

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 60 Sampson Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: BREW-1

Current Owner Name: John & Jan Maltby

Parent Parcel(s): PC-728-2 or PC 415?

Current Owner Address: 10 Millard Avenue, Sleepy Hollow, NY 10591

Legal Description (include acreage): 0.15 acres; LOT 1 BREWSTERS AMENDMENT 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: )

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:  
 prints: 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 above roadway.

Foundation: Concrete.

Walls: Board & batten siding.

Roof: Gable roof form sheathed in metal material.

Windows/Doors: Vertically oriented double-hung sash 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 one-story frame house appears to have had major alterations. The tax photo suggests the full-width porch was recessed under the principal roof, but now reflects an extended shed roof. It is not clear if this is a conjectural change or based on physical evidence discovered during rehabilitation. A low pediment was added to the eave above the main entry door. A large basement addition and garage have been constructed with access from the short end of the house. The window openings on the side elevation have been altered from a single double-hung sash type to multiple double-hung sash types. The board & batten siding is seen in the tax photo, but only on the primary façade; the side façade shows drop siding. The rear roof form appears as it does in the tax photo. A rear addition was constructed after 1995, but is not visible from the primary right-of-way. The changes are significant and diminish 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 has been altered by the excavation done to accommodate access to a garage. However, the setting as viewed in front of the house remains as it is seen in the tax photo and 1995 photo.

**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, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes. Though it appears that conjectural elements--chamfered porch posts, board & batten siding over entire exterior, and extended shed porch roof--were added during a recent rehabilitation.

**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, though the historic character is diminished by the addition of the basement garage.

**Association** (Describe the link between the important historic era or person and the property.): The rectangular frame side gable house form may not adhere to one of the most common house types in Park City, it is compatible with homes built during the mining era and is understood to have been constructed during the mining era.

The changes made to the main building and setting render this site ineligible for listing in the National Register of Historic Places, but the site meets the criteria for local designation as a Significant Site.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1909<sup>1</sup>

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.<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:** Northeast oblique. Camera facing southwest, 2008.

**Photo No. 2:** East elevation (primary façade). Camera facing west, 2008.

**Photo No. 3:** Southeast oblique. Camera facing northwest, 2008.

**Photo No. 4:** Northeast oblique. Camera facing southwest, 2006.

**Photo No. 5:** East elevation (primary façade). Camera facing west, 1995.

**Photo No. 6:** Southeast oblique. Camera facing northwest, tax photo.

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

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



PC 415

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