**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  

**City, County:** Park City, Summit County, Utah  

**Current Owner Name:** Robert K. Sletta  

**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

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>building(s), main</td>
<td>Landmark Site</td>
<td>Date:</td>
<td>Original Use: secondary structure</td>
</tr>
<tr>
<td>building(s), attached</td>
<td>Significant Site</td>
<td>Permit #:</td>
<td>Current Use: secondary structure</td>
</tr>
<tr>
<td>building(s), detached</td>
<td>Not Historic</td>
<td></td>
<td>Full</td>
</tr>
<tr>
<td>building(s), public</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>building(s), accessory</td>
<td></td>
<td></td>
<td>National Register of Historic Places: eligible</td>
</tr>
<tr>
<td>structure(s)</td>
<td></td>
<td></td>
<td>ineligible</td>
</tr>
</tbody>
</table>

### 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: (5/30/1997)  
- other: survey (5/30/1997)  

**Research Sources (check all sources consulted, whether useful or not)**  
- abstract of title  
- original building 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**


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


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**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 SIGNIFICANCE

Architect: ☑ 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. 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)


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