

HISTORIC SITE FORM – HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Garage at 135 Sampson Avenue**

Address: 135 Sampson Avenue

A.K.A.:

City, County: Park City, Summit County, Utah

Tax Number: SLTA-A

Current Owner Name: Robert K. Sletta

Parent Parcel(s): SLTA-A

Current Owner Address: PO BOx 1531, Park City, UT 84060

Legal Description (include acreage): PARCEL A SLETTA PLAT AMENDMENTSUBDIVISION
[...] (see record for complete legal description)

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: secondary structure
Current Use: secondary structure

- *National Register of Historic Places: eligible ineligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints: Nov. 2014 (3)
 historic: 1904-5

Drawings and Plans

- measured floor plans
 site sketch map
 Historic American Bldg. Survey
 original plans:
 other: survey (5/30/1997)

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 directory/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

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.

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

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: John Ewanowski, CRSA Architecture Date: Nov. 2014

4 ARCHITECTURAL DESCRIPTION AND INTEGRITY*Building Type and/or Style:* Single-car garage type, vernacular style*No. Stories:* 1*Additions:* none minor major (describe below) *Alterations:* none minor major (describe below)*Number of associated outbuilding and/or structures:* accessory building(s), # 0; structure(s), # 0.*General Condition of Exterior Materials:*

- Good: Well-maintained with no serious problems apparent
- Fair: Some problems are apparent. *Describe the problems:* Hinged garage doors are very crooked due to rusting hinges. Exterior sheet metal is heavily rusted and crinkled.
- Poor: Major problems are apparent and constitute an imminent threat. *Describe the problems:*
- Uninhabitable/Ruin

Materials:

Foundation: not verified

Walls: sheet metal, clapboard over wood frame

Roof: sheet metal over wood frame

Windows/Doors: sheet metal over wood frame

Essential Historical Form: retains does not retain*Location:* original location moved (date: , original location:)*Design:* Simple shed-roof garage constructed of wood framing with sheet metal cladding on three sides. The fourth (north) side is clad in wooden clapboard siding. The only opening into the garage is a hinged double-door on the south façade which is clad in corrugated metal.*Setting:* This small garage is situated between Sampson Avenue and the adjacent house. A driveway leads from the street north to the garage, and the neighboring driveway sits immediately north of the garage. It is within a dense neighborhood of single-family houses on a steep, east-facing hillside. The neighboring house at 135 Sampson is a large two-story residence of little historic value.*Workmanship:* Constructed of dimensioned lumber and sheet metal, this garage is indicative of vernacular Park City outbuildings, which were often built by the homeowner with little or no consultation and with materials at hand. Lumber and sheet metal scraps would have been readily available in the mining town, and the doors are typical of the era.*Feeling:* The garage conveys a sense of Park City history through its material use and simplicity. Its historic feeling has been diminished by neglect, which has left the garage in a state of decay.*Association:* There is photographic evidence of a garage in this location that was also depicted on the 1907 Sanborn Map. This garage was larger than the current one, but it is possible that part of the original garage was dismantled, leaving the current structure. This could potentially explain the material usage on the garage, with wood clapboard on the original exterior and tin used to patch openings that had been exposed when the larger portions were removed. Either way, the structure was smaller by the 1929 Sanborn Map and was probably being used as an automobile garage or other outbuilding.

5 SIGNIFICANCEArchitect: not known known: (source:)

Date of Construction: c. 1900

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 and Mining Boom Era (1868-1893)
 Mature Mining Era (1894-1930)
 Mining Decline and Emergence of Recreation Industry (1931-1962)

Description of historic era: Mature Mining Era (1894-1930): By the 1890s, Park City was a bona fide mining town, with a railroad station, post office, fire department, and growing school system. While individuals lost and gained jobs based on fluctuating silver prices, the mining industry was relatively stable in Park City through the 1920s. The Great Fire of 1898 proved the strength of the town: while Main Street was almost completely levelled and sustained over \$1,000,000 in damages, most of the buildings were rebuilt by 1900. Unlike other fire ravaged western mining towns, which often went permanently bust over similar blazes, the demand for Park City silver caused a rapid rebuilding of the business district. Park City survived the Spanish Flu Epidemic, World War I, and Prohibition mostly unscathed, boasting over 4,000 residents in the 1930 United States Census.

2. Persons: N/A

3. Architecture: N/A

6 PHOTOS

Photographs on the following pages (taken by the researcher, unless noted otherwise):

Photo No. 1: Northwest oblique. Camera facing southeast. November 2014.

Photo No. 2: West elevation. Camera facing east. November 2014.

Photo No. 3: Southwest oblique. Camera facing northeast. November 2014.

Photo No. 4: Northeast oblique. Camera facing west. 1904 or 1905. (Park City Historical Society & Museum)

Photo No. 5: Detail of northeast oblique (Photo No. 4). Camera facing west. 1904 or 1905. (Park City Historical Society & Museum)

Photo No. 1: Northwest oblique. Camera facing southeast. November 2014.



Photo No. 2: West elevation. Camera facing east. November 2014.



Photo No. 3: Southwest oblique. Camera facing northeast. November 2014.



Photo No. 4: Northeast oblique. Camera facing west. 1904 or 1905. (Park City Historical Society & Museum)



Photo No. 5: Detail of northeast oblique (Photo No. 4). Camera facing west. 1904 or 1905. (Park City Historical Society & Museum)



135 Sampson Avenue

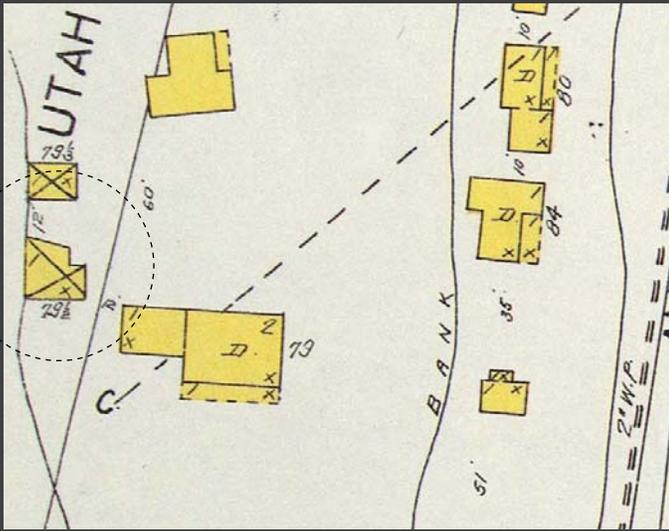
Sanborn Map History

(outside of 1889 Sanborn boundary)

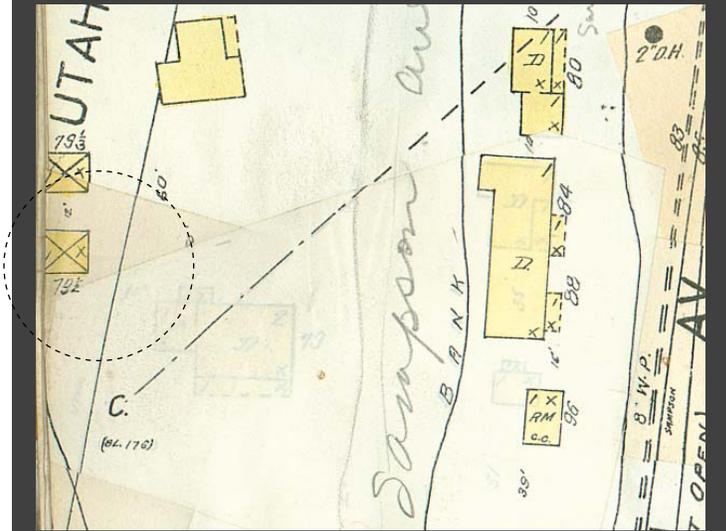
1889

(outside of 1900 Sanborn boundary)

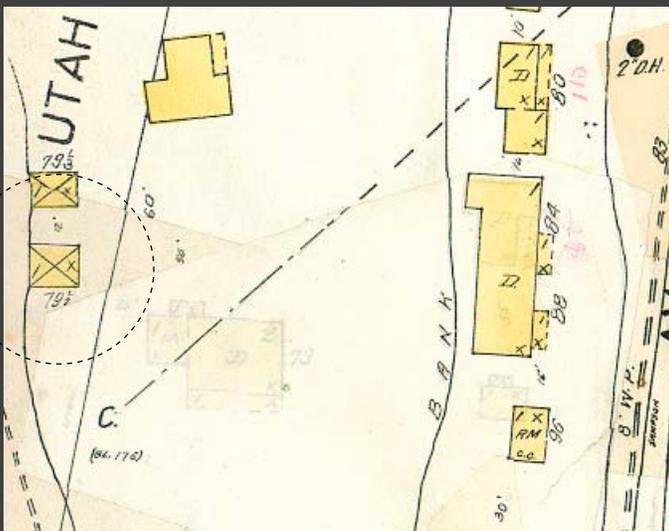
1900



1907



1929



1941

**SLETTA PLAT AMENDMENT
A PLAT AMENDMENT AND
RECORD OF SURVEY
LOTS 14, 15, 30, 31, 32, AND 33, BLOCK 77, PARK CITY**



135 - STREET ADDRESS



OWNER'S CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ROBERT K. SLETTA AND CAROL LYNN BRADLEY, DO HEREBY CERTIFY THAT WE HAVE CAUSED THIS SURVEY TO BE MADE AND THE PLAT TO BE PREPARED AND RECORDED IN ACCORDANCE WITH THE PLAT ACT AND ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS AND WE HEREBY FURTHER OBLIGE TO RECORD ALL STREETS AND EASEMENTS SHOWN ON THIS PLAT TO PARK CITY MUNICIPAL CORPORATION IN ACCORDANCE WITH AN IMPROVABLE OFFER OF RECORDATION.

ROBERT K. SLETTA
CAROL LYNN BRADLEY

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF KANE
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/31/2011
RESIDING AT: Park City, Utah



SURVEYOR'S CERTIFICATE

I, JACOB DIMON, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HAVE CAUSED THIS SURVEY TO BE MADE AND THE PLAT TO BE PREPARED AND RECORDED IN ACCORDANCE WITH THE PLAT ACT AND ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS AND WE HEREBY FURTHER OBLIGE TO RECORD ALL STREETS AND EASEMENTS SHOWN ON THIS PLAT TO PARK CITY MUNICIPAL CORPORATION IN ACCORDANCE WITH AN IMPROVABLE OFFER OF RECORDATION.

NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY IS AS SHOWN.
2. SURVEY MONUMENTS WERE FOUND OR SET AS SHOWN.
3. THE PURPOSE OF THIS SURVEY IS FOR PLAT AMENDMENT AND BOUNDARY.
4. THIS SURVEY WAS REQUESTED BY ROBERT SLETTA.
5. THE SURVEY WAS MADE BY JACOB DIMON AND JACOB DIMON & ASSOCIATES, INC.
6. THE OWNER OF THIS PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT, THE COMMENTS OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS DRAWN OR NOTED ON THIS PLAT.
7. ALL BEARINGS AND DISTANCES SHOWN WERE MEASURED AND ARE EQUIVALENT TO THE BEARINGS AND DISTANCES, EXCEPT WHERE OTHERWISE SHOWN.

LEGAL DESCRIPTIONS

PARCEL A: LOTS 14, 15, AND 30 OF BLOCK 77 OF THE MILLSTEAD RESERVATION TO THE PARK CITY, UTAH, AND THAT HAVE MADE SURVEY OF THE PROPERTY SHOWN HEREON AND AS DESCRIBED IN THE NOTES AND LEGAL DESCRIPTION BELOW.

PARCEL B: LOTS 14, 15, AND 30 OF BLOCK 77 OF THE MILLSTEAD RESERVATION TO THE PARK CITY, UTAH, AND THAT HAVE MADE SURVEY OF THE PROPERTY SHOWN HEREON AND AS DESCRIBED IN THE NOTES AND LEGAL DESCRIPTION BELOW.



5-30-97
DATE

SURVEYED BY:
**ON THE MAP
LAND SURVEYING**
P.O. BOX 3884
PARK CITY, UTAH 84302
PHONE: 435-262-2222

CITY COUNCIL APPROVED BY THE PARK CITY COUNCIL ON THIS 14th DAY OF June, 1997. <i>Robert Sletta</i> CITY RECORDER	CITY ENGINEER APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS 9th DAY OF July, 1997. <i>Eric W. Cothran</i> CITY ENGINEER	CITY ATTORNEY APPROVED AS TO FORM BY THE PARK CITY ATTORNEY ON THIS 11th DAY OF June, 1997. <i>M. D. King</i> CITY ATTORNEY
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RECORDED NUMBER: 45211 STATE OF UTAH COUNTY OF SHARIT RECORDED AND FILED AT THE REQUEST OF Cothran Title	DATE: 7-16-97 TIME: 10:27 AM FEE: \$30.00
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James Bowen, Drafty
COUNTY RECORDER