

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 115 Sampson Avenue

AKA: 43 Sampson, 115 Norfolk & 125 Norfolk

City, County: Park City, Summit County, Utah

Tax Number: PC-718-1

Current Owner Name: DD Elkhorn Group, LLC

Parent Parcel(s):

Current Owner Address: 230 W 5th Street, Tempe, AZ 85281

Legal Description (include acreage): 0.18 acres; PARK CITY BLOCK 78 (MILLSITE RES) BLOCK: 78 LOT: 6+ PLAT: 0S 16 T 2S R 4E ALL OF LOT 6 & PART OF LOTS 5,7,8,51,52,53,54 & 55 ALL IN BLK 78 OF THE MILLSITE RESERVATION TO PARK CITY, SUMMIT COUNTY BEING MORE PARTICULARLY DESC AS: BEG AT A PT WH IS DISTANT N 86°02'50" W 30.02FT FROM THE EASTERN MOST COR OF SD LOT 7; TH S 85°54'50" W 51.35 FT TO A PT ON THE COMMON LOT LINE OF SD LOTS 8 & 52; TH S 87°40'00" W 80.50 FT TO A PT ON THE SW'LY LINE OF SD LOT 51; TH S 23°38'00" E ALONG THE SW'LY LINE OF SD LOTS 51,52 & 53 A DISTANCE OF 48.81 FT; TH S 77°58'37" E 85.91 FT; TH S 80°02'00" E 11.00 FT; TH N 13°33'20" E 24.91 FT TO A PT ON THE SE'LY LINE OF SD LOT 6; TH N 66°34'00" E 55.98 FT TO THE EASTERN MOST COR OF SD LOT 6; TH N 23°38'00" W 25.00 FT TO THE NORTHERN MOST COR OF SD LOT 6; TH S 66°34'00" W ALONG THE NW'LY LINE OF SD LOT 6 A DISTANCE OF 37.06 FT; TH N 13°33'20" E 17.29 FT TO THE PT OF BEG

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: 1995 & 2006
- 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.

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Pyramid House

No. Stories: 1 ½

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:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.): General deterioration of roof and siding materials.
- 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, is set back from the roadway and is difficult to see from the public roadway.

Foundation: Not verified.

Walls: Aluminum siding and faux stone veneer/siding.

Roof: Pyramid roof form sheathed in metal.

Windows/Doors: Aluminum side slider 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 1 ½-story frame pyramid house has had minor alterations, but is not eligible for listing in the National Register. The exterior walls are clad in aluminum siding and a faux stone veneer on the primary façade, but the general form and historic elements are intact. The full-width dropped shed roof porch is intact with simple square supports and decorative brackets. The window openings may have been altered and the original windows have been replaced with aluminum frame side sliders and fixed transoms. Two gable dormers are located on different roof planes and have aluminum windows. A rear low-pitched gable dormer includes a door rather than window. Several additions are seen--rear (lean-to addition and a narrow side porch that appears to be enclosed--and may have been constructed in-period. The changes to the exterior materials and windows are significant and diminish the site's original character. These changes could be reversed and the integrity of design returned.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting appears to be unchanged.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though the general form is intact, 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.

Association (Describe the link between the important historic era or person and the property.): The Pyramid house is 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--siding and replacement windows--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, but the site retains its essential historical form and meets the criteria for local designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1904¹

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 oblique. Camera facing southwest, 2007.

Photo No. 2: Northeast oblique. Camera facing southwest, 2006.

Photo No. 3: Southwest oblique (roof). Camera facing northeast, 2006.

Photo No. 4: North elevation. Camera facing south, 1995.

¹ Summit County Tax Assessor.

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









