HISTORIC SITE FORM - HISTORIC SITES INVENTORY
PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: William H. Harris House
Address: 39 Seventh Street  AKA: 39 King Road
City, County: Park City, Summit County, Utah  Tax Number: PC-685
Current Owner Name: Park City Ski Chalets, LLC  Parent Parcel(s):
Current Owner Address: PO Box 1194, Park City, UT 84060-1194

Legal Description (include acreage): 0.10 acres; BEG AT FENCE COR ON S LINE KING RD; SD PT BEING S 30.396 FT & W 183.129 FT FROM N'MOST COR BLK 74 PARK CITY SURVEY; TH ALONG OLD FENCE LINE S 66*54' W 61.33 FT; TH S 22*56' E 81.50 FT; N 60*11' E 8.75 FT; N 56*49'30" E 48 FT; N 18*39' W 72.3 FT TO BEG

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>
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<tr>
<td>building(s), attached</td>
<td>Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
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<tr>
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<td>building(s), accessory</td>
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<tr>
<td>structure(s)</td>
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</table>

*National Register of Historic Places: ☐ ineligible  ☑ eligible
☑ listed (date: 7/12/84 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates
☐ tax photo: c. 1940  ☐ abstract of title  ☐ city/county histories
☐ historic: c.  ☐ original building permit  ☐ USHS Preservation Files

Drawings and Plans
☐ Sanborn Maps  ☐ USHS Architects File
☐ measured floor plans  ☐ city directories/gazetteers  ☐ LDS Family History Library
☐ site sketch map  ☐ census records  ☐ Park City Hist. Soc/Museum
☐ Historic American Bldg. Survey  ☐ biographical encyclopedias  ☐ university library(ies):
☐ original plans:  ☐ newspapers  ☐ other:
☐ other:

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage / Vernacular style  No. Stories: 1
Additions: ☑ none  ☐ minor  ☐ major (describe below)  Alterations: ☐ none  ☑ minor  ☐ major (describe below)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation  Date: Dec. 2008
Number of associated outbuildings and/or structures: ☑ accessory building(s), # 1; ☐ structure(s), # ______.

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 or configuration. Describe the materials.):

Site: The site rises from east to west and is informally landscaped. A low wooden fence runs along the street edge (King Road). The front yard of the house is paved for multi-car parking area and a simple frame garage sits back from King Road in the front yard.

Foundation: Not visible in the photographs, but the building cards indicate a foundation of wooden sills.

Walls: Exterior walls are clad in a non-beveled (drop-novelty) siding and corner boards. The partial-width porch is supported by simple square posts with small decorative brackets.

Roof: The roof is sheathed in standing-seam metal material penetrated by one vent.

Windows/Doors: The windows appear to be original and are single two-over-two double-hung sash units with simple trim casings. The doors are panel-and-frame with slender paired lights.

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 remains largely unchanged from the description provided in the 1984 NR nomination form (see USHS Structure/Site Form, 1984).

Subsequent alterations include the removal of both brick chimneys and an expansion of the paved parking area.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house, which is set back from King Road, sits on approximately 0.10 acres. The lot rises slightly from east to west and is informally landscaped. The primary façade faces easterly (onto the platted, but unimproved Seventh Street) and a low wooden fence runs along the street edge (King Road). The front yard of the house is paved for multi-car parking area and a simple frame garage sits back from King Road in the front yard. The garage is noted on all three building cards as having a dirt floor, rolled roofing material, and shingle or wood siding. Like most of the historic houses in Park City, this house is surrounded by and in close proximity to houses of similar size and scale.

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 (hall-parlor), 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 “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.

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 15-11-10(A)(1) for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: ☐ Not Known   ☐ Known: (source: )   Date of Construction: c. 1885¹

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. 4: North elevation. Camera facing south, c. 1940 tax photo.

¹ Utah State Historical Society, Structure/Site Form, 1984.
² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
RE-APPRAISAL CARD
Pc 685

Owner's Name: Wilson, Mrs. John I
Owner's Address: Park City
Location: All lots 53, 54, and 5 ft., lot 55.
Kind of Building: Res.
Schedule: 1

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
<th>Totals</th>
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<tr>
<td>x</td>
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No. of Rooms: 5
Condition: 

Description of Building

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<th>Conc.</th>
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<th>Add</th>
<th>Deduct</th>
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<tr>
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<td>Add</td>
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<tr>
<td>Roof—Type</td>
<td>Mat.</td>
<td>Roll.</td>
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<tr>
<td>Dormers—Small</td>
<td>Med.</td>
<td>Lg.</td>
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<tr>
<td>Bays—Small</td>
<td>Med.</td>
<td>Lg.</td>
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<tr>
<td>Porches—Front</td>
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<td>700', 40, 30</td>
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<tr>
<td>Basement</td>
<td></td>
<td>x</td>
<td>Floor</td>
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<td>Attic—Rooms</td>
<td>Fln.</td>
<td>Unfin.</td>
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<tr>
<td>Plumbing</td>
<td>Class</td>
<td>Tub</td>
<td>Toilets</td>
<td>25</td>
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<tr>
<td>Heat—Stove</td>
<td>H. A.</td>
<td>Steam</td>
<td>S.</td>
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<tr>
<td>Finish</td>
<td>Hd. Wd.</td>
<td>Floors</td>
<td>Hd. Wd.</td>
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<td>Cabinets</td>
<td>Mantels</td>
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<td>Tile</td>
<td>Walls</td>
<td>Floors</td>
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<td>Lighting—Lamp</td>
<td>Drops</td>
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Net Addition or Deductions

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REPRODUCTION VALUE

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<td>61/89%</td>
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Remodeled

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<th>Neighbors Records</th>
<th>Remodeling Inc.</th>
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Garage—S 8—C

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Cars—Walls

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Roof—Roll Size | Age
| 15 | 25

Floor—Area

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Remarks

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Obsolescence

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Original Record

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Card No

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By
Serial No. 39-145

Location Block 75 Lot 65-64-61-60

Kind of Bidg. R-6 St. No. 39-145 St. (King Road)

Class 3 Type 1 2 3 4 Cost $ 1419

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<td>x x</td>
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</table>

Gar.—Carport x Fir. Walls Cl.

Description of Buildings

Foundation—Stone Conc. None

Ext. Walls Siding

Insulation—Floors Walls Cigs.

Roof Type Ridge

Dormers—Small Med. Large

Bays—Small Med. Large

Porches—Front 5x14 70 @ 80 50

Rear @

Porch @

Metal Awnings Mtl. Rail

Basement Entr. @

Planters @

Cellar-Bmt. ¼ ¼ ¼ ¼ ¼ Full — Floor


Attic Rooms Fin. — Unfin.

Class 2 Tub 1 Trays

Plumbing Basin 1 Sink 1 Toilet

Wtr. Stfr. Shr. St. O.T.

Dishwasher — Garbage Disp.

Built-in Appliances


Oil — Gas Coal V Pipeless Radiant

Air Cond. —

Finish—Fir V Hd. Wd.

Floor—Fir V Hd. Wd — Other

Cabinets — Mantels —

Tile — Walls Wainscot — Floors

Storm Sash—Wood D. S. — Metal D. S.

Total Additions

Year Built Avg. 57 Current Value $1893

Inf. by {Owner - Tenant - Neighbor - Record - Est.}

Remodel Year Est. Cost

Garage — Class 1 Depr. 2% Carport — Factor

Cars 1 Floor 14x18 Walls 3x14 Roof 3x14 Doors 1

Size — 10 x 18 Age 1921 Cost x %

Other

Total Building Value $665

Appraised 5-8-58 By 1802
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<td>x</td>
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<td>x</td>
<td>x</td>
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<td>Att. Gar. — C.P.</td>
<td>x</td>
<td>Flr.</td>
<td>Walls</td>
<td>Cl.</td>
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**Description of Buildings**

- **Foundation** — Stone [ ] Conc. [ ] Silla [ ]
- **Ext. Walls** — [ ]
- **Roof Type** — [ ]
- **Dormers** — Small [ ] Med. [ ] Large [ ]
- **Bays** — Small [ ] Med. [ ] Large [ ]
- **Porch** — Front [ ]
- **Rear** [ ]
- **Porch** [ ]
- **Planters** [ ]
- **Ext. Base. Entry** [ ]
- **Cellar-Bas.** — ¾ ¾ ½ ½ ¾ Full [ ] Floor [ ]
- **Bas. Gar.** [ ]
- **Basement-Apt.** — Rms. [ ] Fin. Rms. [ ]
- **Attic Rooms** — Fin. [ ] Unfin. [ ]
- **Plumbing** — [ ]
  - **Class** [ ]
  - **Tub.** [ ]
  - **Travs.** [ ]
  - **Basin** [ ]
  - **Sink** [ ]
  - **Toilet** [ ]
  - **Wtr. Stfr.** [ ]
  - **Shr. St.** [ ]
  - **O.T.** [ ]
  - **Dishwasher** [ ]
  - **Garbage Disp.** [ ]
- **Heat** — [ ]
  - **Stove** [ ] H.A. [ ] FA [ ] HW [ ] Stkr. [ ] Elec. [ ]
  - **Oil** [ ] Gas [ ] Coal [ ] Pipeless [ ] Radiant [ ]
- **Air Cond.** — [ ]
- **Finish** — [ ]
  - **Flr.** [ ] Hd. Wd. [ ] Panel [ ]
  - **Floor** — [ ] Hd. Wd. [ ] Other [ ]
- **Cabinets** [ ]
- **Tile—Walls** [ ] Wainscot [ ] Floors [ ]
- **Storm Sash** — Wood [ ] D. S. [ ] Metal D. S. [ ]
- **Awnings** — Metal [ ] Fiberglass [ ]

**Total Additions**

- **Year Built** 1921
- **Avg. 1.** Replacement Cost 2908
- **Age 2.** Obsolescence
- **Inf. by** [ ]
  - [ ] Owner—Tenant—
  - [ ] Neighbor—Record—Est.
  - Adj. Bid. Value
  - Conv. Factor x.47
  - Replacement Cost—1940 Base
  - Depreciation Column A 2 3 4 5 6
  - 1940 Base Cost, Less Depreciation

**Total Value from reverse side** over

**Total Building Value** $ 8128

Appraised [ ] 11-1 1968 By 1333

Appraised [ ] 10 By
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<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
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Garage — Class I — Depr. 2% 8%
Cars 1
Floor dack Walls shly Roof RR Doors 1
Size 10' x 16' Age 1921 Cost 190 x 47%
1940 Base Cost 50% x 25% Depr. 48%

Total 48

REMARKS

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION

This is the #2 M.S. Home.
TC-341 (W-20) (URBAN LAND CARD)

Mrs John L Wilson  PC 695
P O Box 23  J varLB75
Park City Utah  FQC346  F 346
84060  M88-171-173-174

All Lots 53 & 54 & N'ly 5ft lot 55 Blk 75 Millsite Reservation Park City Also
W½ vacated Anchor Ave adjacent to sd
lots & S'ly½ vacated 7th St adjacent
Also beg at old fence cor on S line
King Road, sd pt being S30°39'ft W
183.129ft fr N'most cor Blk 74 Park
City Survey, th alg old fence S66°54'W
61.53ft S22°56'E 81.5ft N60°11'E 8.75
ft N56°-9°30'E 48ft,-18°39'W72.3ft tb

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<th>PARCEL NO.</th>
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<td></td>
<td>4000sf</td>
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<tr>
<th>DEPTH</th>
<th>AREA FACTOR</th>
<th>RATE</th>
<th>CORNER INFLUENCE</th>
<th>TOTAL VALUE</th>
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<td>143ft</td>
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<td>1720</td>
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[Table with additional data not legible]
Also Beg S'most cor Lot 1 Blk 32 Park City Survey ed pt being S67.95ft & W 230.10ft fr N'most cor Blk 74 P C survey run th S66°22'W 3.44ft N22°56'W 16.14ft N66°54'E 3.24ft S23°38'E 16.11 ft to beg

M102-525
M102-718

SCALE:
Structure/Site Information Form

Property Type: Historic Preservation Research Office
Site No. ________________

1

Street Address: 39 King
Park City, Summit County, Utah
UTM: 12 458220 4498640
T. R. S.
Name of Structure: William H. Harris House
Present Owner: Mrs. John L. Wilson
Owner Address: c/o Jack F. Wilson
1820 Sunrise Rim, Boise, ID 83705
Year Built (Tax Record): Effective Age: Tax #: PC 685
Legal Description Kind of Building:
Beginning at fence corner on South line King Road, point being South 30.396 feet and
West 183.129 feet from Northernmost corner Block 74, Park City Survey, thence along
old fence line South 66 degrees 54 minutes West 61.33 feet; thence South 22 degrees
56 minutes East 81.50 feet; North 60 degrees 11 minutes East 8.75 feet; North 56 degrees
49 minutes 30 seconds East 48 feet; North 18 degrees 39 minutes West 72.3 feet to
beginning. Less than one acre.

2

Original Owner: probably William H. Harris
Construction Date: c. 1885
Demolition Date:
Original Use: Residence
Present Use:
Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
□ Excellent □ Site □ Unaltered □ Significant □ Not of the
□ Good □ Ruins □ Minor Alterations □ Contributory Historic Period
□ Deteriorated □ Major Alterations □ Not Contributory □ National Landmark □ District

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
□ Fax 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 □ Census Records
□ Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
Park Record. October 10, 1885, p.3.

Researcher: Roger Roper
Date: 4/84
Architect/Builder: probably Andrew Boundy

Building Materials: Wood

Building Type/Style: T/L Cottage

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

This is a one story frame T/L cottage with a gable roof. The roof slopes lower at the rear of the stem-wing, resembling a saltbox roof. A porch spans the east side of the stem-wing. It has simple, slender, square porch piers and a straight post balustrade. There are two double hung windows with two over one sashes on the gable end of the cross-wing, and a door opens into the north side of the cross-wing. There is a door and a pair of one over one double hung sash windows on the stem-wing. The screen door on the stem-wing is composed of simple Victorian decorative elements and is probably original. There is a third door and a single window in the north gable end. In addition, there is a tiny one story shed roof extension attached to the southwest corner of the rear of the house which may be original. The house is in good condition and is essentially unaltered. It therefore maintains its original integrity.

Statement of Historical Significance:

Built in 1885, the William H. Harris House at 39 King is architecturally significant as one of 78 extant T/L cottages in Park City, 17 of which are included in this nomination. The T/L cottage 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.

Sanborn Insurance Maps show that this house was built by at least 1889, and records indicate that it was probably built in 1885 for William H. Harris by Andrew Boundy, who lived in the adjacent house at 33 King. Boundy purchased that house and property in 1885, and during the late summer/early fall of that year apparently built a house for William Harris on a portion of that property which he had sold to the Harrises on August 15, 1885. The October 1885 newspaper reference noting that Boundy had recently completed a house in the vicinity of the Catholic Church, probably referred to this house, which is near the Catholic Church.

James C. Martin bought the house from Harris in 1902, and in 1907 sold it to Richard H. and Annie M. Pascoe. The Pascoes owned the house until 1921, and for years afterward the house was known as the Pascoe House. Nothing is known about any of the early owners of this house.

1Park Record, October 10, 1885, p.3.
2Summit County Recorder's Office, Quit Claim Deed Book "E" p.285. Also Miscellaneous title abstract book, entry date February 18, 1911, Richard Pascoe, grantor, and Annie M. Pascoe, grantee.
3Park Record, October 10, 1885, p.3.
4Summit County Recorder's Office, Quit Claim Deed Book "E" p. 285.