**1 IDENTIFICATION**

*Name of Property:* Wilkinson-Hawkinson House  
*Address:* 41 Sampson Avenue  
*AKA:* 39 Sampson Avenue  
*City, County:* Park City, Summit County, Utah  
*Tax Number:* DON-1  
*Current Owner Name:* 41 Sampson, LLC, et al.  
*Parent Parcel(s):* PC-718-1, PC-727 &/or PC-717-A  
*Current Owner Address:* PO Box 4581, Park City, UT 84060-4581  
*Legal Description (include acreage):* 0.11 acres; LOT 1 DONNELLY SUBDIVISION.

**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: Residential</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>☐ Significant Site</td>
<td>Permit #:</td>
<td>☑ eligible</td>
</tr>
<tr>
<td>☐ building(s), detached</td>
<td>☐ Not Historic</td>
<td>☑ Full ☐ Partial</td>
<td></td>
</tr>
<tr>
<td>☐ building(s), public</td>
<td>☑ Listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ building(s), accessory</td>
<td>☐ structure(s)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**3 DOCUMENTATION**

*Photos: Dates*
- ☑ tax photo:
- ☐ historic: c.

*Drawings and Plans*
- ☑ Sanborn Maps
- ☑ original building permit
- ☑ sewer permit
- ☐ 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
- ☑ city/county histories
- ☑ personal interviews
- ☑ original building permit
- ☑ Utah Hist. Research Center
- ☑ USHS Preservation Files
- ☑ USHS Architects File
- ☑ census records
- ☑ Park City Hist. Soc/Museum
- ☑ LDS Family History Library
- ☑ university library(ies):
- ☑ biographical encyclopedias
- ☑ newspapers
- ☐ other:

*Bibliographical References (books, articles, interviews, etc.)*  
Attach copies of all research notes and materials.


**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 below roadway.
  Foundation: Unknown.
  Walls: Drop siding.
  Roof: Gable roof form sheathed in metal shingles.
  Windows/Doors: Casement, grouped and paired.

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 remains largely as it is described in the 1983 National Register nomination form (See Structure/Site Form, 1983). The brick chimney located on the exterior wall has been partially removed and a large deck has been constructed. The changes are minor and do not affect 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 is unchanged from the time the National Register nomination was completed.

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 (although this exhibits elements of both hall-parlor and pyramid type houses), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

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.

Association (Describe the link between the important historic era or person and the property.): Though this house does not adhere to one of the many common forms built in Park City curing the mining era, it is believed to have been constructed during mining era and exhibits typical physical elements found on both bungalows and pyramid houses.

This site was listed on the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: ☐ Not Known ☐ Known: (source: )  Date of Construction: c.1900

Builder: ☐ Not Known ☐ Known: (source: )

1 Summit County Tax Assessor.
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.²

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. 4: Southwest oblique - detail. Camera facing northeast, 2008.
   Photo No. 5: West elevation. Camera facing east, 2006.
   Photo No. 8: Northeast oblique. Camera facing southwest, 1983.
   Photo No. 9: Northeast oblique. Camera facing southwest, tax photo.

² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
**RE-APPRAISAL CARD**

**Owner's Name:** Hawkinson, Rosetta  
**Owner's Address:** Park City  
**Location:** all lot 47, Blk. 78, Millsite Res.  
**Kind of Building:** Res.  
**Schedule:** Class 1  
**Class:** 71  
**Base Factor:** 14  
**NEW APPRAISAL BASE**

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
<th>Totals</th>
</tr>
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<tbody>
<tr>
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<td>1,241</td>
<td>1,940</td>
<td>1,297</td>
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</tbody>
</table>

**No. of Rooms:** 4  
**Condition:** Good

**Description of Building**
- Foundation—Stone  
- Ext. Walls—  
- Roof—Type—  
- Dormers—Small—  
- Bays—Small—  
- Porches—Front  
- Rear  
- Basement  
- Attic—Rooms—  
- Plumbing—  
- Heat—Stove—  
- Finish—Hd. Wd. Floors—  
- Cabinets—  
- Tile—  
- Lighting—Lamp—  
- Whited lined—  

**Add**
- 10  
- 20  
- 5  
- 350  
- 50  
- 85  

**Deduct**
- 125  

**Total Additions and Deductions**
- 465  
- 150  
- 1241  
- 216

**REPRODUCTION VALUE**
- 1737

**Age** 16 yrs. by Owner

**Depreciation**
- 58.65%  
- 738

**Remodeled**
- Remodeling Inc.  
- 5%

**Garage—S & C**
- 32

**Cars—Walls**
- 79

**Roof**
- 15 x 15  
- 65

**Floor**
- 100  
- 175

**Remarks**
- Total  
- Obsolescence  
- 79

**Original Record**
- Appraised  
- 21

**Card No.**  
- Year  
- By
### Out Buildings

<table>
<thead>
<tr>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Depr. Value</th>
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<tr>
<td>28</td>
<td>7x9</td>
<td>63</td>
<td>65</td>
<td>77</td>
<td>32</td>
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</tbody>
</table>

Form T.C. 74  
State of Utah—State Tax Commission
**Location:** Block 78 Mill St. Lot 4

**Kind of Bldg.:** Rec. St. No. 41 Campion Ave

**Class:** Type 1 2 3 4  Cost: $1,381  X 100 %

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,381</td>
</tr>
</tbody>
</table>

**Gar. - Carport**  x  **Fir. - Walls**  Cl.  

**Description of Buildings**

- **Foundation:** Stone  Conc.  None
- **Ext. Walls:** Siding
- **Insulation:** Floors  Walls  Clgs.  Y
- **Roof Type:** Cable  Mtl.
- **Dormers:** Small  Med.  Large
- **Bays:** Small  Med.  Large
- **Porches - Front:** 20  60 @ 48
- **Rear:** @
- **Porch:** @
- **Metal Awnings:** Mtl. Rail
- **Basement Entr.:** @
- **Planters:** @
- **Cellar-Basement:** ¾ ½ ¼ ¾ Full  Floor
- **Bmt. Apt.:** Rooms Fin.  Unfin.
- **Attic Rooms Fin.:** Unfin.
- **Plumbing:**
  - Class: 1 Tub  Tray
  - Basin: 1 Sink  Toilet
  - Wtr. Str.: Shr. St.  O. T.
  - Dishwasher: Garbage Disposal
  - Radiant
- **Built-in-Appliances:**
- **Heat:** Stove  H.A.  Steam  Stkr.  Blr.
- **Oil:** Gas  Coal  Pipeless  Radiant
- **Air Cond.:**
- **Finish:** Fir  Hd. Wd.
- **Floor:** Fir  Hd. Wd  Other
- **Cabinets:** 1 Mantels
- **Tile - Walls:** Wainscot  Floors
- **Storm Sash:** Wood D.  S.  Metal D.  S.

**Total Additions**

- **Year Built:** 1949  **Avg. Age:** 62
- **Reproduction Value:** $1,381
- **Obsol. or Rem.:** %
- **Bldg. Value:**
- **Depr. Col.:** 1 2 3 4 5 6 7 8 9 0 %
- **Repr. Val. Minus Depr.:** $263
- **Total Building Value:** $

**Appraised:** 5-13-1958  By 1302
Owners Name: Rosetto Hawinson

Location
Kind of Bldg: Res
St. No: 41

Class
2
Type 1 2 3 4 Cost %

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Sq. Ft</th>
<th>Factor</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>x x x</td>
<td>624</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

Description of Buildings
Foundation—Stone—Conc. Sills
Ext. Walls
Roof Type—HIP Milled
Dormers—Small Med. Large
Bays—Small Med Large
Porch—Front @
Rear @
Porch @
Platers @
Ext. Base. Entry @
Cellar-Bsmt. — ¼ ½ ¾ ¾ Full Floor
Basmt. Gar.
Attic Rooms Fin. Unfin.

Plumbing
Class
Basin
Wtr. Sfr.
Shr. St.
O.T.
Dishwasher
Garbage Disp.

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

Year Built 1896
Avg. 1.93
Replacement Cost 281

Inf. by
Owner - Tenant -
Neighbor - Record - Est. Adj. Bid. Value

Obsolescence Conv. Factor x.47

Replacement Cost—1940 Base
Depreciation Column @ 2 3 4 5 6
1940 Base Cost, Less Depreciation 5

Total Value from reverse side

Total Building Value $ DEC 10 1968

Appraised 10-31-68 By 1333
Appraised 19- By
<table>
<thead>
<tr>
<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
<th>Depr. Value</th>
</tr>
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<tbody>
<tr>
<td>Shed</td>
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<td>7 x 13</td>
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<td>.47</td>
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<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>.47</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>.47</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>.47</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

Garage — Class 1 — Depr. 2% OK

Cars 1 

<table>
<thead>
<tr>
<th>Floor</th>
<th>Walls</th>
<th>Roof</th>
<th>Doors</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 x 18</td>
<td></td>
<td>1930</td>
<td>Cost 2.3</td>
</tr>
</tbody>
</table>

1940 Base Cost x .25 = % Depr. Total

56

REMARKS

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
<table>
<thead>
<tr>
<th>PARCEL NO.</th>
<th>FRONTAGE AREA</th>
<th>DEPTH FACTOR</th>
<th>RATE</th>
<th>CORNER INFLUENCE RATE</th>
<th>VALUE</th>
</tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>500</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>60</td>
</tr>
</tbody>
</table>

Lot 47 Blk 73 Millsite Res Park City
City exceptions to the standard types were also built.

The fact that although standard house types were the rule in Park City, this house is unlike other houses in its proportions, form, and the interior portion of the pyramid house, but this is not characteristic of either the pyramid house or the Shotgun house alone. It has a rectangular shape, which is included in this commentation. This house can be visually noted with grandchildren, of which three were present, expressed examples of art.

Construction Date: 1895-1910, the Wilkinson/Hawksmon House at 39 Sampson is

Statement of Historic Significance: 1985-1990

Despite the fact that although standard house types were the rule in Park City, this house is unlike other houses in its proportions, form, and the interior portion of the pyramid house, but this is not characteristic of either the pyramid house or the Shotgun house alone. It has a rectangular shape, which is included in this commentation. This house can be visually noted with grandchildren, of which three were present, expressed examples of art.

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Interview with Tina Provoost, April 26, 1984, Park City, Utah.

Interview with Buddy Lange, April 25, 1984, Park City, Utah; telephone
Interview with Bea Knerr, February 10, 1984, Park City, Utah; telephone

Summit County Records, Quit Claim Deed Book "B", Page 583.

Corrina.

Of mine with her parents. She and her husband had two children, Eddie and
Hawkinson was born in Switzerland in 1877, and came to Utah at the age
1939 of a heart attack while repainting the roof of this house. Rosetta Street
worked for the Park Utah Mining Company for thirty-five years, and died in
born in Sweden in 1869 and came to the U.S. with his parents as a boy. He
Frank O. and Rosetta Street. Hawkinson came to Park City in 1894. Frank was
the west of this house.

that the Alfred Lindorf house is the house at 40 Sampson, across the street to
are not complete enough to provide positive identification. It is assumed
are probably the older houses surrounding this house, but the records
other houses listed in that description, those of Lindorf, Peterson, and
the town recall them living here for as far back as they can remember. The
History continued:

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

Northeast corner

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