

# 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

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: 7/12/84 - 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

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: 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 of time in a particular pattern 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. 1885<sup>1</sup>

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.<sup>2</sup>

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:** North elevation. Camera facing south, 2006.

**Photo No. 2:** North elevation. Camera facing south, 1995.

**Photo No. 3:** Northeast oblique. Camera facing southwest, 1983.

**Photo No. 4:** North elevation. Camera facing south, c. 1940 tax photo.

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

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

## RE-APPRAISAL CARD

PC 685

NEW APPRAISAL BASE

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 Street No Blk. 75, Millsite  
 Schedule 1 Class 3 Base Factor 14

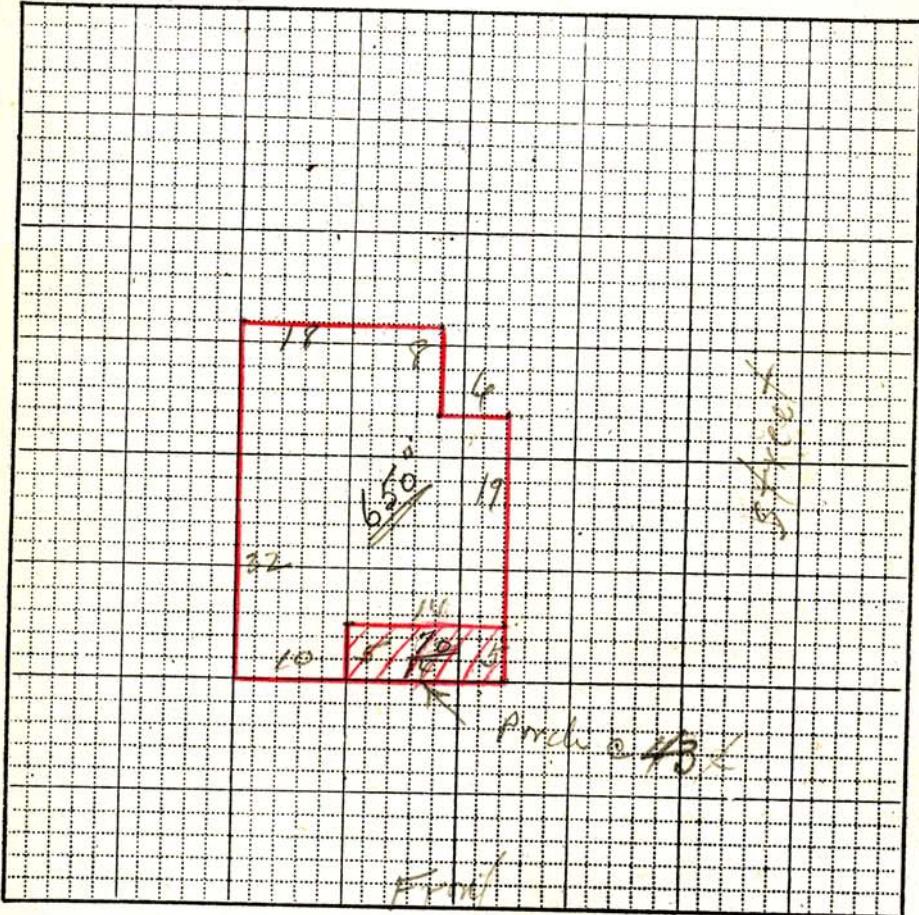
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		650	\$ -	\$ 1407
	x x			\$ -	
	x x			\$ -	
	x x			\$ -	

No. of Rooms 5 Condition.

56X2X100 Description of Building		Add	Deduct	
Foundation—Stone	Conc. None ✓		112	
Ext. Walls	Sidewall			
Roof—Type	Gable Mat. Roll.		20	
Dormers—Small	Med.	Lg.		
Bays—Small	Med.	Lg.		
Porches—Front	70' @ 43	30		
Rear	@			
Basement	X Floor		40	
Attic—Rooms	Fin. Unfin.			
Plumbing—	{ Class. Tub. Trays. Basin Sink. Toilet. Urns. Ftns. Shr.	245	51d	
Heat—Stove	V H. A. Steam S.			
Finish—	{ Hd. Wd. Floors— { Hd. Wd. Fir. Fir.	20		
Cabinets	Mantels			
Tile—	{ Walls. Floors.			
Lighting—Lamp	Drops. ✓ Fix.			
Lumber Used		125	51d	
Total Additions and Deductions.	275	367	1407	
Net Addition or Deductions.			\$ - 092	

Age..... Yrs. by	{ Est. Owner Tenant Neighbors Records	REPRODUCTION VALUE	\$ 1315
		Depreciation 61/39 %	\$
		Reproduction Val. Minus Dep.	\$ 513
Remodeled	Est. Cost	Remodeling Inc.	% \$
Garage—S 8-C			\$
Cars 1 Walls 54			\$
Roof Roll Size 10 x 18 Age 28			
Floor dirt Cost 70/25		Depreciated Value Garage	\$ 18
Remarks	Total		\$ 531
	Obsolescence	%	\$
	Total Building Value		\$

Original Record Appraised 10/14/1949 10  
 Card No. Year By



Location Block 75 Lots 53-54-5' L + 55  
 Kind of Bldg. RES St. No. 39 - First St. (King Road)  
 Class 3 Type 1 2 3 4 Cost \$ 1419 X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		650		\$ 1419
	x x				
	x x				

Gar. - Carport x Flr. Walls Cl.

Description of Buildings		Additions
Foundation - Stone	Cone.	None ✓
Ext. Walls	Siding	
Insulation - Floors	Walls	Clgs.
Roof Type	Sid.	RR
Dormers - Small	Med.	Large
Bays - Small	Med.	Large
Porches - Front	5x14	70 @ .80 56
Rear		@
Porch		@
Metal Awnings		Mtl. Rail
Basement Entr.		@
Planters		@
Cellar-Bsmt. - $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ Full	Floor	
Bsmt. Apt.	Rooms Fin.	Unfin.
Attic Rooms Fin.		Unfin.
Plumbing	Class 2 Tub 1 Trays Basin 1 Sink 1 Toilet 1 Wtr. Sftr. Shr. St. O.T. Dishwasher Garbage Disp.	410
Built-in-Appliances		
Heat - Stove	H.A.	Steam Stkr. Blr.
Oil	Gas	Coal ✓ Pipeless Radiant
Air Cond.		
Finish - Fir	Hd. Wd.	
Floor - Fir	Hd. Wd.	Other
Cabinets	Mantels	
Tile - Walls	Wainseot	Floors
Storm Sash - Wood D.	S.	Metal D. S.

Total Additions		466
Year Built	Avg.	57
Age	Commission Adj.	%
Inf. by	Bldg. Value	
Owner - Tenant -	Depr. Col. 1 2 3 4 5 6	30 %
Neighbor - Record - Est.	Current Value Minus Depr.	\$ 565
Remodel Year	Est. Cost	
Garage - Class 1	Depr. 2% 3%	Carport - Factor
Cars 1	Floor Out	Walls Shtg Roof RR Doors 1
Size - 10 x 18	Age 1921	Cost x %
Other		
	Total Building Value	\$

Appraised 5-8- 1958 By 1302

PC 685  
Serial Number.....OF.....  
Card Number

Owners Name Mrs John L Wilson  
 Location Bldg 75 - lots 53-54 1st of 55 195  
 Kind of Bldg. Rse St. No. 39 King Road  
 Class. 2 Type 1 2 3 4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	650		\$ 2170	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills. ✓		
Ext. Walls <u>siding</u>		
Roof Type <u>Gable</u> Mtl. <u>PR</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ @ _____		
Rear <u>70</u> @ <u>125</u> <u>88</u>		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing $\left\{ \begin{array}{l} \text{Class } 2 \text{ Tub. } 1 \text{ Trays } \\ \text{Basin } 1 \text{ Sink } 1 \text{ Toilet } 1 \\ \text{Wtr. Sftr. } \text{ Shr. St. } \text{ O.T. } \\ \text{Dishwasher } \text{ Garbage Disp. } \end{array} \right.$		<u>650</u>
Heat—Stove <u>H.A.</u> FA HW Stkr Elec. _____		
Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. ✓ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd. _____ Other _____		
Cabinets <u>✓</u> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

## Total Additions

738

Year Built <u>1901</u>	Avg. 1.	Replacement Cost	<u>2908</u>
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Age 2. Obsolescence

Inf. by $\left\{ \begin{array}{l} \text{Owner - Tenant -} \\ \text{Neighbor - Record - Est.} \end{array} \right.$	Adj. Bld. Value
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Conv. Factor

x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

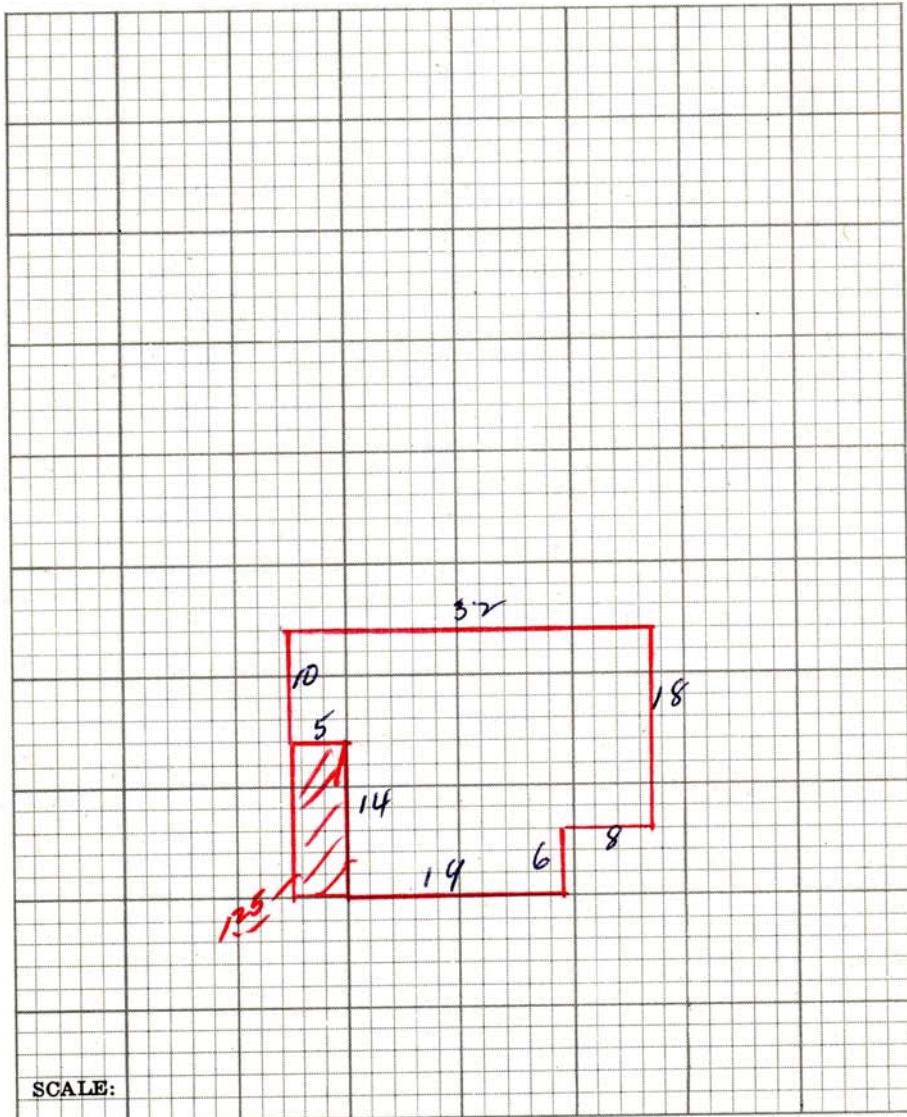
Total Value from reverse side over48

Total Building Value \$

NOV 26 1968 1328Appraised ① 11-11968 By 1333

Appraised ② \_\_\_\_\_

19 \_\_\_\_\_ By \_\_\_\_\_



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

Garage — Class 1 Depr. 2% 6%  
Cars 1 Floor dirt Walls shly Roof RR Doors 1  
Size 10 x 18 Age 1921 Cost 190 x 47%  
1940 Base Cost ~~190~~ x .25% Depr. 48  
Total 48

REMARKS \_\_\_\_\_

this is the H 2 M's Home

Mrs John L Wilson  
P O Box 23  
Park City Utah  
84060

PC 685  
J varLB75  
FQC346 F 346  
M88-171-173-174

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

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'ly ½ vacated 7th St adjacent  
Also beg at old fence cor on S line

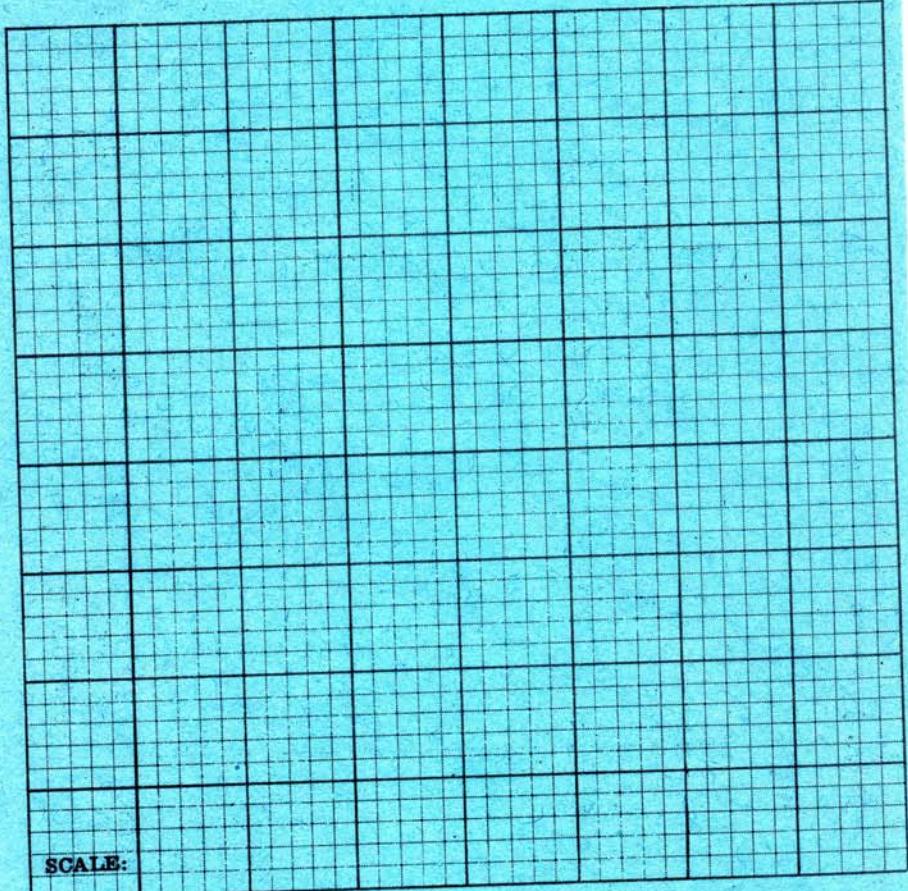
King Road, sd pt being S30.390ft & W  
183.129ft fr N'most cor Blk 74 Park  
City Survey, th alg old fence S66°54'W  
61.33ft S22°56'E 81.5ft N60°11'E 8.75  
ft N56°- 9'30"E 48ft, -18°39'W 72.3ft tb

Also Beg S'most cor Lot 1 Blk 32 Park  
City Survey sd pt being S67.95ft & W  
230.10ft fr N'most cor Blk 74 P C sur-  
vey 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



REMARKS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## Utah State Historical Society

Property Type:

Site No. \_\_\_\_\_

## Historic Preservation Research Office

## Structure/Site Information Form

**1**  
IDENTIFICATION

Street Address: 39 King UTM: 12 458220 4498640  
 Park City, Summit County, Utah  
 Name of Structure: William H. Harris House T. R. S.

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**  
STATUS/USE

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:

<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

**3**  
DOCUMENTATION

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.):

Park Record. October 10, 1885, p.3.

Summit County Records. Quit Claim Deed Book 'E' p. 285.

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:

Construction Date: 1885

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<sup>1</sup> on a portion of that property which he had sold to the Harrises on August 15, 1885.<sup>2</sup> The October 1885 newspaper reference noting that Boundy had recently completed a house in the vicinity of the Catholic Church,<sup>3</sup> 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.<sup>4</sup> Nothing is known about any of the early owners of this house.

<sup>1</sup>Park Record, October 10, 1885, p.3.

<sup>2</sup>Summit 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.

<sup>3</sup>Park Record, October 10, 1885, p.3.

<sup>4</sup>Summit County Recorder's Office, Quit Claim Deed Book "E" p. 285.







FOR SALE  
1 BDR HOME  
\$165,000  
4400 ft<sup>2</sup>  
135 X 100 FT  
DETACHED

194 NCS