

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **Wilkinson-Hawkinson House**

Address: 41 Sampson Avenue

AKA: 39 Sampson Avenue

City, County: Park City, Summit County, Utah

Tax Number: DON-1

Current Owner Name: 41 Sampson, LLC, et al.

Parent Parcel(s): PC-718-1, PC-727 &/or PC-717-A

Current Owner Address: PO Box 4581, Park City, UT 84060-4581

Legal Description (include acreage): 0.11 acres; LOT 1 DONNELLY SUBDIVISION.

## 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: 7/12/1984 - Mining Boom Era Residences Thematic District)

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:  
 prints: 1983, 1995, 2006 & 2008  
 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: Other residential 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: Dina Blaes/Park City Municipal Corporation

Date: November, 08

- 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: House sits below roadway.

Foundation: Unknown.

Walls: Drop siding.

Roof: Gable roof form sheathed in metal shingles.

Windows/Doors: Casement, grouped and paired.

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 house remains largely as it is described in the 1983 National Register nomination form (See Structure/Site Form, 1983).

The brick chimney located on the exterior wall has been partially removed and a large deck has been constructed. The changes are minor and do not affect 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 is unchanged from the time the National Register nomination was completed.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines 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 (although this exhibits elements of both hall-parlor and pyramid type houses), 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.): Though this house does not adhere to one of the many common forms built in Park City during the mining era, it is believed to have been constructed during mining era and exhibits typical physical elements found on both bungalows and pyramid houses.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: )

Date of Construction: c.1900<sup>1</sup>

Builder:  Not Known  Known: (source: )

<sup>1</sup> Summit County Tax Assessor.

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:** West elevation. Camera facing east, 2008.

**Photo No. 2:** West elevation. Camera facing east, 2008.

**Photo No. 3:** Southwest oblique. Camera facing northeast, 2008.

**Photo No. 4:** Southwest oblique - detail. Camera facing northeast, 2008.

**Photo No. 5:** West elevation. Camera facing east, 2006.

**Photo No. 6:** Southwest oblique - detail. Camera facing northeast, 2006.

**Photo No. 7:** West elevation. Camera facing east, 1995.

**Photo No. 8:** Northeast oblique. Camera facing southwest, 1983.

**Photo No. 9:** Northeast oblique. Camera facing southwest, 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 X 434.

PC 727

Owner's Name Hawkinson, Rosetta  
 Owner's Address Park City  
 Location all lot 47, Blk. 78, Millsite Res.  
 Kind of Building Res Street No. \_\_\_\_\_  
 Schedule 1 Class 3+6 Base Factor 74

NEW APPRAISAL BASE

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		624	\$	\$ 1372
	x x		69	\$	69
	x x			\$	
	x x			\$	

No. of Rooms 4 Condition Good

Description of Building	Add	Deduct	
Foundation—Stone _____ Conc. <u>1/2</u> None _____		15	
Ext. Walls <u>sd</u>			
Roof—Type <u>gab</u> Mat. <u>Tin + Comp</u>		20	
Dormers—Small _____ Med. _____ Lg. _____			
Bays—Small _____ Med. _____ Lg. _____			
Porches—Front <u>48 @ 85</u>	41		
Rear _____ @ _____			
Basement <u>Pl x Cal</u> Floor <u>Conc</u>	35		
Attic—Rooms _____ Fin. _____ Unfin. _____			
Plumbing— { Class <u>1/2</u> Tub <u>1</u> Trays _____ Basin <u>1/2</u> Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____	350		
Heat—Stove _____ H. A. _____ Steam _____ S. _____			
Finish— { Hd. Wd. _____ Floors— { Hd. Wd. _____ Fir. _____ Fir. _____			
Cabinets <u>1</u> Mantels _____	40		
Tile— { Walls _____ Floors _____			
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____			
<u>Wald Lined - some sld.</u>		85	
<b>Total Additions and Deductions.</b>	<b>466</b>	<b>150</b>	<b>1441</b>

Net Addition or Deductions \$ 316

Age <u>55</u> Yrs. by <u>SAV</u>	Est. Owner _____ Tenant _____ Neighbors _____ Records _____	REPRODUCTION VALUE <u>58/52</u> %	\$ 1757
		Depreciation	\$ 738
		Reproduction Val. Minus Dep.	\$ 327
Remodeled _____ Est. Cost _____		Remodeling Inc. _____ %	\$ 25
Garage—S 8—C 1 @ <u>564</u>		<u>Shop</u>	\$ 793
Cars <u>1</u> Walls <u>Tin</u>			
Roof <u>Tin</u> Size <u>10 x 18</u> Age <u>28</u>			
Floor <u>Conc</u> Cost <u>100/75</u>		Depreciated Value Garage	\$ 25
Remarks _____		Total	\$ 793
		Obsolescence _____ %	
		Total Building Value	\$ _____

Original Record \_\_\_\_\_ Appraised 5. 21. 19 41  
 Card No. \_\_\_\_\_ Year \_\_\_\_\_ By 282



PC 727

Location Block 78 Millsite Lot 47  
 Kind of Bldg. RES St. No. 41 Sampson Ave  
 Class ✓ 3 Type 1 2 3 4 Cost \$ 1381 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		624		\$ 1381
	x x				
	x x				

Gar.—Carport x Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>✓</u>	
Ext. Walls <u> siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>✓</u>	63
Roof Type <u>Gable</u> Mtl. <u>Tin</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>4x12</u> <u>48° @ 100</u>	48
Rear <u>—</u>	@
Porch <u>—</u>	@
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u>	@
Planters <u>—</u>	@
Cellar-Bsmt. — ¼ ½ ¾ Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing	Class <u>1</u> Tub <u>—</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>
Built-in-Appliances <u>—</u>	
Heat—Stove <u>✓</u> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>	
Oil <u>—</u> Gas <u>—</u> Coal <u>✓</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>✓</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>✓</u> 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>	
Total Additions	461 461

Year Built <u>—</u>	Avg. Age <u>62</u>	Reproduction Value	\$ 1842
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Obsol. or Rem.	%
		Bidg. Value	
Remodel Year <u>—</u> Est. Cost <u>—</u>		Depr. Col. 1 2 3 4 5 6 <u>30</u>	%
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport—Factor <u>—</u>		Repr. Val. Minus Depr.	\$ 553
Cars—Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>			
Size— <u>x</u> <u>X</u> Age <u>—</u> Cost <u>—</u> <u>x</u> %			
Other <u>—</u>			
Total Building Value			\$

Appraised 5-13-58 19 58 By 1302

PC 727 717-A  
Serial Number

.....OF.....  
Card Number

Owners Name Rosetta HAWKINSON

Location \_\_\_\_\_

Kind of Bldg. Res St. No. 41 Sengom ave

Class. 2 Type 1 2 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	624		\$ 2106	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Roof Type <u>HIP</u> Mtl. <u>Tin</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ @ _____		
Rear <u>RH</u> <u>66 @ 125</u>	<u>83</u>	
Porch <u>6 x 8</u> <u>48 @ 150</u>	<u>72</u>	
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	<u>550</u>
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

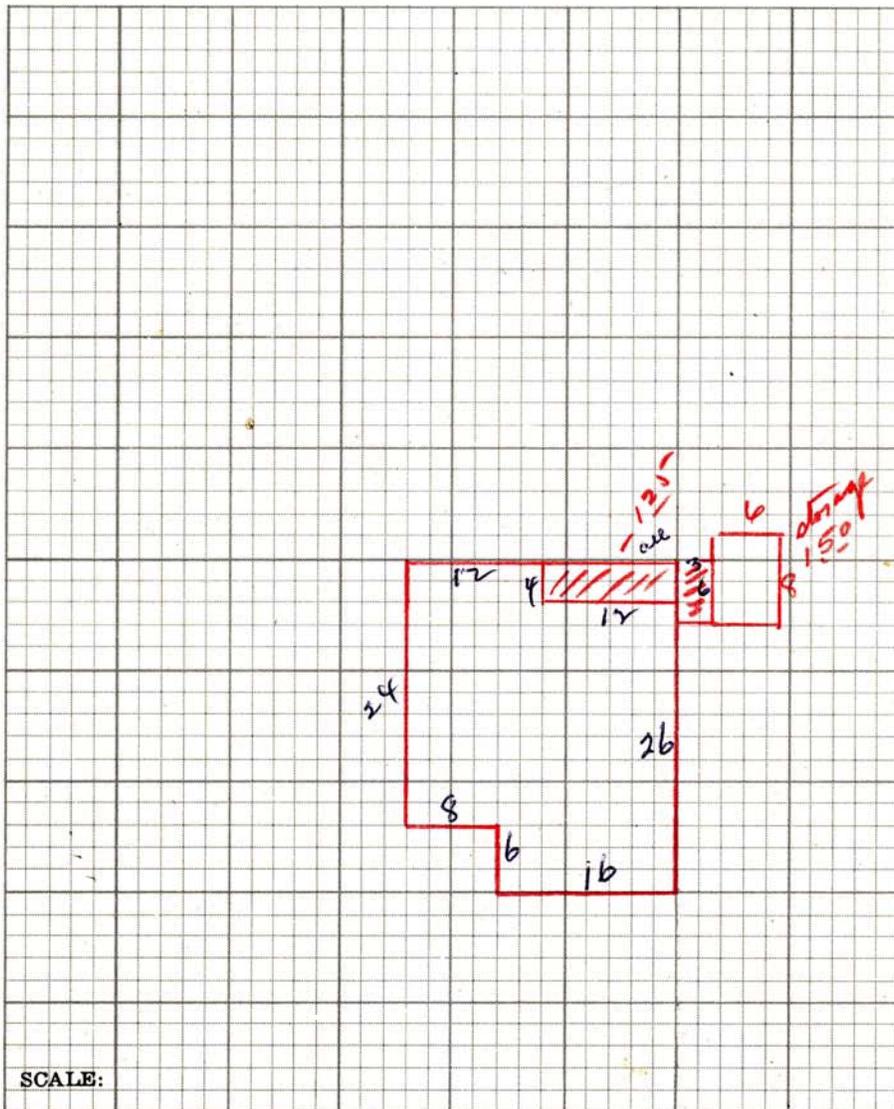
Total Additions 705

Year Built <u>1896</u>	Avg. 1. <u>1.896</u>	Replacement Cost <u>2811</u>
	Age 2.	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. 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>aww</u>		<u>50</u>
Total Building Value \$		

Appraised ① 10-31 1968 By 1333  
Appraised ② \_\_\_\_\_ 19\_\_\_\_ By \_\_\_\_\_

DEC 10 1968

1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
Shed	No value	7 x 13				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% 3%

Cars 1 Floor Conc Walls CI Roof CI Doors 1

Size 10 x 18 Age 1930 Cost 223 x 100%

1940 Base Cost 223 x 25% Depr. 56

Total 56

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



727



X-434

32

727

X-434



Property Type:

Utah State Historical Society

Site No. \_\_\_\_\_

Historic Preservation Research Office

### Structure/Site Information Form

## 1 IDENTIFICATION

Street Address: 39 Sampson Park City, Summit County, Utah UTM: 12 458110 4498700

Name of Structure: Wilkinson/Hawkinson House T. R. S.

Present Owner: David L. and Gayle D. Turner

Owner Address: c/o Robert Potter Box 621, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Tax #: PC 718-1

Legal Description: Kind of Building:

Lots 49, 50, 51, and 52 Block 78, Millsite Reservation to Park City.  
Less than one acre.

## 2 STATUS/USE

Original Owner: either Mrs. Mammie Wilkinson Construction Date: c. 1895-1910 Demolition Date: or Frank O. and Rosetta

Original Use: Hawkinson Residence Present Use:

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

Excellent  Site  Unaltered  Significant  Not of the  National Landmark  District

Good  Ruins  Minor Alterations  Contributory  Historic Period  National Register  Multi-Resource

Deteriorated  Major Alterations  Not Contributory  State Register  Thematic

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:

Views:  Front  Side  Rear  Other

Views:  Front  Side  Rear  Other

### Research Sources:

Abstract of Title  Sanborn Maps  Newspapers  U of U Library

Plat Records/Map  City Directories  Utah State Historical Society  BYU Library

Tax Card & Photo  Biographical Encyclopedias  Personal Interviews  USU Library

Building Permit  Obituary Index  LDS Church Archives  SLC Library

Sewer Permit  County & City Histories  LDS Genealogical Society  Other Census Records

### Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Kummer, Bea. Interview, February 10, 1984, Park City, Utah.  
 Lange, Buddy. Telephone interview, April 25, 1984, Park City, Utah.  
 Provost, Tina. Telephone interview, April 26, 1984, Park City, Utah.  
 Summit County Records. Quit Claim Deed Book "B" page 583.

## 3 DOCUMENTATION

Researcher: Roger Roper

Date: 4/84

Street Address: 39 Sampson

Site No:

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style:

Description of physical appearance &amp; significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame building with a gable roof that slopes close to the ground on the south side of the building. It is an unusual house type, in some ways resembling a variant of the pyramid house, and in some ways resembling the bungalow. Like one variant of the pyramid house, it has a square form and a recessed southeast corner, which forms a porch. It also has drop siding, the typical building material. It has a broad roof and a three part horizontal window on both the south side and the facade, standard elements of bungalow design. It is likely that the house is a transitional building that was built at a time when the influence of the bungalow was beginning to be felt and elements of its design were becoming part of the bungalow vocabulary. It has a rear shed extension and a free standing shed attached to the main house by a small section of roof. Both are either original or were in-period additions, and are compatible in scale and materials with the main house. In-period rear additions and extensions are part of Park City's architectural vocabulary. Although in many cases an addition represents a major alteration of the original house, it usually <sup>often</sup> contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The house was recently re-painted, is in excellent condition, and retains its original integrity.

Statement of Historical Significance:

Construction Date:c. 1895-1910

Built c. 1895-1910, the Wilkinson/Hawkinson House at 39 Sampson is architecturally significant as one of only three well preserved examples of houses that are exceptions to the standard house types that were constructed during Park City's mining boom period. The majority of Park City houses were built as hall and parlor houses, T/L cottages, pyramid houses or variants of the pyramid house. Shotgun houses and bungalows occur in fewer numbers, but were also significant types. About 20% of the in-period extant buildings in Park City, including 39 Sampson, did not specifically fit into any one category or were altered so dramatically that the original type was not identifiable. Of those only three well preserved examples remain, all of which are included in this nomination. This house can be visually tied with the pyramid house and the bungalow. It has the square plan, the drop siding, and the indented porch of the pyramid house, but has the horizontal three part windows and simplified boxy form of the bungalow. In addition, it has a skewed gable roof which was not characteristic of either the pyramid house or the bungalow. This house is unlike any other house in Park City, and documents the fact that although standard house types were the rule in Park City, exceptions to the standard types were also built.

The date of construction and the name of the original owner of this house are not known for certain. Ownership records of this property, which are somewhat vague, point to a construction date of about 1895, while the physical appearance of this house more closely resembles that of houses built around 1905-1910 in Park City. In 1898, Frank and Rosetta Hawkinson purchased what was apparently this house from Mrs. Mammie Wilkinson, about whom nothing is known. The house was described as "a 3 room frame house on Block 78 between the house of Alfred Lindorf on the West, J. Peterson on the East, and PhilTip Tobin on the South."<sup>1</sup> That house was apparently this house at 39 Sampson, since the Hawkinsons owned this house for many years and older residents of (See continuation sheet)

39 Sampson  
History continued:

the town recall them living here for as far back as they can remember.<sup>2</sup> The other houses listed in that description, those of Lindorf, Peterson, and Tobin, are probably the older houses surrounding this house, but the records are not complete enough to provide positive identification. It is assumed that the Alfred Lindorf House is the house at 40 Sampson, across the street to the west of this house.

Frank O. and Rosetta Street Hawkinson came to Park City in 1894. Frank was born in Sweden in 1869 and came to the U.S with his parents as a boy. He worked for the Park Utah Mining Company for thirty-five years, and died in 1939 of a heart attack while repairing the roof on this house. Rosetta Street Hawkinson was born in Switzerland in 1877, and came to Midway, Utah at the age of nine with her parents. She and her husband had two children, Eddie and Corina.

<sup>1</sup>Summit County Records, Quit Claim Deed Book "B" page 583.

<sup>2</sup>Interview with Bea Kummer, February 10, 1984, Park City, Utah; telephone interview with Buddy Lange, April 25, 1984, Park City, Utah; telephone interview with Tina Provost, April 26, 1984, Park City, Utah.



Wilkinson/Hawkinson House  
39 Sampson  
Park City, Summit County, Utah

Northeast corner

Photo by Debbie Temme, March 1983  
Negative: Utah State Historical Society









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41

TXA8761

