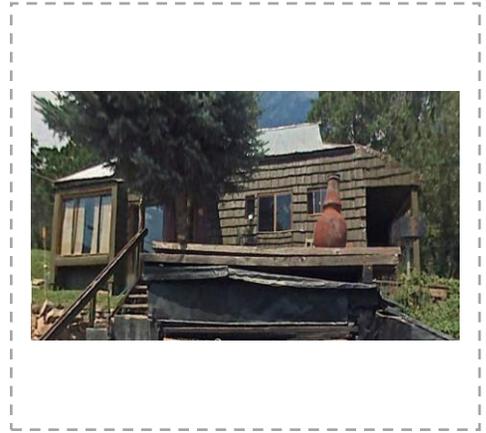




# HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



## IDENTIFICATION

Property Name (if any): House at 16 Sampson Avenue

Address: 16 Sampson Avenue

Date of Construction: c. 1905

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-721

Current Owner: Sampson Development LLC

Legal Description (include acreage): SUBD: PARK CITY BLOCK 78 ( MILLSITE RES ) BLOCK: 78 LOT: 14 THRU:- LOT: 16BUILDING: 0.00ALL OF LOTS 14,15 & 16 BLK 78 MILLSITE RESERVATION TO PARK CITY; (LESS & EXCEPTING THE EXISTING RD KNOWN AS SAMPSON AVE LOCATED ACROSS LOTS 14,15 & 16 BLK 78 MILLSITE RESERVATION TO PARK CITY) (LESS 16 AMPSON SUBDIVISION) BAL 0.10 AC M/L (LESS 201 NORFOLK AVENUE SUBDIVISION 1ST AMENDED) BAL 0.02 AC L-45 B-78 GQC-288 IQC-570 GQC-478 M47-367 M80-664 M81-447-448 1772-24-27 1788-1167

## STATUS / USE

Original Use: single dwelling    Current Use: single dwelling

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

Evaluation:

Landmark Site

Significant Site

Non Historic

## DOCUMENTATION

Photographs:

Tax Photos

Prints:

Research Sources:

Sanborn Maps

tax Card

City/ County Histories

Personal Interviews

Newspapers

Other:

Historic                       Census Records       Park City Museum

**DESCRIPTION**

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Architectural Style: Hall-Parlor (variant)

No. Stories: 1

Number of Associated Structures:     Accessory building(s). #                       Structure(s). #

Condition:     Good                       Fair                       Poor                       Uninhabitable/Ruin

Location:     Original location     Moved (Date:                      ,original location:                      )

Materials: (Describe the visible materials)

Exterior Walls: Wooden shingles

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

Roof: Hipped roof form sheathed in highly reflective metal material

Windows/Doors: Casement

Additions:     Major                       Minor                       None

Alterations:     Major                       Minor                       None

Describe Additions/ Alterations (Dates):

Essential Historic Form:  Retains                       Does Not Retain

**NARRATIVE DESCRIPTION OF PROPERTY**

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(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

The house at 16 Sampson was reconstructed between 2013-2018. The most recent photograph shows construction work on the site.

## SIGNIFICANCE

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Historic Era:

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

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

The history of this house is largely unknown, as there is a missing link in the title history that extends from 1914 to 1959. The house was initially owned by the Park City Townsite Corporation, and it is possible that they owned it until it came under the ownership of the county by 1959.

The only information that could be found on this house during the missing time period is from the 1930 census, where it shows that the house was rented by Earl Brown, his wife Margaret and their two daughters. Earl was a miner, but not much else is known of him or his family. The house was unoccupied during the 1940 census. It is currently owned by Sampson Development LLC.

## REFERENCES

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- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- 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.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

# PHOTOS

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(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

*16 Sampson Avenue, Park City, Summit County, Utah*  
*Intensive Level Survey—Biographical and Historical Research Materials*



tax photo c. 1940







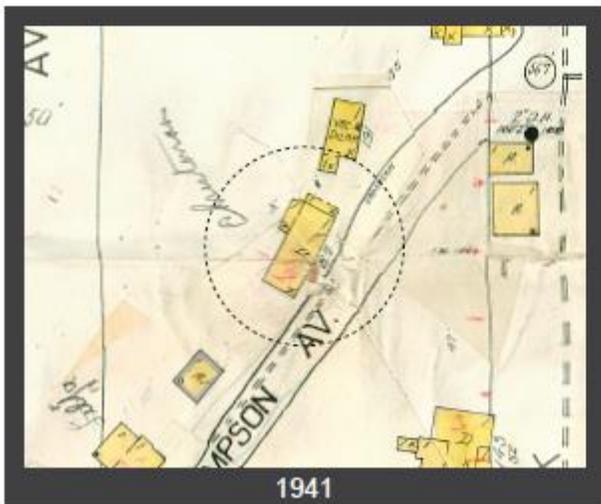
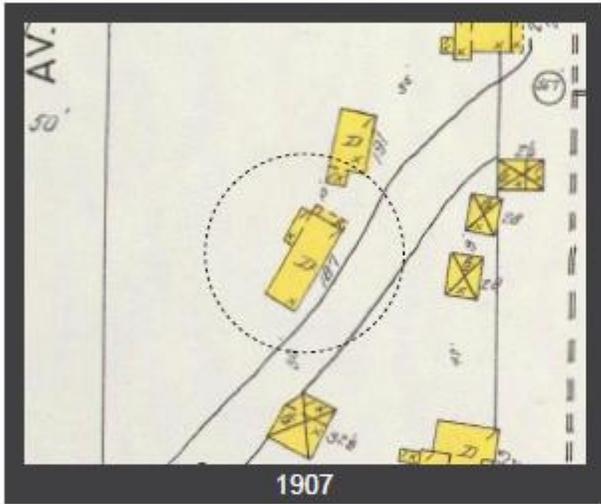
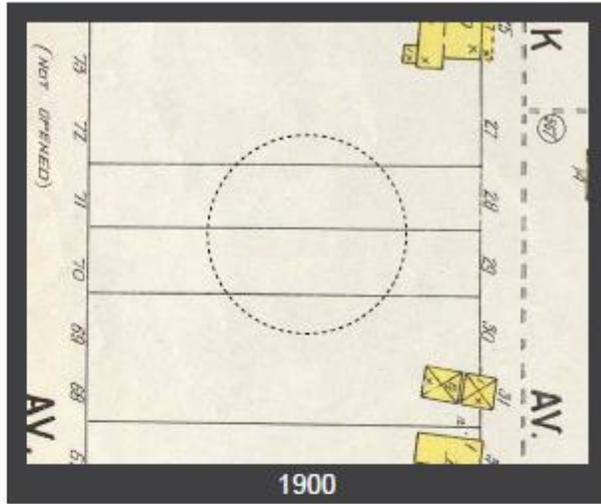
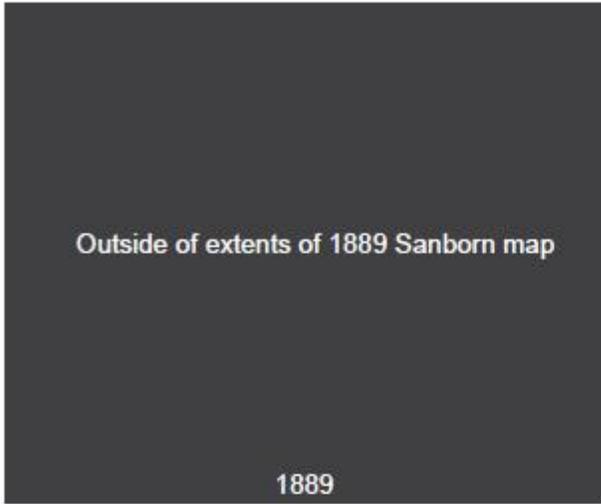






# MAPS

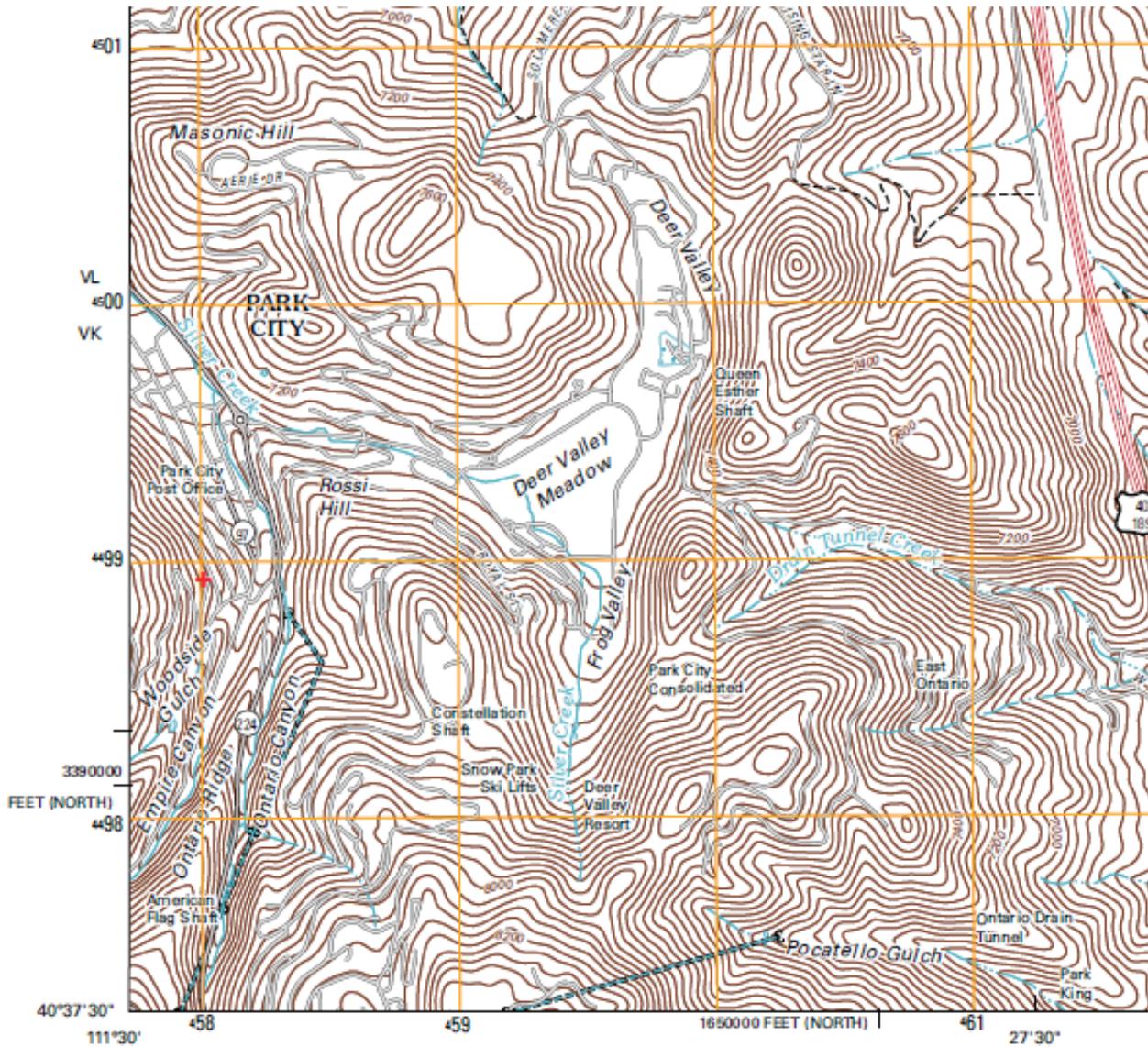
16 Sampson Avenue, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history





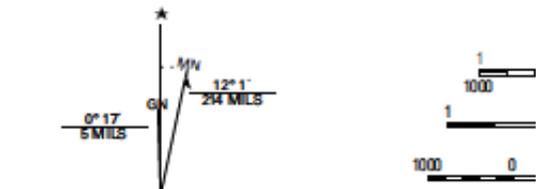
16 Sampson Avenue, Park City, Summit County, Utah

Intensive Level Survey—USGS Map



Produced by the United States Geological Survey  
 North American Datum of 1983 (NAD83)  
 World Geodetic System of 1984 (WGS84). Projection and  
 1 000-meter grid: Universal Transverse Mercator, Zone 12T  
 10 000-foot ticks: Utah Coordinate System of 1983  
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009  
 Roads.....©2006-2010 Tele Atlas  
 Names.....GNIS, 2009  
 Hydrography.....National Hydrography Dataset, 2009  
 Contours.....National Elevation Dataset, 2008



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid	
100,000-m Square ID	
VL	00
VK	
Grid Zone Designation	
12T	

✚ location on USGS Park City East 1:24000 Quadrangle Map (2011)



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

Owner's Name Sullivan, Dennis B.  
 Owner's Address Park City James Christensen PC 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

Description of Building	Add	Deduct
Foundation—Stone..... Conc..... None <input checked="" type="checkbox"/>		96
Ext. Walls <u>add</u>		
Roof—Type <u>Hip</u> Mat. <u>Comp</u>		
Dormers—Small — Med..... Lg.....		
Bays—Small — Med..... Lg.....		
Porches—Front <u>56 @ 56</u>	21	
Rear — @		
Basement <u>Plx Cal</u> Floor <u>concrete</u>	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..... Fir.....		
Cabinets..... Mantels.....	10	
Tile— { Walls..... Floors.....		
Lighting—Lamp..... Drops <input checked="" type="checkbox"/> Fix.....		65
<u>Walled &amp; the fixed - No Stairs</u>		
<b>Total Additions and Deductions.....</b>	<b>351</b>	<b>161</b>
<b>Net Addition or Deductions.....</b>		<b>190</b>

Age <u>55</u> Yrs. by <u>Aug</u>	Est. Owner <input checked="" type="checkbox"/> Tenant <input checked="" type="checkbox"/> Neighbors <input checked="" type="checkbox"/> Records <input checked="" type="checkbox"/>	REPRODUCTION VALUE	\$ 1271
		Depreciation <u>68/32</u> %	\$ 407
		Reproduction Val. Minus Dep.....	\$ 864
Remodeled..... Est. Cost.....		Remodeling Inc..... %	\$
Garage—S 8—C.....			\$
Cars..... Walls <u>concrete</u>			\$
Roof <u>Tin</u> Size <u>10 x 17</u> Age <u>23</u>			\$
Floor <u>Plx</u> Cost <u>101/31</u>		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 78 Millsite - Lot 45  
 Kind of Bldg. RES St. No. 16 Samoson 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>  </u> Conc. <u>  </u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>  </u> Walls <u>  </u> Cigs. <u>  </u>	
Roof Type <u>Hip</u> Mtl. <u>Asph</u>	
Dormers—Small <u>  </u> Med. <u>  </u> Large <u>  </u>	
Bays—Small <u>  </u> Med. <u>  </u> Large <u>  </u>	
Porches—Front <u>  </u> @ <u>  </u>	
Rear <u>4x14</u> 56' @ 65' 36	
Porch <u>  </u> @ <u>  </u>	
Metal Awnings <u>  </u> Mtl. Rail <u>  </u>	
Basement Entr. <u>  </u> @ <u>  </u>	
Planters <u>  </u> @ <u>  </u>	
Cellar-Bsmt. — 1/4 1/2 3/4 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> 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> Wainseot <u>  </u> Floors <u>  </u>	
Storm Sash—Wood D. <u>  </u> S. <u>  </u> ; Metal D. <u>  </u> S. <u>  </u>	
<u>Att. Cellar</u> 120' @ 70' 72	
<b>Total Additions</b>	458 458

Year Built <u>  </u>	Avg. <u>  </u>	Current Value	\$ 1505
<u>Ave Age 1949-50</u>	Age <u>64</u>	Commission Adj. <u>  </u> %	
Inf. by <input checked="" type="checkbox"/> Owner - Tenant -	<input checked="" type="checkbox"/> 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% 3%</u> Carport—Factor <u>  </u>		Current Value Minus Depr.	\$ 451
Cars <u>1</u> Floor <u>Asph</u> Walls <u>Conc</u> Roof <u>Asph</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