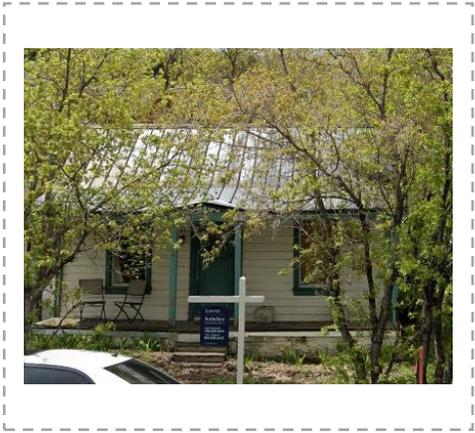




HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Joseph D. Harris House

Address: 959 Park Avenue

Date of Construction: c. 1859

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: SA-20

Current Owner: Hosenfeld/Holt Family LLC

Legal Description (include acreage): LOTS 16 & 17 BLK 3 SNYDERS ADDITION TOPARK CITY KWD-571 HQC-192 IQC-408-50-583 1955-48 MWD-124-236-589 M49-1101217-336; 0.09 AC

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

7/12/1984 - Mining Boom Era Residences Thematic District

Evaluation:

Landmark Site

Significant Site

Non Historic

DOCUMENTATION

Photographs:

Tax Photos

Prints:

Historic

Research Sources:

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

DESCRIPTION

Architectural Style: Hall-parlor type

No. Stories: 1

Number of Associated Structures: Accessory building(s). # Structure(s). #

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: Drop siding

Foundation: 1968 tax card indicates concrete

Roof: Gable roof form sheathed in standing seam metal

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

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

959 Park was described in a 1984 National Register nomination form as follows:

“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.”

The description remains mostly accurate. The shutters mentioned have since been removed. It is noted on a previous information form that the original door has been replaced by a bungalow style door. There are decorative

brackets atop the porch posts and a decorative piece of woodwork in the low pitched gable on the porch roof. The roof has been replaced with a standing seam metal roof. The overall form and materiality of the building remains intact and the building retains its historic value.

SIGNIFICANCE

Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

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REFERENCES

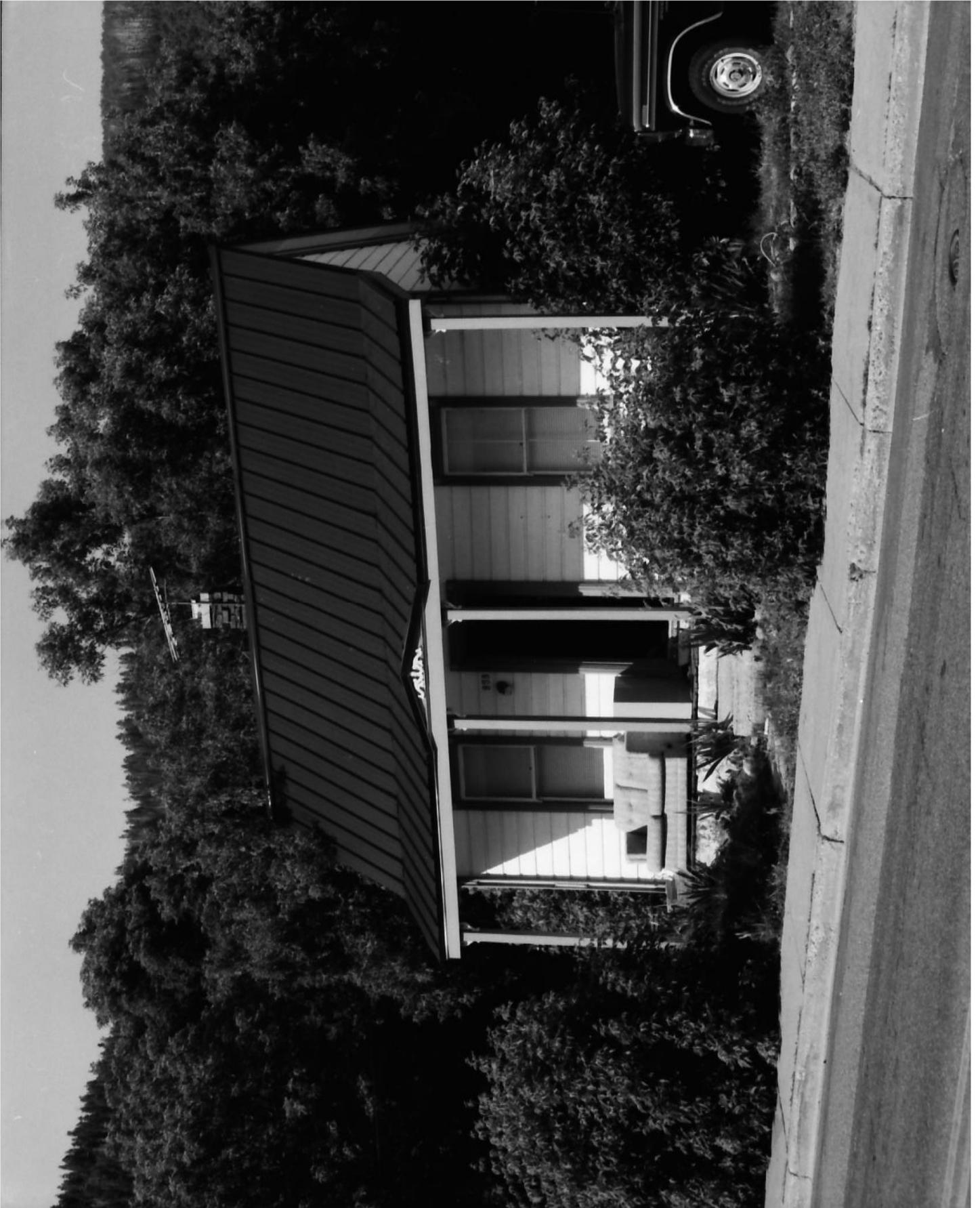
- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)













959 Park Avenue. Northeast oblique. November 2013.



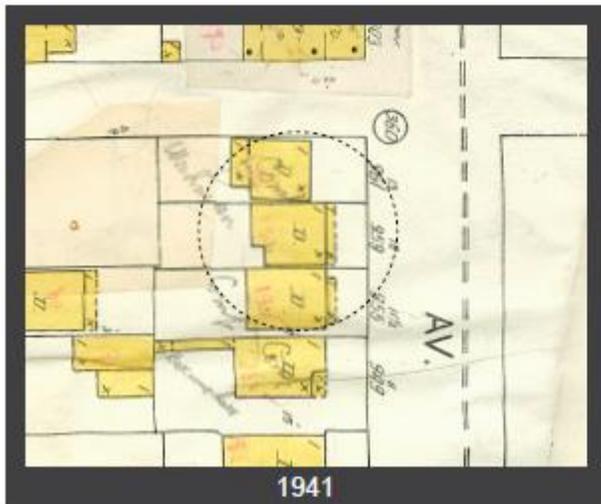
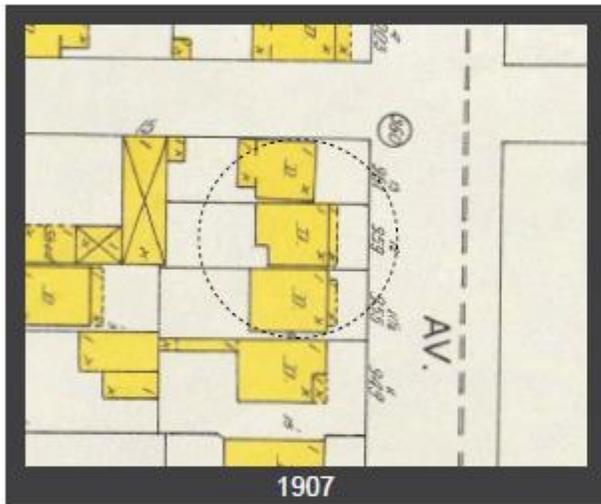
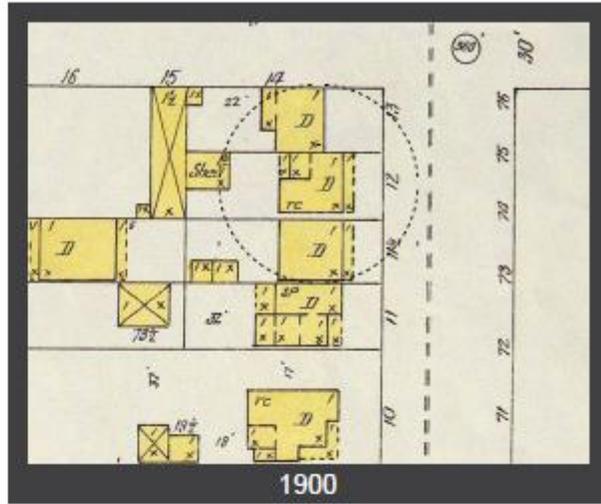
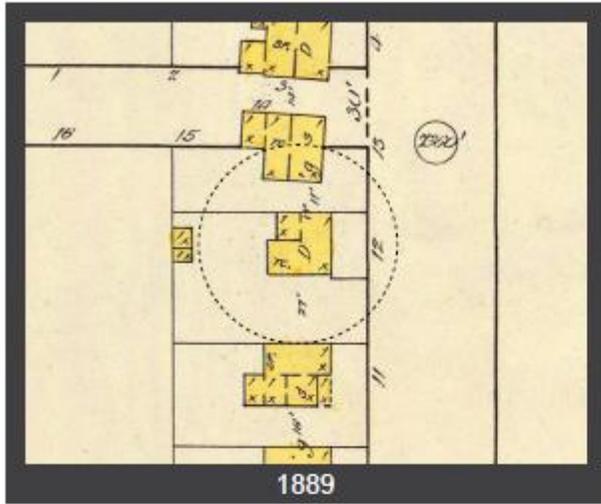
959 Park Avenue. East elevation. November 2013.



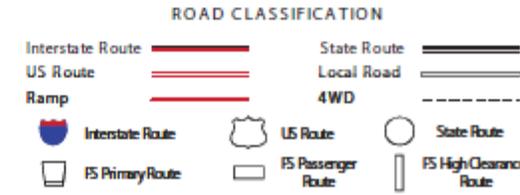
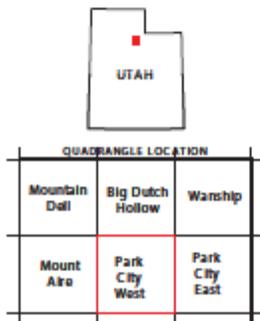
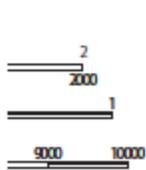
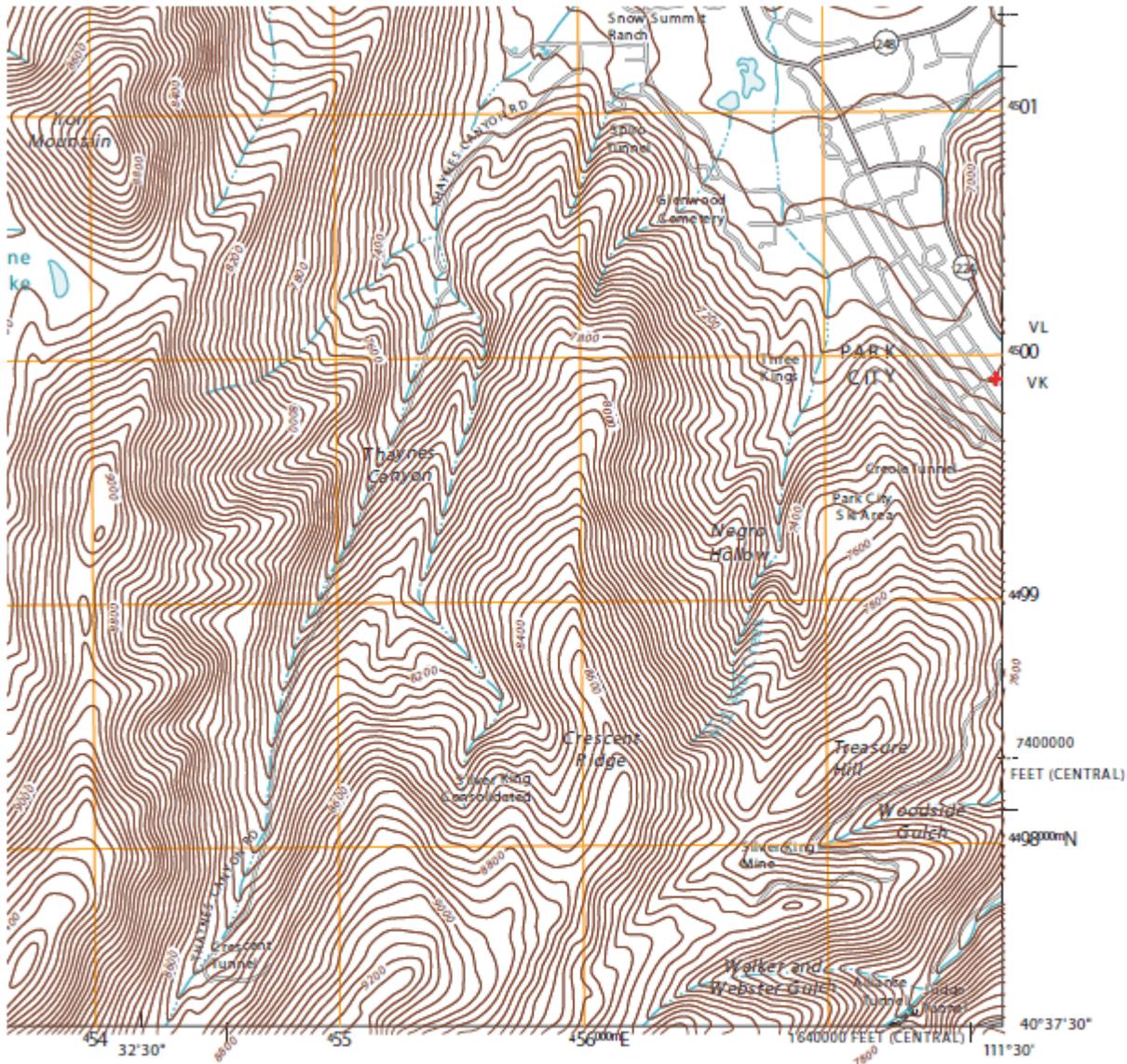
959 Park Avenue. Southeast oblique. November 2013.

MAPS

959 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



959 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



Check with local Forest Service unit for current travel conditions and restrictions.

+ location on USGS Park City West 1:24000 Quadrangle Map (2011)

DOCUMENTS

Utah State Historical Society
Historic Preservation Research Office

Site No. _____

Property Type:

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 959 Park Park City, Summit County, Utah UTM: 12 457740 4499700
 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.):

Researcher: Roger Roper

Date: 4/84

Street Address: 959 Park

Site No:

4
ARCHITECTURE

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.

5
HISTORY

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).

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 959 Park Avenue

City: Park City, UT

Current Owner: Hosenfeld/Holt Family LLC

Address: (see historic site form for address)

Tax Number: SA-20

Legal Description (include acreage): SA BK3 L16 & L17 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L5-6, 11-22, 27-29]
10/30/1891	D.C. & Henrietta McLaughlin	Grant Snyder	W		"17"
10/13/1896	D.C. McLaughlin & wife	Joseph D. Harris	W		"16"
4/23/1897	Joseph D. Harris & wife	Geneva A. Kimball	W		"16"
6/1/1899	Geneva A. Kimball	John H. Sessions	Q.C.		"16"
7/22/1899	John H. Sessions	Irinda Watson	W.D.		"16"
10/31/1901	Grant Snyder	George M. Evans	W.D.		"17, 18"
12/22/1907	Geo. M. Evans & wife	Frank Snyder	W.D.		"17, 18"
3/19/1912	H.J. Sweat & wife	J.O. Stewart	W.D.		"16" [result of 12/19/1910 tax sale]
5/25/1915	Frank Stewart et al	E.W. Robertson	W.D.		"17, 18"
12/18/1915	J.O. Stewart & wife	J. Halverson	W.D.		"16"
3/30/1918	E.W. Robertson	Jonas Halverson	W.D.		"17, 18"
1/29/1946	Arlyn J. Halverson, et al	Jessie H. Goff Hales	Q.C.D.		"16, 17" [rest of form]
1/26/1946	Jessie Halverson G. Hales	Lloyd E. Coppinger	Q.C.D.		
5/27/1947	Lloyd E. Coppinger, et ux	J. Clifford Workman	Q.C.D.		
11/--/1954	J. Clifford & Rachel Y. Workman	Ray & Marie Sweatfield	Q.C.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 4/22/2014

SA-19
Serial Number

OF
Card Number

Owners Name Park City
 Location 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				

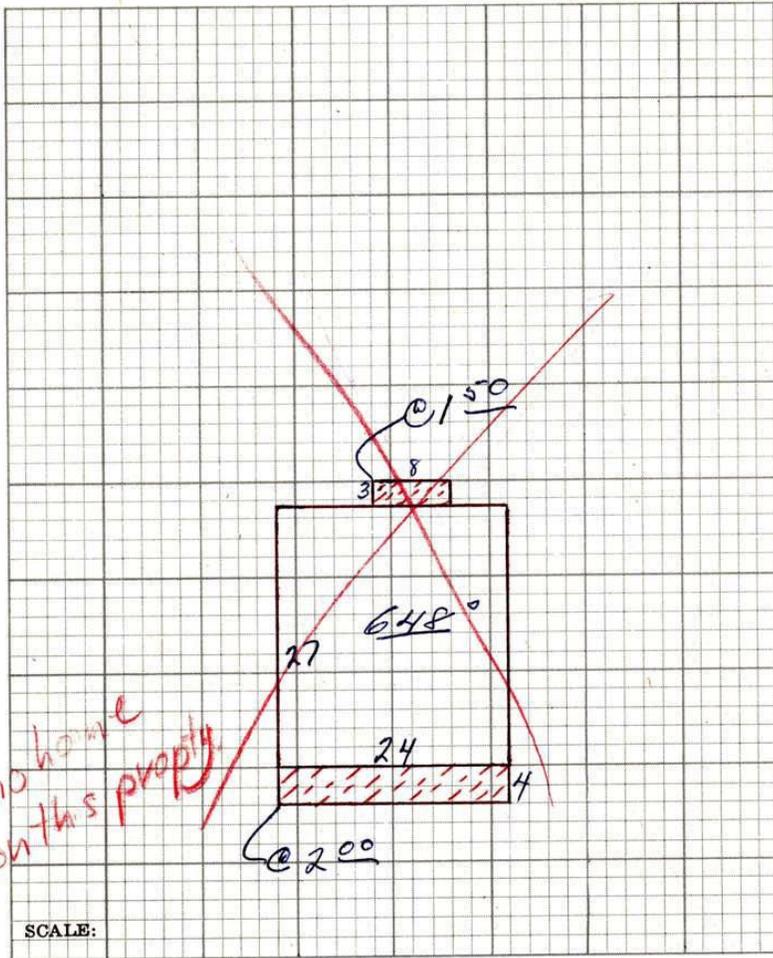
Att. Gar.—C.P. x Flr. — Walls — Cl. —

Description of Buildings	Additions	Additions
Foundation—Stone <u>—</u> Conc. <u>✓</u> Sills <u>—</u>		
Ext. Walls <u>—</u> <i> siding</i>		
Roof Type <u>—</u> <i> gable</i> Mtl. <u>—</u> <i> Pat</i>		
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Bays—Small <u>—</u> Med <u>—</u> Large <u>—</u>		
Porches—Front <u>—</u> <i> 96 @ 2.00</i>	<i> 192</i>	
Rear <u>—</u> <i> 24 @ 1.50</i>	<i> 36</i>	
Porch <u>—</u> @ <u>—</u>		
Planters <u>—</u> @ <u>—</u>		
Ext. Base. Entry <u>—</u> @ <u>—</u>		
Cellar Bsmt. — ¼ ⅓ ½ ¾ Full <u>—</u> Floor <u>—</u>	<i> 60</i>	
Bsmt. Gar. <u>—</u>		
Basement-Apt. <u>—</u> Rms. <u>—</u> Fin. Rms. <u>—</u>		
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays <u>—</u>	<i> 550</i>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>	
	Dishwasher <u>—</u> Garbage Disp. <u>—</u>	
Heat—Stove <u>✓</u> H.A. <u>—</u> FA <u>—</u> HW <u>—</u> Stkr <u>—</u> Elec. <u>—</u>		
Oil <u>—</u> Gas <u>✓</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>		
Air Cond. — Full <u>—</u> Zone <u>—</u>		
Finish—Fir. <u>—</u> Hd. Wd. <u>—</u> Panel <u>—</u>		
Floor—Fir. <u>—</u> Hd. Wd <u>—</u> Other <u>—</u>		
Cabinets <u>✓</u> Mantels <u>—</u>		
Tile—Walls <u>—</u> Wainscot <u>—</u> Floors <u>—</u>		
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>		
Awnings — Metal <u>—</u> Fiberglass <u>—</u>		

Plapped 11/15/79 2279

Total Additions		<i> 838</i>
Year Built <u>1900</u> Avg. 1.	Replacement Cost	<i> 3791</i>
Age 2.	Obsolescence	
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value	
	Conv. Factor	<i> x.47</i>
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 \$ <u>—</u>		

Appraised ① 10-18 19 68 By 1587 **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 ~~X~~ Depr. 2% 3%

Cars Floor ~~X~~ Walls _____ Roof _____ Doors _____

Size ~~X~~ Age _____ Cost _____ x 47%

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____

TC-541 (M-20) (URBAN LAND CARD)

Kenneth W & Helen L Holt SA-19
 %Kenneth W Holt, Fairmont School L18B3
 1557 W Mable St FQC109IQC352YWD196-19
 Anaheim, Calif 92802 M111-170 M47-8A

CUT 1954-54 M16-89

Lot 18 Blk 3 Snyders Addition to Park
 City (Trustees of the Holt Family
 Trust)

(Serial No.-Owner-Add.-Desc. of Property)

PARCEL NO.		FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	VALUE
		25 X 75	100	35 /			875
TOTAL							875
ASSESSED VALUE							175

