVE, HARRISON, NY 10528

Legal Description (include acreage): LOT 1, 16 SAMPSON SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 6100.7 SQ FT OR 0.14 AC

## 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:
- 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: Hall-Parlor (variant)

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: Rubble retaining wall and exterior wooden steps to entry porch.

Foundation: 1949 and 1958 tax cards indicate no foundation, not verified.

Walls: Wooden shingles.

Roof: Hipped roof form sheathed in highly reflective metal material.

Windows/Doors: Casement.

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 hall-parlor (variant because of roof form) has been significantly altered over time. The tax photo indicates a rectangular frame house clad in drop siding with a hipped roof and grouped casement windows (center square light flanked by narrow rectangular lights). In addition, windows on the primary façade appear to have been paired double-hung sash type and the entry door was located in a recessed niche near the south end of the primary façade. None of these elements remain. The house now has large casement windows, a projecting bay in a location that was originally absent of windows, the recessed entryway has been enclosed and replaced with a large casement window. The current entryway is flush with the exterior wall plane and articulated by vertical siding and a gable entry porch. Openings and windows north of the main entry are paired casement windows. The side porch has been extended and partially enclosed. The changes are significant and diminish the site's original character.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting was altered with the addition of a concrete garage (10'x17') that appears to have been added in 1926 (tax card). Also, a concrete cellar (12'x10') appears in the 1949 tax card, but was not verified.

**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.): The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries, but the scale and general form are compatible with typical Park City mining era homes.

**Association** (Describe the link between the important historic era or person and the property.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era; 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 render it ineligible for listing in the National Register of Historic Places.

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1904<sup>1</sup>

<sup>1</sup> Summit County Recorder.

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.<sup>2</sup>

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:** Southeast oblique. Camera facing northwest, 2008.

**Photo No. 2:** East elevation (primary façade). Camera facing west, 2008.

**Photo No. 3:** East elevation (primary façade). Camera facing west, 2008.

**Photo No. 4:** Northeast oblique. Camera facing southwest, 2008.

**Photo No. 5:** Southeast oblique. Camera facing northwest, 2006.

**Photo No. 6:** East elevation (primary façade) partial. Camera facing west, 2006.

**Photo No. 7:** Southeast oblique. Camera facing northwest, 1995.

**Photo No. 8:** Southeast oblique. Camera facing northwest, tax photo.

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<sup>2</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

**RE-APPRAISAL CARD**  
NEW APPRAISAL BASE **433**

Owner's Name Sullivan, Dennis B.  
 Owner's Address Park City, James Christensen EC 721  
 Location all lot 45, House # 16, Sampson Ave.  
 Kind of Building Res Street No. Blk. 78, Millsite  
 Schedule 1 Class 3 Base Factor (12)

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		476	\$	\$ 1081
	x x			\$	
	x x			\$	
	x x			\$	

No. of Rooms 3 Condition Good

*48x2x100*

Description of Building	Add	Deduct
Foundation—Stone..... Conc..... None <input checked="" type="checkbox"/>		96
Ext. Walls..... <i>Sds</i>		
Roof—Type..... <i>Hip</i> Mat. <i>Comp</i>		
Dormers—Small..... Med..... Lg.....		
Bays—Small..... Med..... Lg.....		
Porches—Front..... <i>56 @ 56</i>	31	
Rear..... @		
Basement..... <i>Pl x Cat</i> Floor <i>concrete</i>	35	
Attic—Rooms..... Fin..... Unfin.....		
Plumbing—{ Class..... Tub..... Trays..... Basin..... Sink..... Toilet..... Urns..... Ftns..... Shr.....	245	
Heat—Stove..... <input checked="" type="checkbox"/> H. A..... Steam..... S.....		
Finish— { Hd. Wd..... Floors— { Hd. Wd..... Fir..... <input checked="" type="checkbox"/> Fir..... <input checked="" type="checkbox"/>		
Cabinets..... <i>1</i> Mantels..... <i>-</i>	10	
Tile— { Walls..... Floors.....		
Lighting—Lamp..... Drops <input checked="" type="checkbox"/> Fix.....		65
<i>Walled &amp; braced - No Stairs</i>		
<b>Total Additions and Deductions.....</b>	<b>351</b>	<b>161</b>
<b>Net Addition or Deductions.....</b>		<b>190</b>

Total Additions and Deductions..... 351 161 1081  
 Net Addition or Deductions..... \$ 190

Age <i>55 Avg</i> Yrs. by { Owner Tenant Neighbors Records	REPRODUCTION VALUE.....	\$ 1271
	Depreciation <i>68/35</i> %	\$
	Reproduction Val. Minus Dep.....	\$ 407
Remodeled..... Est. Cost.....	Remodeling Inc..... %	\$
Garage—S 8—C <i>1</i>		\$
<i>OK</i> Cars..... Walls <i>concrete</i>		\$
Roof <i>Tin</i> Size <i>10x17</i> Age <i>23</i>		\$
Floor <i>2x4</i> Cost <i>101/31</i>	Depreciated Value Garage.....	\$ 31
Remarks.....	Total.....	\$ 438
	Obsolescence..... %	\$
	Total Building Value.....	\$

Original Record..... Appraised *10/4/49* 19  
 Card No..... Year..... By.....



Serial No. PC 721

Location Block 28 Millsite - Lot 45  
 Kind of Bldg. RES St. No. 16 Samason Ave  
 Class 3 Type 1 2 3 4. Cost \$ 1105 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		476		\$ 1105
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <u>Conc.</u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>Walls</u> Clgs. <u></u>	
Roof Type <u>Hip</u> Mtl. <u>Plt</u>	
Dormers—Small <u>Med.</u> Large <u></u>	
Bays—Small <u>Med.</u> Large <u></u>	
Porches—Front <u>@</u>	
Rear <u>4x14</u> 56' @ 65' 36	
Porch <u>@</u>	
Metal Awnings <u>Mtl. Rail</u>	
Basement Entr. <u>@</u>	
Planters <u>@</u>	
Cellar-Bsmt. — 1/4 1/2 3/4 Full <u>Floor</u>	
Bsmt. Apt. <u>Rooms Fin.</u> Unfin. <u></u>	
Attic Rooms Fin. <u>Unfin.</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> 350
Built-in-Appliances <u></u>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <u></u> Steam <u></u> Stkr. <u></u> Blr. <u></u>	
Oil <u></u> Gas <u></u> 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>	
<u>Att Collar</u> 120' @ 70' 72	
<b>Total Additions</b>	458 458

Year Built <u></u>	Avg. Age <u>64</u>	Current Value	\$ 1505
Inf. by {	Owner - Tenant -	Commission Adj.	%
	Neighbor - Record - Est.	Bldg. Value	
Remodel Year <u></u>	Est. Cost <u></u>	Depr. Col. (1) 2 3 4 5 6 30 %	
Garage—Class <u>1</u>	Depr. <u>2%</u> 3%	Current Value Minus Depr.	\$ 451
Cars <u>1</u>	Floor <u>Drt</u> Walls <u>Conc</u> Roof <u>Tin</u> Doors <u>1</u>		
Size— <u>10</u> x <u>17</u>	Age <u>1926</u> Cost <u>101</u> x <u>30</u> %		30
Other <u></u>			
		<b>Total Building Value</b>	\$

Appraised 5-13- 1958 By 1302

PC 721

X-433













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