

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Harry W. Haumann House**

Address: 939 EMPIRE AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-308

Current Owner Name: TOLY MARY LOU WHEELWRIGHT

Parent Parcel(s):

Current Owner Address: PO BOX 489; PARK CITY, UT 84060-0489

Legal Description (include acreage): N1/2 LOT 8 & ALL LOTS 9,10 & 11 BLOCK 29 SNYDERS ADDITION TO PARK CITY CONT 0.15 AC

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s), wall

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)

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1940
- prints: 1983, 1995 & 2006
- historic: c.

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:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- 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: Pyramid form / Victorian-vernacular style

No. Stories: 1 1/2

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # 1.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

General Condition of Exterior Materials:

- 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: A stone retaining wall with concrete cap spans the frontage of the lot and has two breaks on the north and south to accommodate steps from the finished road grade to the building pad level. The wall appears in every photograph available of the home, but shows breaks at different places depending on where the steps were placed over time. Also, the condition of the wall is somewhat deteriorated.

Foundation: Unknown. Most historic homes in Park City were constructed with wooden sill foundation, but many were upgraded in the early twentieth century. Vertical wood cladding is obscuring the foundation. The 1995 photograph shows what appears to be a newer pier under the perimeter of the porch.

Walls: The exterior walls are clad in wood non-beveled (drop-novelty) siding. The siding is in good condition.

Roof: The roof is sheathed in asphalt shingles.

Windows/Doors: Windows on the main façade include large fixed-pane casement windows with multi-pane transom windows and single-pane double-hung sash windows. The main door appears to be original.

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 site has been altered from the 1983 NR nomination, excerpted below:

This house is a one and one half story frame pyramid house with a truncated hip roof. It is a variant of the basic four-room pyramid house. It is larger, one and one half stories instead of one, runs deeper on the lot, and has been fancied up with pent corners and a decorative porch. The porch has lathe turned piers, a spindle band and a geometric balustrade. Dormers project from the south and east sides of the building. Typical of the pyramid house and its variants is the symmetrical facade with a door slightly off center between two windows. The windows on the facade have broad single panes with leaded glass transom windows. All other windows are the one over one double hung sash type. An extension was added to the north side of 939 Empire between 1900 and 1907, according to the Sanborn Insurance maps. It has clipped gables, a porch spanning the facade, and a pent northeast corner. The door and broad single pane window on the facade were matched with those on the original section. The extension is set back, attached to the northwest corner of the house. Despite the extension the original integrity of the main block has been maintained. In style, materials and scale, the extension was built to complement the original section, and the setback minimizes its visual impact.

The geometric balustrade has been replaced by elements that appear to be based more on what is visible in the c. 1940 tax photo. Decorative fan brackets on the pent corners, visible in the tax photo, were not restored. The porch on the north extension, also visible in the c. 1940 tax photo, has been restored.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The building sits on approximately .15 acres on a building pad raised approximately 5 feet from the finished road grade. The lot rises slightly from front to back. Vegetation includes lawn, small planting beds at the perimeter of the house and in the side yards. The rear yard includes large evergreen and deciduous trees. A stone retaining wall runs the length of the lot and is interrupted by two sets of steps leading to the main house and the north extension. The stone wall, capped with concrete, is deteriorated. Also, like most of the historic houses in Park

City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define 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 or form (pyramid), 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.): The Pyramid house is one of the three most common house types built in Park City during the mining era.

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. 1897¹

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.

¹Utah State Historical Society, Structure/Site Form, 1984.

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

- Photo No. 1:** East elevation (primary façade). Camera facing west, 2006.
Photo No. 2: Southeast oblique. Camera facing northwest, 1995.
Photo No. 3: Northeast oblique. Camera facing southwest, 1983.
Photo No. 4: Southeast oblique. Camera facing northwest, c. 1940 tax photo.



Structure/Site Information Form

IDENTIFICATION 1

Street Address: 939 Empire Park City, Summit County, Utah UTM: 12 457620 4499570
 Name of Structure: Harry W. Haumann House T. R. S.
 Present Owner: Mary Lou Toly
 Owner Address: P.O. Box 14, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Tax #: SA 308
 Legal Description Kind of Building:

North half Lot 8 and all Lots 9, 10, 11, and 23 Block 29, Snyder's Addition to Park City Survey and all that part of Lot 24 Block 29 Snyder's Addition on the Northerly side of Crescent Tramway and distant along said tram 5 feet from center also 1 foot from Northerly side of barn which stands on Southerly side Lot 24. Less than one acre.

STATUS/USE 2

Original Owner: Harry W. Haumann Construction Date: c.1897 Demolition Date:

Original Use: Residence 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 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.):

1910 Census Records. Summit County, Park City Precinct, p. 170-A.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one and one half story frame pyramid house with a truncated hip roof. It is a variant of the basic four room pyramid house. It is larger, one and one half stories instead of one, runs deeper on the lot, and has been fancied up with pent corners and a decorative porch. The porch has lathe turned piers, a spindle band and a geometric balustrade. Dormers project from the south and east sides of the building. Typical of the pyramid house and its variants is the symmetrical facade with a door slightly off center between two windows. The windows on the facade have broad single panes with leaded glass transom windows. All other windows are the one over one double hung sash type.

An extension was added to the north side of 939 Empire between 1900 and 1907, according to the Sanborn Insurance maps. It has clipped gables, a porch spanning the facade, and a pent northeast corner. The door and broad single pane window on the facade were matched with those on the original section. The extension is set back, attached to the northwest corner of the house. Despite the extension the original integrity of the main block has been maintained. In style, materials and scale, the extension was built to complement the original section, and the setback minimizes its visual impact.

Statement of Historical Significance:

Construction Date: c. 1897

Built c. 1897, the Harry W. Haumann House at 939 Empire is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, 11 are true pyramid houses and 17 are variants of the basic type. This house is one of the variants of the pyramid houses. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. It appeared early on, but survived with variations longer than the other two types.

This house was built between 1889 and 1900, as indicated by Sanborn Insurance Maps, having probably been built in 1897 for Harry W. Haumann and his wife. The property was purchased in November of 1896 by Haumann from the Park City Townsite Corporation, and soon after granted a trust deed, apparently to secure financing for the construction of this house. A \$300 mortgage with the J.C. Weeter Lumber Company in December of 1897 also suggests that the house was built at that time. Haumann, about whom nothing is known, owned the property until 1901, when he sold it to Arthur R. Weeter, who was married that same year.

Arthur R. Weeter was apparently the younger brother of John C. Weeter (843 Norfolk), whose lumber company (J.C. Weeter Lumber Company) was in business in Park City during the 1890s. In addition to sharing the same unusual last name, both men were born in Pennsylvania and both were engaged in the lumber business. Arthur was born in 1877 and probably came to Park City in the mid-to-late 1890s to work in his brother's lumber business. After that business closed its doors, Arthur helped organize the Summit Lumber Company in
(See continuation sheet)

939 Empire
History continued:

1900, and he was listed in the 1910 census records as a lumber company salesman. The 1910 census records also show him as being the owner/occupant of this house, which was referred to as 937 Empire at that time. His wife, Mattie L., whom he had married in 1901, was also listed as a resident of this house.

The physical appearance of this house is very similar to that of John C. Weeter's house at 843 Norfolk, which is accountable by the fact that the J.C. Weeter Lumber Company was involved in its construction. It is also a possibility, though remote, that this house was built for Arthur Weeter, who may have wanted a home like his brother's. Since the house was built by 1900 and Weeter did not own the property until 1901, the only explanation for that assumption would be that perhaps the 1901 purchase date of the property by Weeter was the date that the deed was filed, but that the actual transaction between Haumann and Weeter had occurred some time earlier. Weeter did have the large addition on the north of this house built between 1900 and 1907, as indicated by the Sanborn Insurance Maps. That addition was apparently intended for use as an apartment, since the 1910 census records show Edward B. Carnan, his wife Margaret, and their seven-year-old son as renting a portion of the Weeter's house. The Weeters owned this house until 1912, then apparently left the area.

Subsequent owners of this house include F.D. Halm (1912-22), Clyde Peter Paul (1922-34), and H.V. Pederson (1934-61).



Harry W. Haumann House
939 Empire
Park City, Summit County, Utah

Northeast corner

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



