

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Joseph D. Harris House**

Address: 959 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-20

Current Owner Name: HOSENFELD/HOLT FAMILY LLC

Parent Parcel(s):

Current Owner Address: PO BOX 579, PARK CITY, UT 84060-0579

Legal Description (include acreage): SUBDSUBD: SNYDERS ADDITION BLK 3 BLOCK: 3 LOT: 16; 0.09 AC

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)

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints:
 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: Hall-parlor 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:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

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

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.):

Foundation: 1968 tax card indicates concrete.

Walls: Drop siding.

Roof: Gable roof form sheathed in standing seam metal.

Windows/Doors: Double-hung sash type--one-over-one and two-over-two.

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 hall-parlor house remains as it was described in the National Register nomination (see Structure/Site Form, 1983). The 1968 tax card states, "no home on this property", but because this property shows two parcel numbers, SA-19 and SA-20, it should be investigated further. The tax card comment is also inconsistent with what is seen on both the 1907 and 1900 Sanborn Insurance maps and likely suggests that an adjacent house was removed at some point before 1968. Alterations include the addition of standing-seam metal roof materials. One or more of the windows have been replaced - the house currently has a one-over-one double-hung and one two-over-two double-hung sash type on the primary façade. Also, the original door was replaced with a typical bungalow style door that is seen today. The changes are minor and do not affect the site's original design integrity.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been altered from what is seen in early photographs and on the Sanborn maps.

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.

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 Hall-Parlor house form is the earliest type to be built in Park City and 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. 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 National Register nomination & Sanborn Insurance maps.

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: East elevation. Camera facing west, 2006.

Photo No. 2: East elevation. Camera facing west, 1995.

Photo No. 3: Southeast oblique. Camera facing northwest, 1983.

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

SA-19
Serial Number

OF
Card Number

Owners Name _____
 Location Park City
 Kind of Bldg. Res St. No. 959 PARK AVE
 Class 3 Type 1 2 3 4. Cost \$ _____ x 100 %

| Stories | Dimensions | Sq. Ft. | Factor | Totals | Totals |
|---------|------------|---------|--------|---------|--------|
| 1 | x x | 648 | | \$ 2953 | \$ |
| | x x | | | | |
| | x x | | | | |

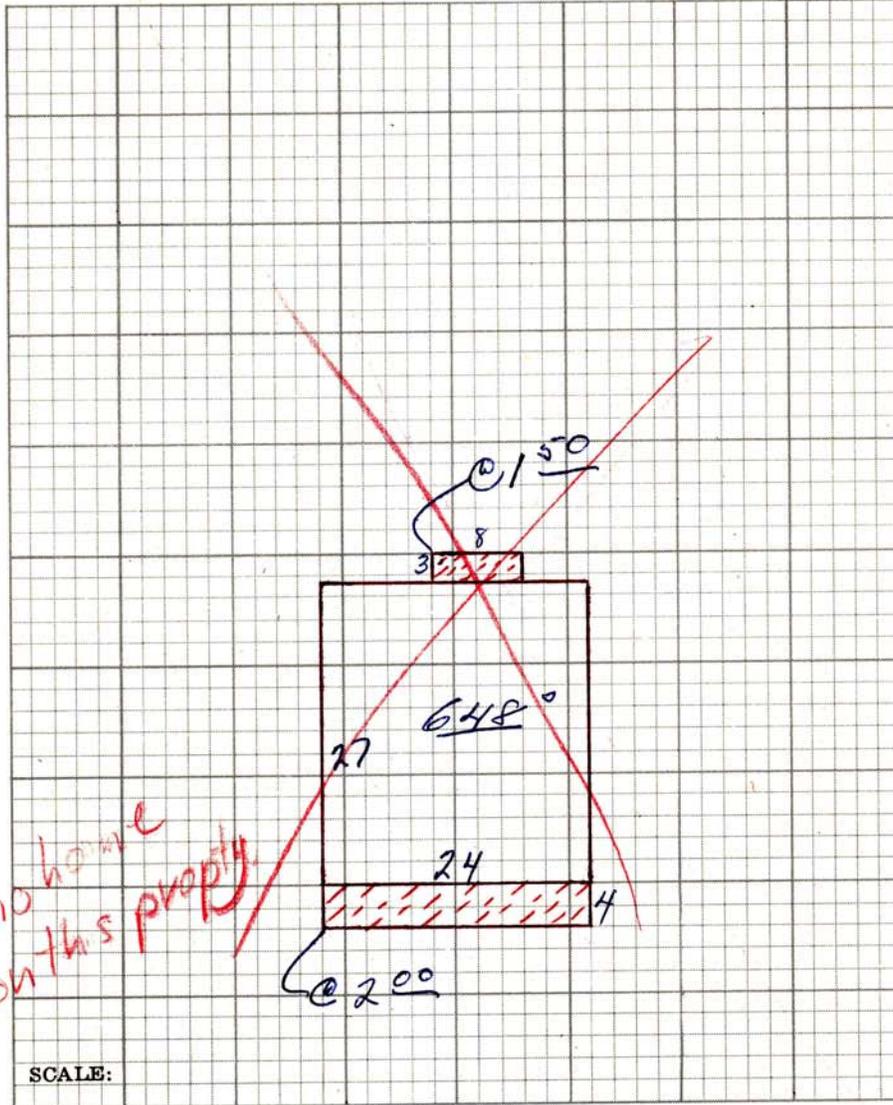
Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

| Description of Buildings | Additions | Additions |
|--|--|-----------|
| Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____ | | |
| Ext. Walls _____ | | |
| Roof Type <u>gabled</u> Mtl. <u>pat</u> | | |
| Dormers—Small _____ Med. _____ Large _____ | | |
| Bays—Small _____ Med _____ Large _____ | | |
| Porches—Front _____ | 96 @ 2.00 = 192 | |
| Rear _____ | 24 @ 1.50 = 36 | |
| Porch _____ | @ | |
| Planters _____ | @ | |
| Ext. Base. Entry _____ | @ | |
| Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____ | 60 | |
| Bsmt. Gar. _____ | | |
| Basement-Apt. _____ Rms. _____ Fin. Rms. _____ | | |
| Attic Rooms Fin. _____ Unfin. _____ | | |
| Plumbing | Class <u>1</u> Tub. <u>1</u> Trays _____ | 550 |
| | Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> | |
| | Wtr. Sfr. _____ Shr. St. _____ O.T. _____ | |
| | Dishwasher _____ Garbage Disp. _____ | |
| Heat—Stove <input checked="" type="checkbox"/> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____ | | |
| Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____ | | |
| Air Cond. — Full _____ Zone _____ | | |
| Finish—Fir. _____ Hd. Wd. _____ Panel _____ | | |
| Floor—Fir. _____ Hd. Wd. _____ Other _____ | | |
| Cabinets <input checked="" type="checkbox"/> Mantels. _____ | | |
| Tile—Walls _____ Wainscot _____ Floors _____ | | |
| Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____ | | |
| Awnings — Metal _____ Fiberglass _____ | | |

6127
 11/15/79
 Reappraisal

| | | |
|--|---------|------------------------------|
| Total Additions | | 838 |
| Year Built <u>1900</u> | Avg. 1. | Replacement Cost <u>3791</u> |
| | Age 2. | Obsolescence |
| Inf. by { Owner - Tenant - Neighbor - Record - Est. | | Adj. Bld. Value |
| | | Conv. Factor x.47 |
| Replacement Cost—1940 Base | | |
| Depreciation Column 1 2 3 4 5 6 | | |
| 1940 Base Cost, Less Depreciation | | |
| Total Value from reverse side | | |
| Total Building Value \$ | | |

Appraised ① 10-18 19 68 By 1581 **DEC - 2 1968**
 Appraised ② _____ 19 _____ By _____



| RESIDENTIAL OUT BUILDINGS | Age | Size | Area | Factor | Cost | Conv. Fac. | Adj. Cost | Depr. Value |
|---------------------------|-----|------|------|--------|------|------------|-----------|-------------|
| X | | x | | | | .47 | | |
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 959 Park UTM: 12 457740 4499700
 Park City, Summit County, Utah
 Name of Structure: Joseph D. Harris House T. R. S.
 Present Owner: Kenneth W. and Helen L. Holt
 Owner Address: 1557 West Mable Street, Anaheim, CA 92802
 Year Built (Tax Record): Effective Age: Tax #: SA 20
 Legal Description Kind of Building:

Lots 16 and 17 Block 3, Snyder's Addition to Park City Survey.

Less than one acre.

STATUS/USE 2

Original Owner: probably Joseph D. Harris Construction Date: c. 1895 Demolition Date:
 Original Use: Residence Present Use:
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register 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:

Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records/Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall & Parlor House

Description of physical appearance & significant architectural features:

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

This house is a one story frame hall and parlor house with a gable roof and an original rear extension. Typical of the hall and parlor house, the facade is symmetrical with a door centered between two double hung sash one over one light windows, and a porch spans the facade. The roof edge was extended to form the front porch which is supported on slender square piers. The cabin and its extension were built as a single unit. The only alterations to the exterior of the house are the addition of shutters to the facade windows and the replacement of the front door with one that dates from the 1920s. Both changes are minor, could easily be reversed, and do not affect the original character of the building.

Statement of Historical Significance:

Construction Date: c. 1895

Built c. 1895, the Joseph D. Harris House at 959 Park is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built by at least 1900, as indicated by the Sanborn Insurance Maps, and may have been built by Joseph D. Harris around 1896, the year he purchased the property from the Park City Townsite Corporation. Harris may have built the house several years prior to obtaining legal title to the property, a common practice in Park City during the early decades of its settlement. Harris and his wife sold this property to Geneva A. Kimball in 1897. Nothing is known about the Harrises.

Geneva Kimball was involved with the Kimball Investment Company, which owned several rental properties in Park City, including houses at 690, 702, and 807 Park. She apparently rented out this house also until selling it in 1899. Hyrum J. Sweat, who bought the house around 1900, lived there until 1912 with his large, nine member family. Hyrum, born in Utah in 1852, worked in one of the mills in Park City.

Other owners of this house include J.O. Stewart (1912-15) and Joe Halverson (1915-c.1940).







NO
PARKING
2AM-6AM
→

1959