



# HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



## IDENTIFICATION

Property Name (if any): Wilkinson-Hawkinson House

Address: 41 Sampson Avenue (39 Sampson Avenue)

Date of Construction: c. 1900

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: DON-1

Current Owner: 41 Sampson LLC, et al

Legal Description (include acreage): LOT 1 DONNELLY SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 4605.1 SQFT OR 0.11 AC

## STATUS / USE

Original Use: single dwelling    Current Use: single dwelling

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

7/12/1984- Mining Boom Era Residences Thematic District

Evaluation:

Landmark Site

Significant Site

Non Historic

## DOCUMENTATION

Photographs:

Tax Photos

Prints:

Historic

Research Sources:

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

## DESCRIPTION

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Architectural Style: modified T/L cottage type

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: Drop siding

Foundation: Unknown

Roof: Gable roof form sheathed in metal shingles

Windows/Doors: Casement, grouped and paired

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 41 Sampson has been modified heavily and added onto since its initial construction in the late 1890s, and it has lost most of its historic integrity as a result. The original house was a T/L cottage that was unique in a couple of ways. First, the house was oriented away from the street, although Sampson Avenue was not built until later. The gable end of the cross wing faced east, towards Norfolk Avenue, rather than Sampson Avenue. The second unique characteristic of this T/L cottage was in its roof structure. Typically, houses of this type consisted of a gable-roofed main wing with a perpendicular gable-roofed cross wing; the ridges of the two intersecting roofs were at the same height. In 41 Sampson, the east-west oriented cross wing had a conventional gabled roof, while the main wing roof was essentially a saltbox form that shared a north aspect with the cross wing but with a shallower south aspect.

Subsequent additions and alterations, especially a project completed from 2013-15, have reduced the historic integrity of the house, however. Given the total reconstruction of the house at that time, the overall historic value of the house has been diminished.

## 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 was described in the 1984 National Register nomination form as follows:

“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. Mannie 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 Philip Tobin on the South.” That house was apparently this house at 39 Sampson, since the Hawkinsons owned this house for many years and older residents of the town recall them living here for as far back as they can remember. 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.”

Census records show that the house was owned and occupied by the Hawkinson family from at least 1910 until 1940, which was the most recent available census.

## 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.)

*41 Sampson Avenue, Park City, Summit County, Utah*

*Intensive Level Survey—Biographical and Historical Research Materials*



Tax photo c. 1940





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

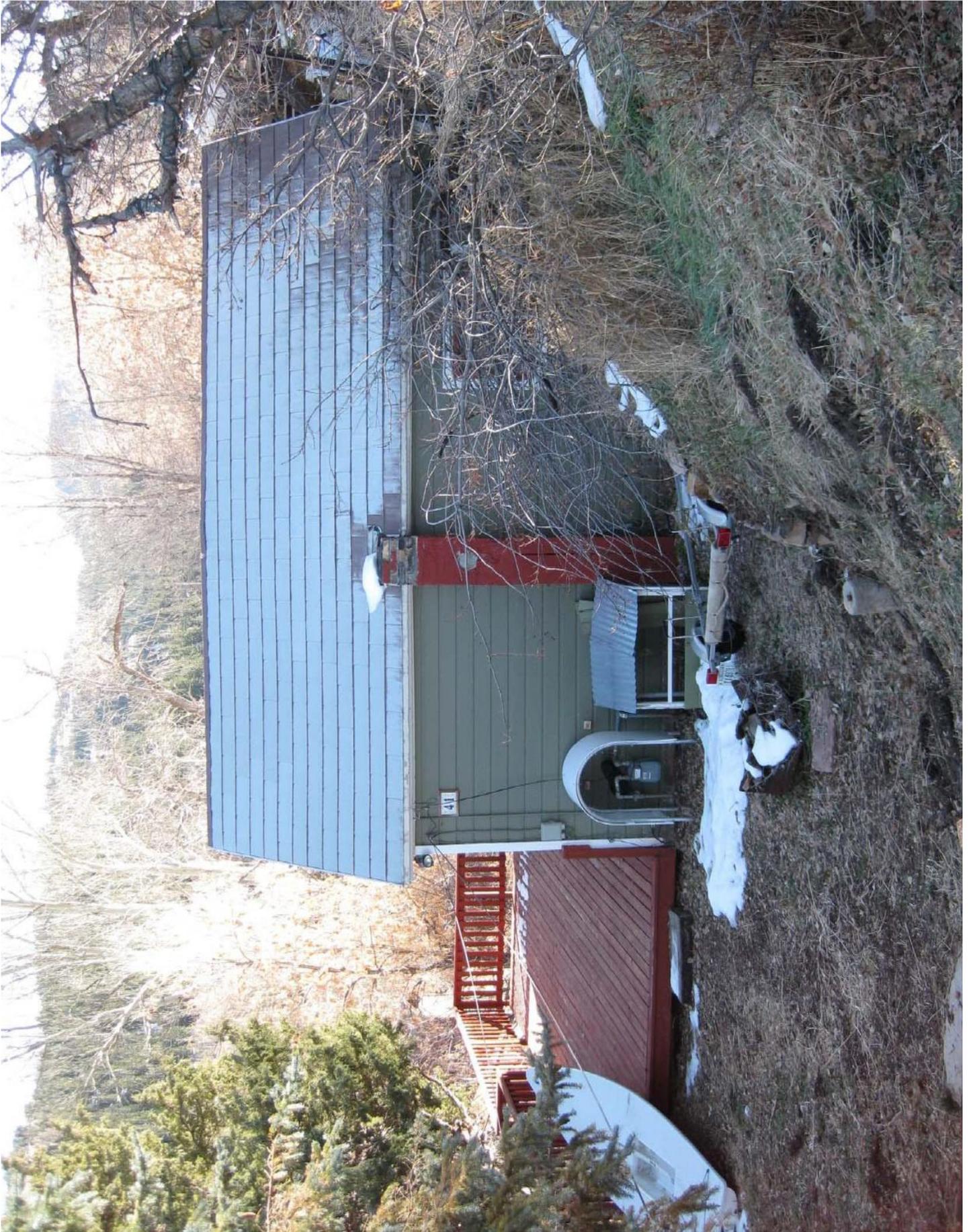
Northeast corner

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











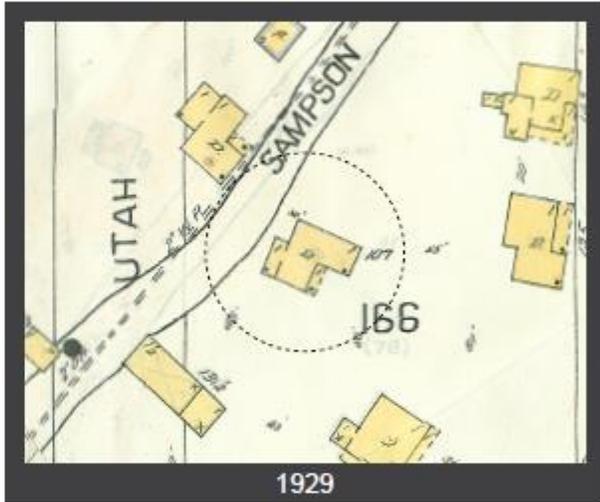
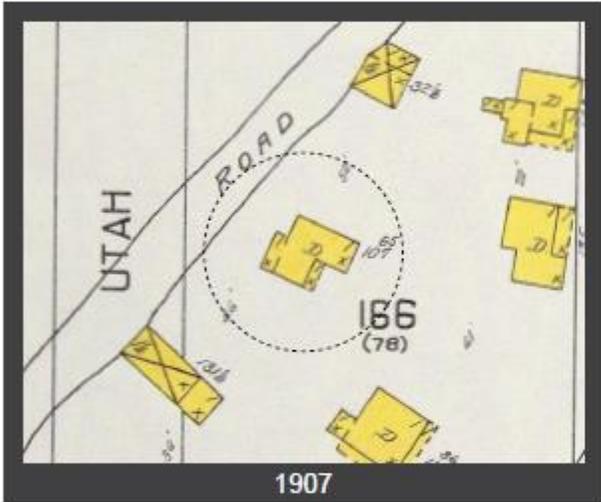
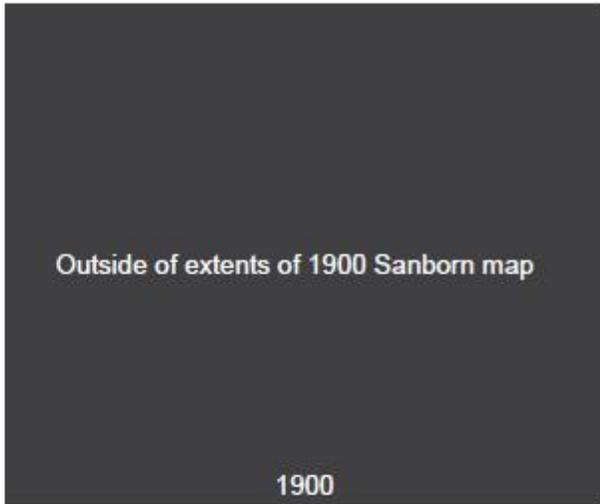
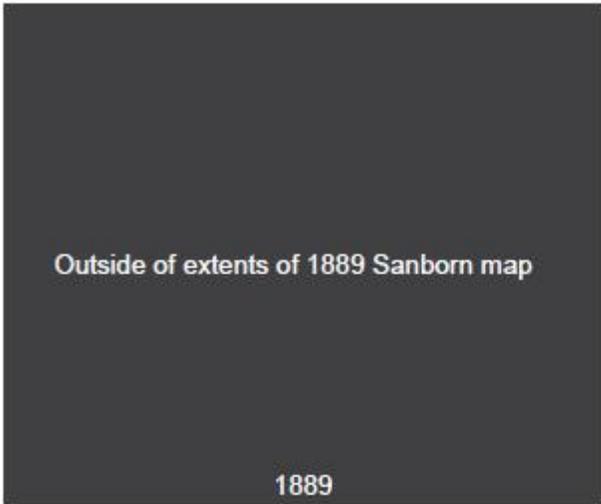




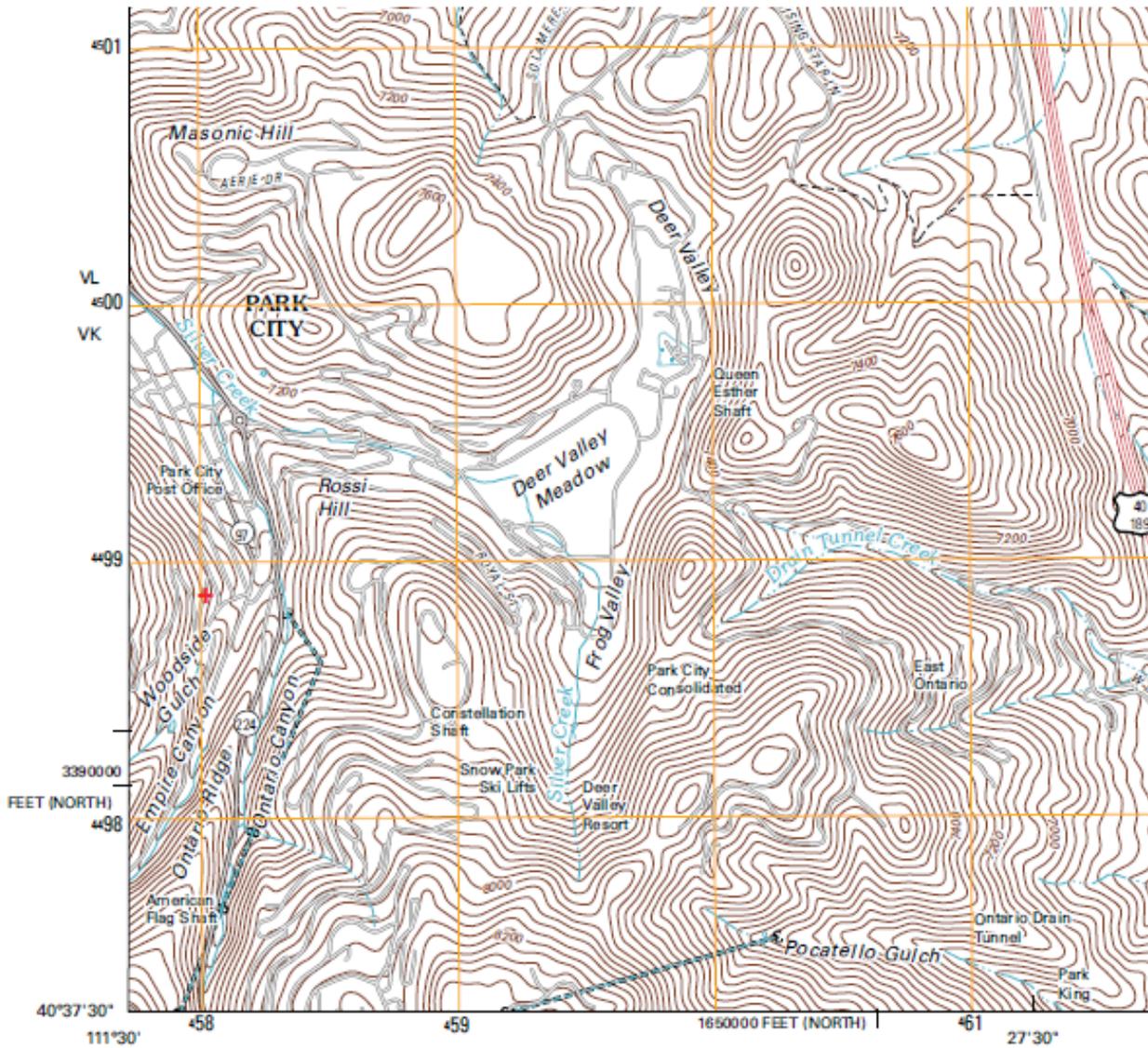


MAPS

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

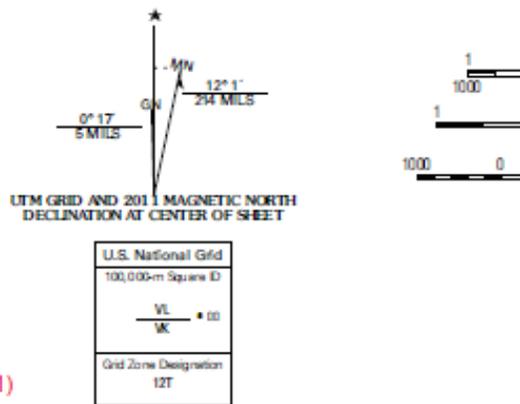


41 Sampson Avenue, Park City, Summit County, Utah  
 Intensive Level Survey—USGS Map



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



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

DOCUMENTS

Utah State Historical Society

Property Type:

Historic Preservation Research Office

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

Structure/Site Information Form

IDENTIFICATION 1

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.

STATUS/USE 2

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

DOCUMENTATION 3

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.

Researcher: Roger Roper

Date: 4/84

Street Address: 39 Sampson

Site No:

4  
ARCHITECTURE

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 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.

5  
HISTORY

Statement of Historical Significance:

Construction Date: c. 1895-1910

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(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.

**TITLE SEARCH FORM**

[Obtain information from title abstract books at County Recorder's Office]

Address: 41 Sampson Avenue

City: Park City, UT

Current Owner: Trefethen Investments LLC

Address: (see historic site form for address)

Tax Number: DON-1

Legal Description (include acreage): Lot 1 Donnelly Subdivision (pt. L49-52 BK78) (house on L51) (See historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
2/26/1877	United States	Fredrick A. Nims	Patent		SE 1/4 of SE1/4 of Section 16
12/27/1882	Edward P. Ferry	D.C. McLaughlin	W		[Millsite reservation]
12/20/1909	W.M. Ferry et al vs.	H.M. McLaughlin et al	Decree		incl. 47-55
12/21/1930	County Treasurer	Summit County	Tax Sale		"All of Blk"
12/7/1959	Summit County	United Park City Mines Co	Q.C.D.		[including L48-55]
11/17/1970	United Park City Mines Co	Roland E. & Corina Tennant	Q.C.D.		[L49-52 + Utah Ave easement]
3/27/1975	Roland E. & Corina Tennant	David L. & Gayle D. Tumer	Q.C.D.		
2/14/1984	David L. & Gayle D. Tumer	Robert B. Potter	W.D.		
2/19/1984	Robert B. & Mary Jo Potter	Timothy Daniel Hawlish	W.D.		
4/14/1989	Timothy Daniel Hawlish, et ux	K.S. Henney & M. L. Scott	W.D.		
12/27/1993	Katherine Scott Henney	Melissa L. Scott	Q.C.D.		
7/9/1996	Melissa L. Scott	Tim B. & Katherine Henney	W.D.		
1/15/1997	Tim B. & Katherine Henney	C.J. Brand & K.A. Harrington	W.D.		
5/15/2001	C.J. Brand & K.A. Harrington	Tim & Erin B. Donnelly	W.D.		
4/26/2006	Tim & Erin B. Donnelly	41 Sampson LLC	W.D.		
7/31/2015	41 Sampson LLC	Trefethen Investments LLC	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 9/30/2014

41 Sampson Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

## History of F. Hawkinson Family Typical of Early Park Pioneers

A family history of Swedish immigrants, Gustaf and Caroline Hakanson (Americanized to Hawkinson), who settled in the rich farmlands of the St. Croix Valley of Minnesota, is told in "The Brothers." The author, John E. Hawkinson an art teacher at Crossland High School, Camp Springs, Maryland, "chronicles in pictures as well as words the story of his paternal great-grandparents, their move from Sweden to Minnesota (May 1888), and the lives of their ten children." (1) Chapter 16 titled Frank, the Generous, is devoted to the experiences of an early Park City settler, Frank Hawkinson, one of the ten brothers.

The 325 page book, privately published in 1969 of only 200 copies, has been favorably re-

viewed. James Taylor Dunn, chief librarian for the Minnesota Historical Society, commented that only occasionally do genealogies make pleasant reading. From the review: "That is why it is a delight to be able to review here (where seldom if ever books of this type are even noted) a genealogy that is a definite contribution to the history of Minnesota and the story of Swedish migration to the St. Croix River Valley."

Another reviewer in the Chicago County Press, Lindstrom, Minn., July 24, 1969, wrote: ". . . All aspects of life are touched upon—social, political, economic and religious. There is a wealth of illustrations in the book, with original drawings and photographs. The book spans the past century—a very comprehensive picture of life in the U.S. during that period. . . . The author traveled extensively in the U.S. and Sweden to gather family data during the ten years it took him to prepare the book."

The grand-nephew of Eddie Hawkinson and Corina Hawkinson Tennant, visited Park City a number of times (last visit was 1965) to talk with the two remaining family members of Frank Hawkinson.

He has told a wonderful story of a man who lived an adventurous life as a young man traveling from his home in Pleasant Valley, Minnesota westward. He traveled to Idaho and Utah; worked for a time helping to lay ties for the railroad in Coriame, Utah; drove 20-mule team in San Valley, Idaho when it was a mining town; did placer mining at Yellow-jacket Mine, Coeur d'Alene, Idaho and stayed a winter as caretaker. Here he made use of discarded leather boots making them into whips, bridles, hackamores; with his penknife he made unique wood carvings in bottles.

When he first came to Park City he had a partnership of a saloon but lost his money when his partner absconded with their cash and left him with the bills to pay. Frank became a miner living in a mining company boarding house. For recreation from his hard hours in the mines, Frank on his day off, would drive, horse and buggy, over to the Hot Pots in Midway and mel, wood and married a Swiss lass, Rosetta Streit in 1897.

Hard times were upon the

mining camp in 1897 as a result of the depression which grew out of the Panic of 1893. Frank was out of work but had enough money to buy an unfinished house above Norfolk on the west mountainside. The Hawkisons lived in their honeymoon house their entire lifetimes.

Frank was soon back in the mine when a new ore strike was found putting in 12-hour day for \$3.25 to \$3.50 a day, seven days a week with only Christmas and Fourth of July off for vacations. He was considered one of the best timbermen in the mines. When his first son was born, Eddie, he traveled to his Minnesota home for the second and last time.

Corina was the second child in the family, and she and her father were great pals. A third child, a baby boy, was the first infant born in the Park City Miners hospital; he lived only a few hours.

The family was a happy one, Rosetta grew lovely flowers in the garden. She was a marvelous cook and made enough to feed a "lumberjack" and if a guest turned down third or fourth helpings, she was inclined to be hurt.

Frank was promoted to shift boss. He was so familiar with the ore around the mine that he could tell what ore would run. He contracted a form of lead poisoning which caused him to have paralysis in his hands. He was cured by special treatment of lemon juice and hot baths.

Eddie and Corina grew up. Eddie worked as a miner; Corina worked in the office of the same mine her father worked. The years did not lessen the devotion of Frank and Rosetta; theirs was a happy marriage as long as life lasted.

One night in December of 1937, Frank had a dream; the next morning he announced that they would hear of his brother, David's death. His dream and prediction came true. Twenty-one months later he had another premonition and said he would be the next brother to die. A few days passed; on September 8, 1939, without any warning, he was dead of a heart attack at the age of 71.

Today, the surviving member of the Frank Hawkinson family is Corina who now lives in Phoenix, Arizona.

From the couple migrating from Smaland, Sweden in May

1868 to St. Croix Valley, Minn., 263 Hawkinson descendants moved across the land of the nation; 210 are surviving. The reviews and the response from the public of "The Brothers" has proven to be greater than the author expected. His planning to re-publish the book omitting some 75 pages of family and genealogy data.

John E. Hawkinson is currently working on another book dealing with sculpture, paintings and architecture of Washington, D.C. He also plans to write a book about the experiences he had while collecting material for "The Brothers."

The story here related about Park City's Frank Hawkinson is only a brief excerpt of the well written history; many Parkites and their descendants will recall in details many incidents they remember of the fine Hawkinson family.

(1) quoted from Mr. Dunn's review)—M.G. Springer.

Park Record, 4/23/1940

# 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		ide	\$	69
	x x			\$	
	x x			\$	

No. of Rooms 4 Condition Good

Description of Building	Add	Deduct
Foundation—Stone <u>1/2</u> Conc. <u>1/2</u> None		45
Ext. Walls <u>Std</u>		
Roof—Type <u>Gab</u> Mat. <u>Tin &amp; Comp</u>		20
Dormers—Small — Med. Lg.		
Bays—Small — Med. Lg.		
Porches—Front <u>48 @ 8.5</u>	41	
Rear @		
Basement <u>1st x 2nd</u> Floor <u>Concrete</u>	35	
Attic—Rooms — Fin. Unfin.		
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftns <u>1</u> Shr <u>1</u>	350	
Heat—Stove <u>H. A.</u> Steam <u>S</u>		
Finish { Hd. Wd. Floors { Hd. Wd. Fir <u>1</u> Fir <u>1</u>		
Cabinets <u>1</u> Mantels <u>1</u>	40	
Tile { Walls <u>1</u> Floors <u>1</u>		
Lighting—Lamp <u>1</u> Drops <u>1</u> Fix <u>1</u> <u>Wald Lined - some std</u>		85
Total Additions and Deductions	466	150
Net Addition or Deductions		1441

Age <u>15</u> Yrs. by <u>SA</u>	Est. Owner <u>1</u> Tenant <u>1</u> Neighbors <u>1</u> Records <u>1</u>	REPRODUCTION VALUE	\$ 1757
		Depreciation <u>58/100</u> %	\$ 738
		Reproduction Val. Minus Dep.	\$ 1019
Remodeled	Est. Cost	Remodeling Inc. %	\$
Garage—S 8—C 1 @ <u>564</u>		<u>Shop</u>	\$ 37
Cars <u>1</u> Walls <u>Tin</u>			\$
Roof <u>Tin</u> Size <u>10 x 18</u> Age <u>28</u>			\$
Floor <u>Sand</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 202



PC 727

Location Block 78 Millsite Lot 47  
 Kind of Bldg. RES St. No. 41 Sampson Ave  
 Class 1 2 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  Flr.  Walls  Cl.

Description of Buildings	Additions	
Foundation—Stone <input type="checkbox"/> Conc. <input type="checkbox"/> None <input checked="" type="checkbox"/>		
Ext. Walls <u>Siding</u>		
Insulation—Floors <input type="checkbox"/> Walls <input type="checkbox"/> Clgs. <input checked="" type="checkbox"/>	63	
Roof Type <u>Gable</u> Mtl. <u>Tin</u>		
Dormers—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>		
Bays—Small <input type="checkbox"/> Med. <input type="checkbox"/> Large <input type="checkbox"/>		
Porches—Front <u>48' x 12'</u> <u>48'</u> @ <u>1'</u>	48	
Rear <input type="checkbox"/> @ <input type="checkbox"/>		
Porch <input type="checkbox"/> @ <input type="checkbox"/>		
Metal Awnings <input type="checkbox"/> Mtl. Rail <input type="checkbox"/>		
Basement Entr. <input type="checkbox"/> @ <input type="checkbox"/>		
Planters <input type="checkbox"/> @ <input type="checkbox"/>		
Cellar-Bsmt. — 1/4 1/2 3/4 Full <input type="checkbox"/> Floor <input type="checkbox"/>		
Bsmt. Apt. <input type="checkbox"/> Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>		
Attic Rooms Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/>		
Plumbing {	550	
		Class <u>1</u> Tub <input type="checkbox"/> Trays <input type="checkbox"/>
		Basin <u>1</u> Sink <input type="checkbox"/> Toilet <input type="checkbox"/>
		Wtr. Sfr. <input type="checkbox"/> Shr. St. <input type="checkbox"/> O.T. <input type="checkbox"/>
Dishwasher <input type="checkbox"/> Garbage Disp. <input type="checkbox"/>		
Built-in-Appliances <input type="checkbox"/>		
Heat—Stove <input checked="" type="checkbox"/> H.A. <input type="checkbox"/> Steam <input type="checkbox"/> Stkr. <input type="checkbox"/> Blr. <input type="checkbox"/>		
Oil <input type="checkbox"/> Gas <input type="checkbox"/> Coal <input checked="" type="checkbox"/> Pipeless <input type="checkbox"/> Radiant <input type="checkbox"/>		
Air Cond. <input type="checkbox"/>		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/>		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <input type="checkbox"/> Other <input type="checkbox"/>		
Cabinets <u>1</u> Mantels <input type="checkbox"/>		
Tile—Walls <input type="checkbox"/> Wainscot <input type="checkbox"/> Floors <input type="checkbox"/>		
Storm Sash—Wood D. <input type="checkbox"/> S. <input type="checkbox"/> ; Metal D. <input type="checkbox"/> S. <input type="checkbox"/>		
Total Additions	461 461	

Year Built	Avg. Age	Reproduction Value	\$ 1842
<u>Ave Age 1949</u>	<u>62</u>	Obsol. or Rem.	%
Inf. by {	Owner - Tenant -	Bldg. Value	
	Neighbor - Record - Est.	Depr. Col. (1) 2 3 4 5 6 30 %	
Remodel Year	Est. Cost	Repr. Val. Minus Depr.	\$ 553
Garage—Class <input type="checkbox"/> Depr. 2% 3% <input type="checkbox"/> Carport—Factor <input type="checkbox"/>			
Cars <input type="checkbox"/> Floor <input type="checkbox"/> Walls <input type="checkbox"/> Roof <input type="checkbox"/> Doors <input type="checkbox"/>			
Size—x <u>X</u> Age <input type="checkbox"/> Cost <input type="checkbox"/> x <input type="checkbox"/> %			
Other <input type="checkbox"/>			
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 Simpson 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				

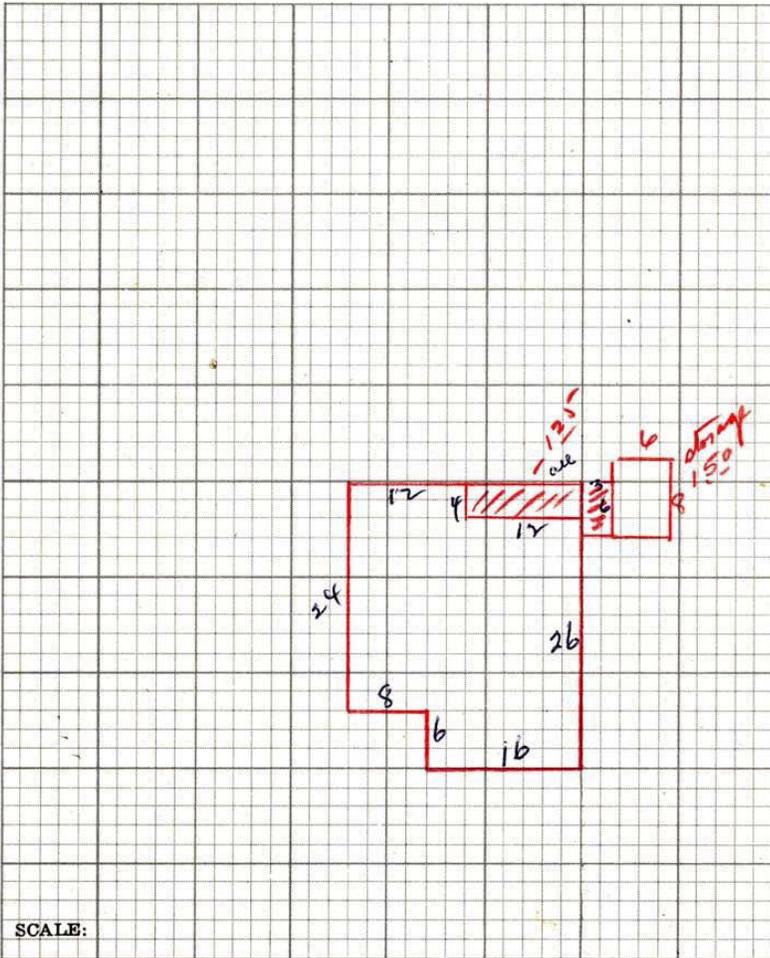
Att. Gar. - C.P. x Flr. Walls Cl.

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

Total Additions		705
Year Built 1896	Avg. 1. 1896	Replacement Cost 2811
	Age 2.	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor x.47
Replacement Cost—1940 Base		
Depreciation Column 1 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		56
Total Building Value \$		

Appraised ① 10-31 1968 By 1333  
Appraised ② 19 By 1328

DEC 10 1968



SCALE:

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 Concrete Walls CI Roof CI Doors 1

Size 10 x 18 Age 1930 Cost 223 x 100%

1940 Base Cost 145 x 25% Depr. 1.1

Total 56

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

