

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **James Cassidy House**

Address: 33 KING RD

AKA:

City, County: Park City, Summit County, Utah

Tax Number: LEC-1

Current Owner Name: LECLERC MICHAEL G

Parent Parcel(s): PC-694

Current Owner Address: PO BOX 1194; PARK CITY, UT 84060-1194

Legal Description (include acreage): LOT 1 LECLERC PLAT AMENDMENT SUBDIVISION ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICECONT 5734.79 SQ FT; 0.13 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: 7/12/84 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1940
 prints: 1983, 1995 & 2006
 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: T/L cottage type / 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: 12-2008

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 house sits back off the road (King Road). Wooden fence, small frame accessory building, and parking area between the fence and road. The accessory building is sheathed in metal corrugated materials--walls and roof--and is noted in the tax cards as having a wooden floor.

Foundation: Not visible, but the building cards indicate only wooden sills.

Walls: Exterior walls are clad in non-beveled (drop-novelty) wood siding, wood corner boards. The porch supports are simple square posts with small decorative brackets.

Roof: Standing seam metal material. Penetrated by a few vent pipes, but a chimney--if extant--is not visible.

Windows/Doors: Windows appear to be single and paired wooden two-over-two double-hung units with simple casing trim. The trim around the paired windows in the gable includes corner blocks and a pediment. The doors are wooden panel-and-frame.

Improvements: Garage – Frame: 175 SF Fair Quality (Summit County Tax Assessor)

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 National Register nomination form. See Utah State Historical Society Structure/Site Form, 1984.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house sits on approximately 0.13 acres. The lot rises from east to west and the house is set back from King Road and the primary façade faces easterly. The side yard was gravel-paved to accommodate a parking area sometime before 1995 and a wooden fences was added. The 1995 photograph shows the fence as a solid wooden fence approximately 6 feet high, but currently the fence is low and more in keeping with traditional fencing materials and design seen in the historic districts. Like most of the historic neighborhoods in Park City, the home is surrounded by other homes of similar size and scale located within close proximity to the subject house.

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 (T/L cottage), 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. 1880¹

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. 1:** North elevation. Camera facing south, 2006.
- Photo No. 2:** Accessory building. Camera facing south, 2006.
- Photo No. 3:** North elevation. Camera facing south, 1995.
- Photo No. 4:** East elevation (primary façade). Camera facing west, 1983.
- Photo No. 5:** Southeast oblique. Camera facing northwest, 1983.
- Photo No. 6:** 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 #78

PC 694

NEW APPRAISAL BASE

Owner's Name Holm, Julius
 Owner's Address Park City #37 - 7th Ave
 Location all of lot 56 & 20ft of lot 55
 Kind of Building Res Street No. Blk. 75, Millsite
 Schedule 1 Class 3 Base Factor 74

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		840	\$	\$ 1663
	x x			\$	
	x x			\$	
	x x			\$	

No. of Rooms 6 Condition _____

Description of Building	Add	Deduct	
Foundation—Stone— Conc. — None <input checked="" type="checkbox"/>		136	
Ext. Walls <u>siding</u>			not home
Roof—Type <u>Gable</u> Mat. <u>shg</u>			
Dormers—Small — Med. — Lg. —			
Bays—Small — Med. — Lg. —			
Porches—Front <u>144'</u> @ <u>55</u>	79		
Rear @			
Basement <input checked="" type="checkbox"/> Floor		40	
Attic—Rooms — Fin. — Unfin. —			
Plumbing { Class. — Tub. — Trays. — Basin — Sink — Toilet — Urns. — Ftns. — Shr. —	245		fld
Heat—Stove <input checked="" type="checkbox"/> H. A. — Steam. — S. —			
Finish— { Hd. Wd. — Floors— { Hd. Wd. — Fir. — Fir. —			
Cabinets — Mantels —			
Tile— { Walls — Floors —			
Lighting—Lamp — Drops <input checked="" type="checkbox"/> Fix. —			
<u>Lumber lined</u>		210	
Total Additions and Deductions	324	386	1663
Net Addition or Deductions			67

Age <u>48</u> Yrs. by { Est. Owner Tenant Neighbors Records	REPRODUCTION VALUE	\$ 1601
	Depreciation <u>61/39</u> %	\$ 624
	Reproduction Val. Minus Dep.	\$ 977
Remodeled — Est. Cost	Remodeling Inc. %	\$
Garage—S 8—C <u>1</u> (<u>48</u>)		\$
Cars <u>1</u> Walls <u>Tin</u>		\$
Roof <u>Tin</u> Size <u>10</u> x <u>19</u> Age <u>18</u>		\$
Floor <u>Wood</u> Cost <u>86/46</u>	Depreciated Value Garage	\$ 10
Remarks	Total	\$ 664
	Obsolescence %	\$
	Total Building Value	\$

Original Record _____ Appraised 12/24/49 19
 Card No. _____ Year _____ By _____

PC 694

Serial Number

.....OF.....
Card Number

Owners Name H K Y Liddon
 Location Blk 75 20' bet 55 & 56 MS
 Kind of Bldg. Res St. No. 33 King Road
 Class 2 Type 1 2 3 4 Cost \$ _____ X _____ %

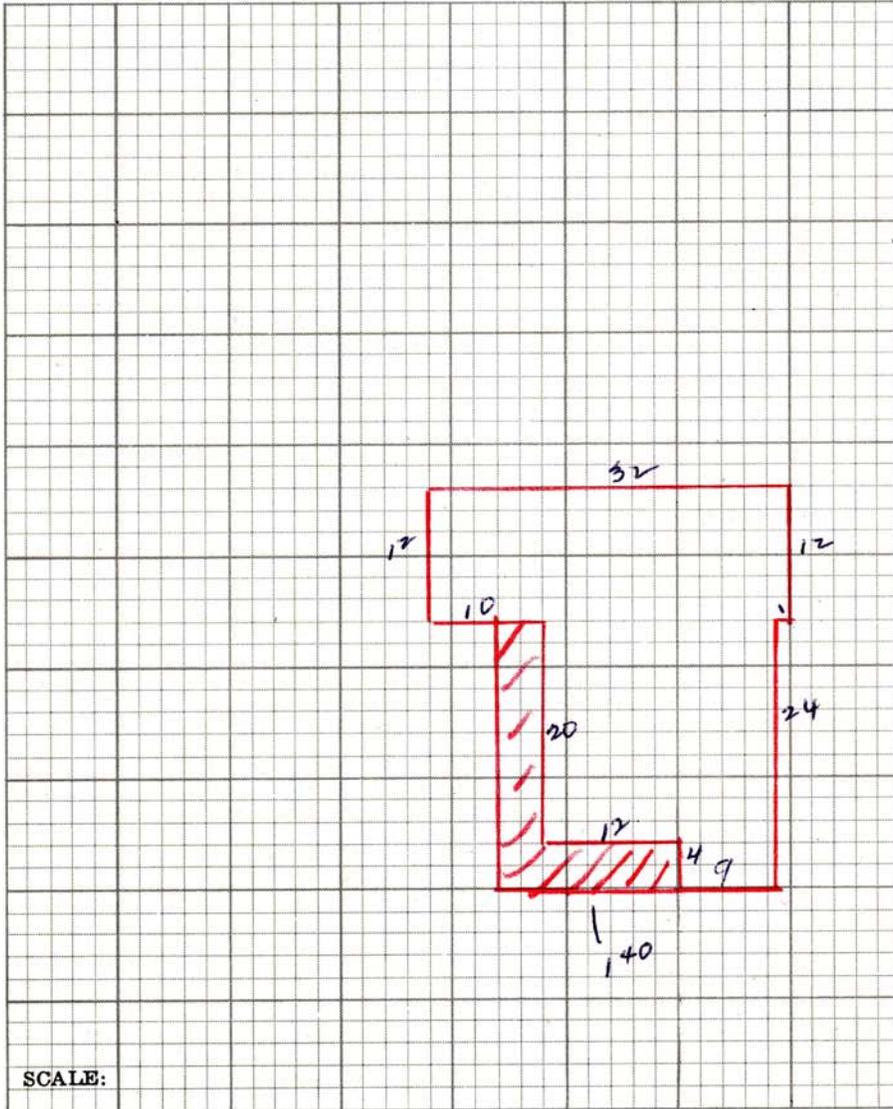
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	840		\$ 2637	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>siding</u>		
Roof Type <u>Gable</u> Mtl. <u>Pol</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	144 @ 140	202
Rear _____	@	
Porch _____	@	
Planters _____	@	
Ext. Base. Entry _____	@	
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor <input checked="" type="checkbox"/>		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing	Class <u>1</u> Tub. <u>1</u> Trays _____	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sftr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	550
Heat—Stove _____ H.A. <u>FA</u> HW _____ Stkr _____ Elec. _____		
Oil <u>Gas</u> Coal _____ Pipeless _____ Radiant _____	349	
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainscot _____ Floors <input checked="" type="checkbox"/>		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions		1101
Year Built <u>1901</u>	Avg. <u>1907</u>	Replacement Cost <u>3738</u>
<u>1964</u>	Age <u>2.</u>	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		<u>56</u>
Total Building Value		\$

Appraised ① 11-1 1968 By 1333 NOV 2/1968
 Appraised ② _____ 19 _____ By _____

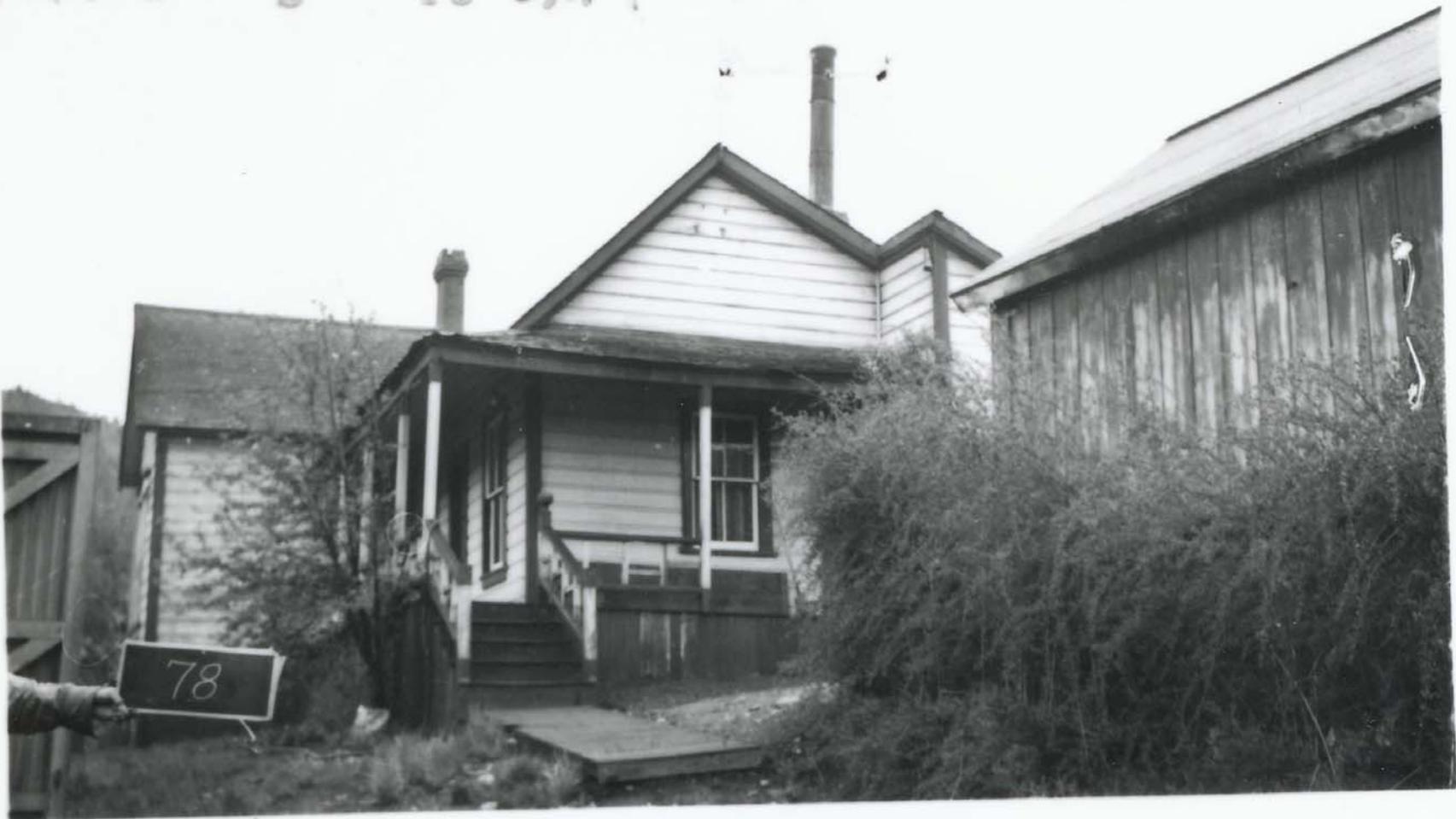


RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% (3%)
 Cars 1 Floor wood Walls CI Roof CI Doors 1
 Size 10 x 18 Age 1931 Cost 223 x 2%
 1940 Base Cost _____ x _____ % Depr.: = 56
 Total 56

REMARKS Average Year of Construction Computation:
 Year 1901 \$ 3389 = 91 % X 64 Year = 5824
 Year 1964 \$ 349 = 9 % X 1 Year = 09
 Average Year of Construction 1907 5833
61

C 10 694



○
○

○

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 33 King Park City, Summit County, Utah UTM: 12 458210 4498630
 Name of Structure: James Cassidy House T. R. S.
 Present Owner: Michael G. Larkin
 Owner Address: P.O. Box 2082, Park City, UT 84060
 Year Built (Tax Record): Effective Age: Tax #: PC 694
 Legal Description: Kind of Building:

T2.0S R4E Section 21. Beginning at point on Southerly line First Street (King Road) South 22.28 feet and West 166.47 feet from Northernmost corner Block 74 Millsite Reservation, Park City, thence South 24 degrees 30 minutes 40 seconds East 68.5 feet along with line property Block MI-353; thence South 41 degrees 44 minutes 20 seconds East along said West line 23.5 feet thence South 48 degrees 15 minutes 40 seconds West (See continuation sheet)

STATUS/USE 2

Original Owner: probably James Cassidy Construction Date: c. 1880 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.):

Summit County Records. Quit Claim Deed Book "D" p. 210.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage by Addition

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

This house is a one story frame T/L cottage with a gable roof. Because the stem-wing is unusually long, compared with other examples of the type in Park City, it is possible that this house is a T/L cottage by addition. A cross-wing may have been added to an existing hall and parlor house to form the T/L cottage. This was a common and acceptable method of expanding and at the same time updating a small house. The hall and parlor house, an older folk house type, was effectively changed to resemble the popular T/L cottage. A slight irregularity in the contour of the roof ridge is further evidence that two roof sections, built at different times, were joined. The arrangement of openings on the stem-wing too is typical of a T/L cottage by addition. Houses that were built as T/L cottages usually have only a single window and door on the stem-wing. T/L cottages by addition, however, usually reflect the facade arrangement of the original hall and parlor house on the stem-wing. Such is the case with this house. A door is centered between two double hung sash windows, the typical facade arrangement of a hall and parlor house. The Sanborn Insurance Map indicates that the house was a T/L cottage by 1889, which suggests that the addition of the cross-wing was made some time prior to 1889. A porch spans the east and north sides of the stem-wing. It has simple slender square porch piers and a straight post balustrade. There
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1880

Built c. 1880, the James Cassidy House at 33 King is architecturally significant as one of about 34 extant T/L cottages by addition in Park City, 11 of which are included in this nomination. The T/L cottage was one of three popular Park City house forms that was built in the late nineteenth century. T/L cottages by addition make up 9% of the total number of in-period buildings in Park City, and represent 30% of the total number of houses with T/L plans. The T/L cottage resulted from the addition of a cross-wing to an existing hall and parlor house, and is significant because it documents the most common and acceptable major method of expanding a small mining town cottage.

This house was probably built around 1880 for James Cassidy, about whom nothing is known. The 1883 sale of the property from Cassidy to Hans O. Young describes this as a three-room frame dwelling house south of the Catholic Church at the mouth of Woodside Canyon on a 100'x75' parcel of fenced land.¹ Young sold the property to Andy Boundy in 1885, and that year Boundy built a speculative house on part of the property (see 39 King). Ownership of this property between 1885 and 1916 became uncertain, prompting the granting of a warranty deed in 1916 by the Park City Townsite Corporation as part of their city-wide effort to clear up the "extensive property muddle" which had persisted in Park City for almost 40 years. Joseph and Emily Kemp, after receiving legal title in 1916, sold the house to Mary S. Chivrell that same year. George Tippet bought the house in 1920, and in 1923 sold it to Julius Holm, who owned it for many years.

¹Summit County Recorder's Office, Miscellaneous Book, entry date February 27, 1883; also Quit Claim Deed Book "D" page 210. Although the old legal

33 King

Description continued:

is a paired window on the gable end of the cross-wing which is accented by corner blocks and a pediment-shaped header. There is a rear extension which according to the Sanborn Maps was extended beyond the north wall between 1889 and 1900. There is a door into the east side of the extension which, as was common in Park City houses, probably provides access to a wood or coal shed. The rear extension and its projecting section on the north are unobtrusive and predictable alterations. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the Park City house. This house no longer retains its original integrity as a hall and parlor house. It, however, was altered early within the historic period and documents a common method of expansion, the change of a hall and parlor house to a T/L cottage by the addition of a cross-wing. It therefore maintains its integrity as another significant type, the T/L cottage by addition.

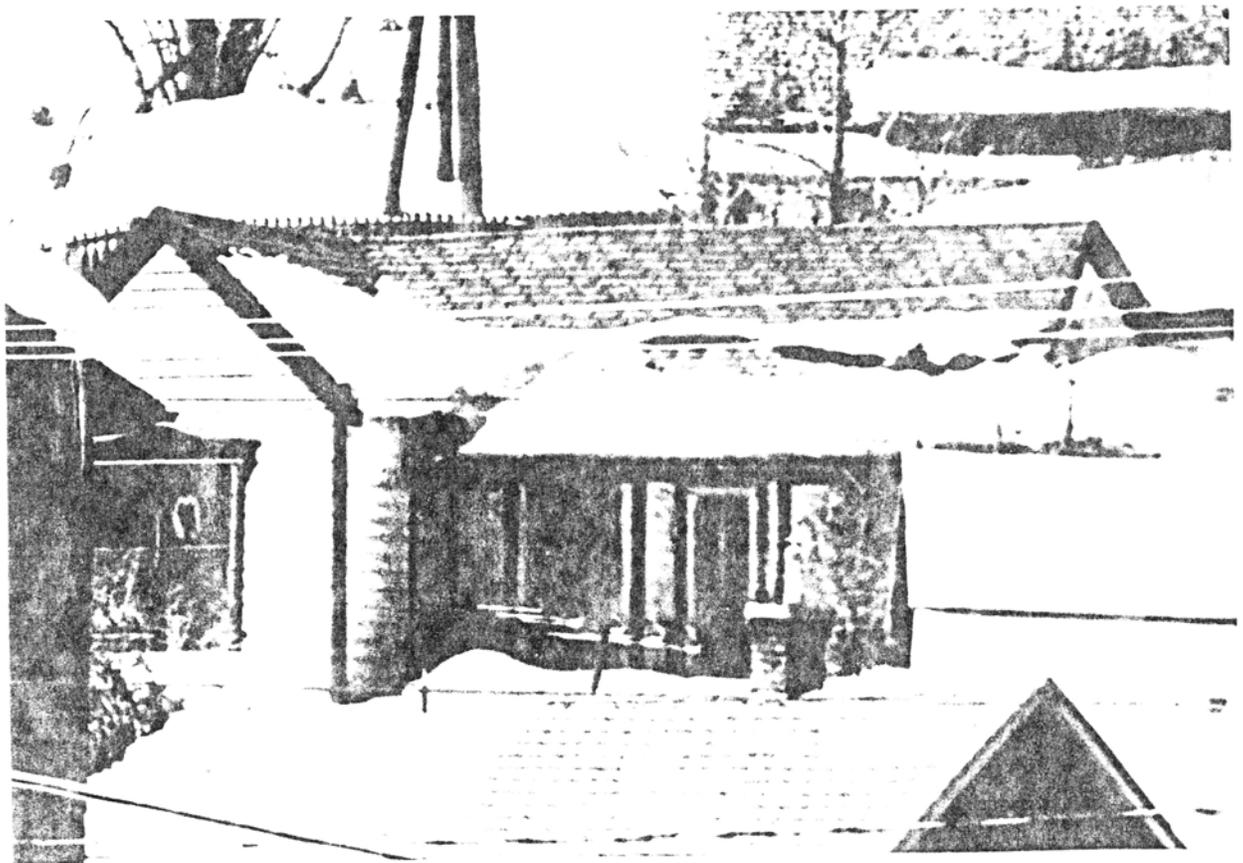
History continued:

¹(cont.)description is not specific enough to conclusively identify this house as the one sold by Cassidy in 1883, circumstantial evidence supports that conclusion. The speculative house built by Andy Boundy in 1885 has been identified as 39 King (see that form), which is adjacent to this house. It is very likely that it was built on a portion of that 100'x75' parcel of land which included Cassidy's three-room house, presumably this one, which Boundy bought in 1885.

Legal Description continued:

6.69 feet to old fence line, thence South 3 degrees 34 minutes 30 seconds East 25.65 feet to fence corner thence 509 degrees 56 minutes 30 seconds West along old fence line 19.8 feet to corner, thence South 17 degrees 40 minutes West 61.30 feet; thence North 30 degrees 40 minutes West 40.91 feet; thence North 60 degrees 11 minutes East along North side shed 11.0 feet to old fence line; thence North 56 degrees 49 minutes 30 seconds East 48.0 feet to fence line; thence North 18 degrees 39 minutes West 72.30 feet to Southerly line first street; thence North 64 degrees 1 minute East 18.53 feet along said Southerly line to beginning.

Less than one acre.





NO TRESPASSING
UNDER PENALTY OF THE LAW



