

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Alfred Lindorff House**

Address: 40 Sampson Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: MRSA-2

Current Owner Name: Debra Murillo Schneckloth

Parent Parcel(s): PC-728-1

Current Owner Address: PO Box 234, Park City, UT 84060-0234

Legal Description (include acreage): 0.26 acres; LOT 2 MILL-SITE RESERVATION SUPPLEMENTAL AMENDED PLAT (A SUBDIVISION OF BLK 78 & 79 OF SUBDNO 1 OF MILL-SITE RESERVATION OF PARK CITY).

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: 7/12/1984 -Mining Boom Era Residences Thematic District)
The site no longer meets the criteria for listing in the National Register.

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints: 1983, 1995 & 2006
 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: L cottage by addition

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), # 1; structure(s), # 1.

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: Stone wall runs along a portion of the frontage and a small accessory building is integrated into the wall.

Foundation: Concrete.

Walls: Drop siding.

Roof: Clipped gable over oldest part of the house sheathed in metal material. Newer roof elements--clipped gable principal roof and clipped gable dormer also clad in metal material.

Windows/Doors: Paired 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 house has been significantly altered from what is described in the 1983 National Register nomination form (see Structure/Site Form, 1983).

Alterations include a very large addition to the principal roof and rear of the original house. The original side gable roof slope facing the street was extended beyond the original ridge line and now includes two large clipped gable dormers with paired double-hung sash type windows (one with a fixed transom window above the paired double-hung set).

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting as seen from the primary public right-of-way has been altered with the removal of site features--in addition to a small rubble retaining wall near the front porch, much of the dry-stacked stone retaining wall that extended along the frontage has been lost. The rear yard has been completely altered by a large rear and rooftop addition.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was originally built within the historic period, defined as 1872 to 1929 in the district nomination. However, the building has subsequently had major alterations and would no longer be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1895¹

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.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. 1: Southeast oblique. Camera facing northwest, 2006.

Photo No. 2: Northeast oblique. Camera facing southwest, 2006.

Photo No. 3: East elevation (primary façade) partial. Camera facing west, 1995.

Photo No. 4: Northeast oblique. Camera facing southwest, 1983.

¹ Utah State Historical Society, Structure/Site Form, 1983.

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

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 40 Sampson
Park City, Summit County, Utah

UTM: 12 458070 4498720

Name of Structure: Alfred Lindorff House

T. R. S.

Present Owner: Craig I. Schneckloth et al

Owner Address: P.O. Box 234, Park City, Utah 84060

Year Built (Tax Record):

Effective Age:

Tax#: PC 718-C7

Legal Description

Kind of Building:

Beginning North 23 degrees 38 minutes West 10.02 feet from most Westerly corner Lot 49 Block 78 Millsite Reservation said point being on fence line run thence North 85 degrees 53 minutes 18 seconds West along said fence 10.62 feet to fence corner, thence South 11 degrees 23 minutes West 70.75 feet to Westerly right-of-way line of Utah Avenue; thence South 23 degrees 38 minutes West along said (See continuation sheet)

STATUS/USE 2

Original Owner: possibly Alfred Lindorff

Construction Date: c. 1895

Demolition Date:

Original Use:

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> 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:

- | | | | |
|---|---|---|--|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/ Map | <input type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input checked="" type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input checked="" type="checkbox"/> 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.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: L-Plan by Addition

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a one story frame house which has a gable roof. The gable of the front extension is clipped. The house has an L-plan, but because the roof types and windows of each wing vary, it is likely that it was built in two sections. The Sanborn Insurance Map does not extend to include this house so it is difficult to accurately trace its evolution. When the house was measured, however, it was discovered that there was a major wall with a door opening between the front extension and the rest of the house. That evidence suggests that the original house, the north section, may have been a double cell house with two doors and two windows on the facade. If that was the case, the east extension was added to the south half of the facade of the double cell house. The siding of the extension matches that of the original section, and its one over one double hung sash type windows indicate that the extension dates from the first decade of the twentieth century. In-period extensions are part of Park City's architectural vocabulary. It was a common practice to add an extension to the rear of a house, or to add a cross-wing to an existing hall and parlor house. The addition of a wing to the front of a house is more unusual, but is not an unpredictable alteration. It is entirely possible that because of its position, perched up on a steep section of the hill, expansion to the front was the only possibility available. The
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1895

Built c. 1895, the Alfred Lindorff House at 40 Sampson is architecturally significant as one of two well preserved examples of a Park City house with a distinct L-plan by addition. This type of addition does not appear to have been common in Park City building, and less than five examples of the type are extant. As opposed to the T/L cottage and the T/L cottage by addition, which viewed from the facade have relatively short cross-wings and longer stem-wings, the L-plan by addition house has a distinctive L-plan consisting of two wings of almost equal length that intersect at right angles. A difference in the window types of the two wings indicates that this house was not built with an original L-plan, but instead is the result of the expansion of a small house by the addition of a cross-wing to the front of one end of the original facade. Although an uncommon type, the L-plan by addition is significant because it is a variant of the common modification of adding a cross-wing to an existing house as a solution to the problem of inadequate space in the tiny mining town cottage.

The date of construction, and the name of the original owner of this house are not known for certain. Ownership records for this property are very vague and incomplete, so it is difficult to determine who the original owner was. Judging from its appearance, however, this house was probably built by at least the mid-1890s, when it was apparently owned by Alfred Lindorff. In 1898 Lindorff was identified as the owner of a house west of the house at 39 Sampson,¹ and since this is the only house west of that house, it is very likely Lindorff's house was this house at 40 Sampson. No property ownership records were found linking Lindorff with this house, but that is not unusual for a property such as this on the fringe of the town.

Alfred Lindorff was born in Denmark in 1863 and came to the U.S. with his wife, Mary, in 1890. The Lindorffs had at least four children. Alfred worked
(See continuation sheet)

40 Sampson

Description continued:

extension is a significant part of this house because it documents the common practice in Park City of expanding an existing house rather than building a new larger house. The house no longer maintains its original integrity, but does maintain the integrity it had achieved by at least 1910. The rear of the house abuts the hill, and is made of stone and concrete. A new storage shed was added to the southwest corner of the rear section, and the original porch section that spanned the north and east sides of the house was extended to become a deck within the last five years. Those changes are unobtrusive and do not affect the building's original integrity.

History continued:

as a miner while living in Park City. The 1900 census records which show Alfred as the owner of a house in this neighborhood provide further support for the assumption that he was the owner of this house.

Due to the incomplete ownership records, it is unknown how long Lindorf lived here, if he indeed ever did, and it is difficult to verify who other owners of the house were. Other possible owners of this property include Margaret Pugh, a widow, (c.1900-1914),² Filip Jackanovick (1914-c.1920),³ Jacob Hardin (c.1920-22),⁴ and Eino Lilja and family (1922-'60s).⁵ Amanda Lilja, apparently either the wife or daughter of Eino Lilja, was a long-time resident of this house, according to many of the older residents in town.⁶

¹Summit County Records, Quit Claim Deed Book "B" page 583. The description recorded here is for the house at 39 Sampson.

²Summit County Records, "Miscellaneous" Book, entry date September 10, 1914. The description recorded here is for a "2 room house on the West side of Sampson, 1st house N'ly of 3-room house of grantor (Margaret Pugh)." Pugh apparently owned two houses in this area.

³Ibid.

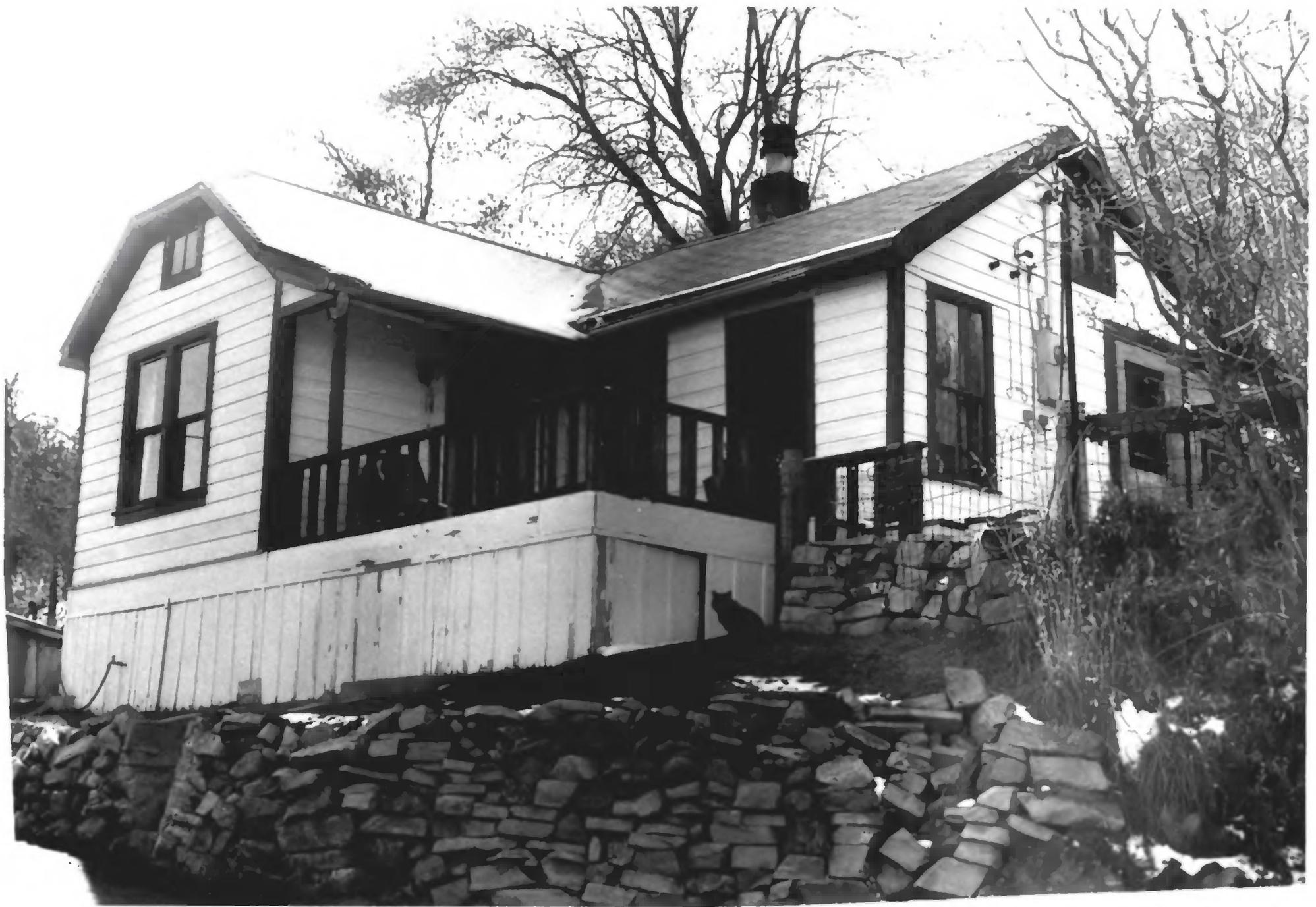
⁴Summit County Records, "Miscellaneous" Abstract Book, entry date October 25, 1922. The description here is for a "2-room cabin or dwelling house, the 3rd house on the West side of Sampson."

⁵Ibid.

⁶Telephone interview with Buddy Lange, April 25, 1984, Park City, Utah; telephone interview with Tina Provost, April 26, 1984, Park City, Utah.

Legal Description continued:

right-of-way line 3.8 feet to fence line; thence South 75 degrees 41 minutes East along fence 48.13 feet to Westerly edge road; North 13 degrees 36 minutes 05 seconds East 19.9 feet to Easterly right-of-way line Utah Avenue; North 23 degrees 38 minutes West along said Easterly line 70.55 feet to beginning; continue 2710 square feet.
Less than one acre.



Alfred Lindorff House
40 Sampson
Park City, Summit County, Utah

Northeast corner

Photo by Roger Roper, October 1983
Negative: Utah State Historical Society





