

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **John H. & Margaret Rogers House**

Address: 455 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-59

Current Owner Name PHILLIPS MICHAEL C

Parent Parcel(s):

Current Owner Address: 2612 MORNING SKY CT, PARK CITY, UT 84060

Legal Description (include acreage) ALL LOTS 14 & 15 BLK 4 PARK CITY SURVEY CONT .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: 04/14/1988 - 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: T cottage type

No. Stories: 2 1/2

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:

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

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.): **General disrepair.**
- 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: Concrete retaining wall and fence.

Foundation: Stone

Walls: Drop siding.

Roof: Cross-wing roof form sheathed in standing seam metal material.

Windows/Doors: Paired and single double-hung sash type.

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 2 ½-story frame T cottage remains as it was described in the national register nomination form (see NPS Form 10-900 dated March, 1988). The site retains its historic 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 the description provided in the national register nomination.**

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. This site is an important example of how the modest homes built in the early part of the mining era were modified to accommodate changing needs of the owner.**

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 1988 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. 1881¹

Builder: Not Known Known: (source:)

¹ National Register nomination.

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: East elevation. Camera facing west, 2006.

Photo No. 2: East elevation - detail. Camera facing west, 2006.

Photo No. 3: East elevation. Camera facing west, 2006.

Photo No. 4: East elevation - detail. Camera facing west, 2006.

Photo No. 5: East elevation. Camera facing west, 1995.

Photo No. 6+: Multiple photos taken 1978.

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

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. _____
 Schedule 1 Class 4 Type 1-2-3(4) Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>the 1 1/2</u>	x x		<u>1028</u>	\$ -	\$ <u>3611</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4-2-4-4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/> None		<u>163</u>
Ext. Walls— <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gambrel</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. _____ Lg. <u>1</u>		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>312 @ 100</u>	<u>312</u>	
Rear _____ @ _____		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Vol.</u>	<u>377</u>	<u>45</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <input checked="" type="checkbox"/> H. A. <input checked="" type="checkbox"/> Steam _____ S. <input checked="" type="checkbox"/> Blr. _____ Oil _____ Gas _____ Coal <input checked="" type="checkbox"/>		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Conc. _____		
Cabinets _____ Mantels _____		<u>175</u>
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Lbr. lined - 10 @ 150</u>		<u>150</u>
Total Additions and Deductions.	<u>689</u>	<u>533</u>
Net Additions or Deductions	<u>-533</u>	<u>3611</u>

Ave Age 58 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records
REPRODUCTION VALUE \$ 3767
 Depr. 12-3-4-5-6 20/30 % \$ _____
 Reproduction Val. Minus Depr. \$ 1130

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks (50 yrs. Ave Used-1941) **Total Building Value** \$ _____

Appraised 10/1941 By CAO & AJ

Location 461 PARK
 Kind of Bldg. RES St. No. _____
 Class 43 Type 1 2 3 4. Cost \$ _____ X _____ %
 Stories Dimensions Cu. Ft. Sq. Ft. Factor Totals
1/2 x x _____ 1028 \$ 3419
 x x _____
 x x _____
 Gar.—Carport x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions
Foundation—Stone <input checked="" type="checkbox"/> Conc. _____ None _____	
Ext. Walls <u>SIDING</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>Gabr + hyp</u> Mtl. <u>Asph</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays — Small _____ Med. _____ Large _____	
Porches—Front <u>312</u> @ <u>100</u> <u>312</u>	
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor <u>conc</u> <u>317</u>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>2</u> Sink <u>2</u> Toilet <u>2</u> Wtr. Sfr. _____ Shr. St. <u>1</u> O.T. _____ Dishwasher _____ Garbage Disp. _____	<u>580</u>
Built-in-Appliances _____	
Heat—Stove _____ H.A. <input checked="" type="checkbox"/> Steam _____ Stkr. <input checked="" type="checkbox"/> Blr. _____ Oil _____ Gas _____ Coal <input checked="" type="checkbox"/> Pipeless _____ Radiant _____	<u>271</u> <u>196</u>
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets _____ Mantels _____	
Tile — Walls _____ Wainseot _____ Floors _____	
Storm Sash— Wood D. _____ S. _____ ; Metal D. _____ S. _____	
	<u>1676</u>

Total Additions		
Year Built _____	Avg. Age <u>52</u>	Current Value \$ <u>5095</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. _____ %
Remodel Year _____ Est. Cost _____		Bldg. Value
		Depr. Col <u>1</u> 2 3 4 5 6 <u>35</u> %
		Current Value Minus Depr. \$ <u>1783</u>
Garage — Class _____ Depr. 2% 3% Carport — Factor _____		
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____		
Size — x _____ Age _____ Cost _____ x _____ %		
Other _____		
Total Building Value		\$ _____

PL 59
Serial Number

OF
Card Number

Owners Name 461 PARK AVE

Location _____

Kind of Bldg. Res St. No. _____

Class 3 Type 1 2 3 4 Cost \$ _____ X 100%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1028		\$ 4365	\$
1/2	x x	741		1534	
	x x				

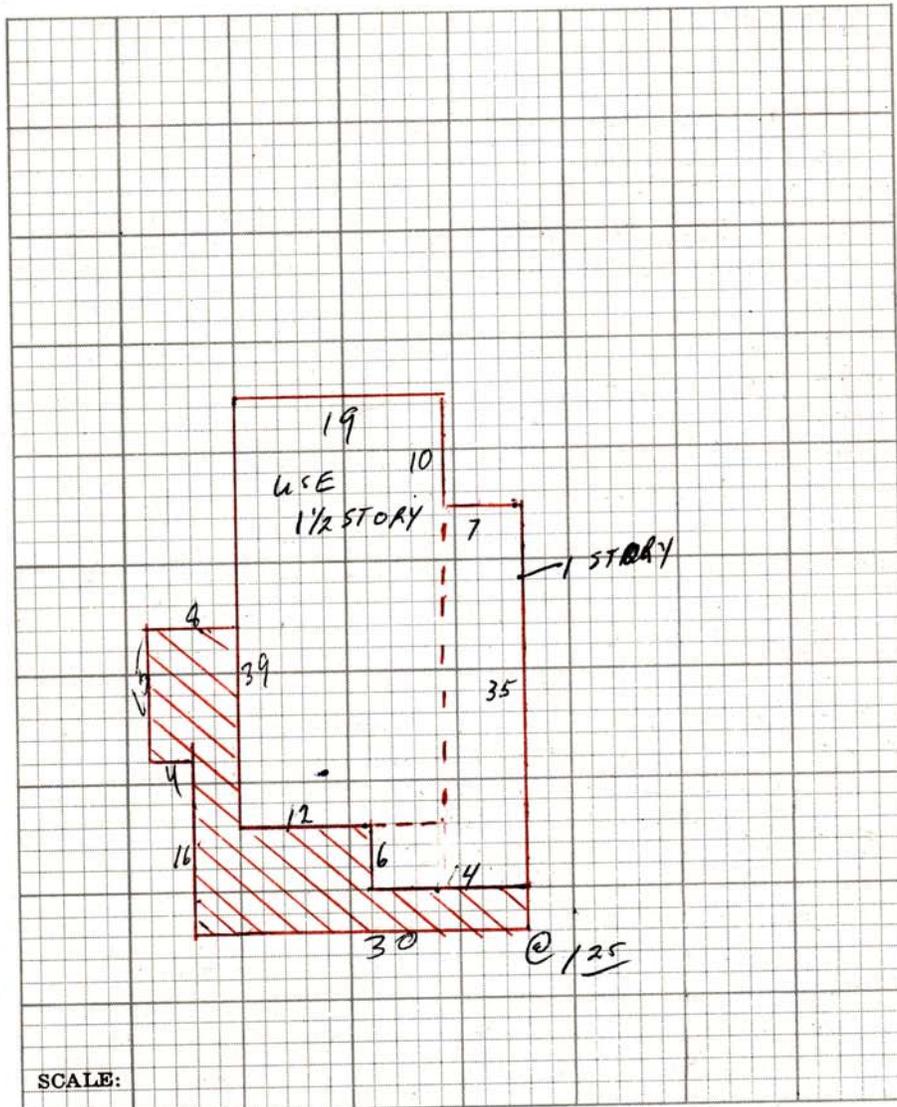
Att. Gar.—C.P. x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone <u>X</u> Conc. _____ Sills _____		
Ext. Walls <u>SIDING</u> (A)		
Roof Type <u>HIP</u> Mtl. <u>ALUM SHEETING</u>		
Dormers—Small <u>1</u> Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	340 @ 1.25	425
Rear _____	@	
Porch _____	@	
Planters _____	@	
Ext. Base. Entry _____	@	
Cellar-Bsmt. — 1/4 1/8 1/2 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing	Class <u>1</u> Tub. <u>1</u> Trays _____	550
	Basin <u>2</u> Sink <u>2</u> Toilet <u>2</u>	370
	Wtr. Sfrtr. _____ Shr. St. <u>1</u> O.T. _____	
741 2nd story Dishwasher _____ Garbage Disp. _____		
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____	390	
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____	204	
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions		1939
Year Built <u>1905</u>	Avg. <u>1.905</u>	Replacement Cost <u>7838</u>
	Age <u>2.</u>	Obsolescence
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Adj. Bld. Value
		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>21</u>
Total Building Value		\$

Appraised ① 10-17 1968 By 1708

Appraised ② _____ 19 _____ By _____



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
<i>Wood Shed</i>		<i>30x10x14</i>	<i>140</i>	<i>.50</i>	<i>70</i>	<i>3/47</i>	<i>30</i>	<i>21</i>
Garage — Class _____ Depr. 2% 3%								
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____								
Size _____ x _____ Age _____ Cost _____ x 47%								
_____ 1940 Base Cost _____ x _____ % Depr.								
Total _____								

REMARKS _____



John and Margareta Rogers House
455 Park, Park City, Summit County, Utah

Photo by Matthew Snyder

December 1987

Negative: Utah State Historical Society

East Facade

Photo # 1 of 3



John and Margareta Rogers House
455 Park, Park City, Summit County, Utah
Photo by Matthew Snyder

December 1987

Negative: Utah State Historical Society

Southeast Corner

Photo # 2 of 3



Rogers House (455 Park)
Park City, Summit County, Utah
Summit County Assessor, c. 1940s
Duplicate negative: Utah State Historical Society
Southeast Corner
Photo # 3 of 3

NPS Form 10-900
(Rev. 8/86)
Utah Word Processor Format (02731)
(Approved 10/87)

OMB No. 1024-0018

RECEIVED

United States Department of the Interior
National Park Service

MAR 08 1988

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name ROGERS, JOHN H. and MARGARETTA, HOUSE

other names/site number _____

2. Location

street & number 455 Park Avenue

N/A not for publication

city, town Park City

N/A vicinity

state Utah

code UT

county Summit

code 043

zip code 84060

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> structures
	<input type="checkbox"/> object	<input type="checkbox"/>	<input type="checkbox"/> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing:

Residences of Mining Boom Era Park City TR

No. of contributing resources
previously listed in the
National Register -0-

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register criteria. ___ See continuation sheet.

Max Jensen _____ February 25, 1988
Signature of certifying official Date
Utah State Historical Society
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. ___ See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. Patrick Anderson 4/14/88
___ See continuation sheet

___ determined eligible for the National Register. ___ See continuation sheet

___ determined not eligible for the National Register.

___ removed from the National Register.

___ other, (explain:) _____

Signature of the Keeper Date

6. Functions or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
<u>DOMESTIC: single dwelling</u>	<u>DOMESTIC: single dwelling</u>
_____	_____
_____	_____
_____	_____

7. Description

Architectural Classification
(enter categories from instructions)

Materials
(enter categories from instructions)

other: T-cottage

foundation stone

walls wood

stone

roof metal

other brick

Describe present and historic physical appearance.

The Rogers House is a 2-1/2-story stone and frame house that was constructed in three major sections. The original house, the T-cottage frame section that now serves as the second story, was built c. 1881. That section was raised up and an above-ground stone "basement" was constructed beneath it in 1887. The pyramid-roofed "third-story" section at the rear was probably added in 1892. The most substantial alteration to the exterior is the addition of a full-width, two-story, wrap-around front porch, which was probably built in the early 1940s. Other alterations include the replacement of an original double-hung window with a picture window in the stem of the second-story cross-wing (post-1940s) and the addition of a large brick and stone chimney on the north side of the house (date unknown). Despite these alterations, the house retains a substantial degree of its integrity on the exterior, documenting through its numerous historic changes the local trend of expanding existing houses rather than constructing new ones.

The original c. 1881 section of the house is a small cross-wing house--a T-cottage--with a gable roof and drop siding on its exterior walls. The facade fenestration consists of two-double-hung windows in the crosswing and a door flanked by a window in the stemwing. The window in the stemwing has been enlarged and now wraps around the corner (post-1940s). There is a gable-roof dormer centered on the roof over the front door, providing light to the pyramid-roofed upper story that was added c. 1892.

The stone "basement," added in 1887, is entirely above grade on the facade, but, because of the slope of the land, is below grade toward the rear. Its facade consists of a center door flanked by a pair of double-hung windows on one side and a single double-hung window on the other side.

The c. 1892 addition is a two-story frame section that was added to the rear of the house, overlapping a portion of the original house (see attached Sanborn map tracings). It has drop siding on the exterior walls and a pyramidal roof covered with standing-seam metal roofing.

The large front porch, as mentioned previously, was probably constructed in the 1940s. It does not show up on the 1940 Sanborn map, but it is visible in a c. 1940s tax photograph (see attached photo). The balustrade on the second story of the porch is a later addition, replacing a wire fence balustrade that is visible in the old tax photograph.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: _____ nationally _____ statewide X locally

Applicable National Register Criteria X A _____ B X C _____ D

Criteria Considerations (Exceptions) _____ A _____ B _____ C _____ D _____ E _____ F _____ G

Areas of Significance

(enter categories from instructions)

Areas of Significance	Period of Significance	Significant Dates
<u>Architecture</u>	<u>c.1881-1929</u>	<u>c. 1881</u>
<u>Industry (mining)</u>		<u>1887</u>
		<u>c. 1892</u>

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown/unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Constructed c. 1881 and expanded in 1887 and c. 1892, the John H. and Margaretta Rogers House is significant as an example of the residential architecture of Park City, the largest metal mining town in Utah. The Rogers House is associated with the historic themes of mining and architecture, as documented in the 1984 thematic nomination, "Residences of Mining-Boom Era Park City." Over 100 houses in Park City were documented in the initial thematic study, though this house was excluded at that time because of its alterations. Since then, however, additional research has revealed that most of the major changes to this house were made within the historic period. The alterations on this house document a significant characteristic of Park City housing--that existing houses, no matter their size or substantiality, were retained and expanded rather than torn down to make way for newer, larger houses.

The exact date of construction of the Rogers House is not known, though it is likely that the original T-cottage section was built c. 1881, soon after John H. Rogers purchased the property. John H. Rogers was a wholesale and retail dealer in groceries, clothing, boots, shoes, miners supplies, and so forth. He was also involved in various mining ventures. Around 1884 he married Margaretta Valaria, a 21 year-old native of Indiana who had come to Park City that year.

The first known alterations were made to the house in 1884, possibly as an attempt by John to upgrade the house for his new bride. In May 1884, the local newspaper, the Park Record, note that "J.H. Rogers is making some good improvements on his residence on Park Avenue."¹ It is unknown what those improvements were.

The next newspaper reference to changes being made to the Rogers House was more specific. In September 1887 the paper stated that "John H. Rogers is having his

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 2 John H. and Margaretta Rogers House,
Summit County, Utah

house on Park avenue raised and a substantial basement built thereunder."² Many of the frame houses in Park City were initially constructed without foundations, so a common improvement was to raise them up and lay a stone foundation,³ apparently to provide greater stability and prevent deterioration. The stone basement constructed under the Rogers house is one of the most substantial in the town, with a full story above grade on the facade.

A final newspaper reference to this house is made on October 29, 1892: "J.H. Rogers has been building a fine stone retaining wall in front of his residence and making other improvements to beautify his home."⁴ Again, it is unclear what those "other" improvements were, though it is possible that the two-story section on the rear was added at that time. Photographs from about 1900 show that that section of the house was in place by then.⁵ The stone retaining wall that was built in 1892 has been subsequently replaced with one of concrete.

After John H. Rogers' death in 1895, Margaretta continued to live in the house for only a couple more years before moving to Salt Lake City. She took over her husband's mining interests and became president of the Blue Ridge Mining Company. The location of her Salt Lake City home on South Temple, the city's most prestigious residential street, indicates that her mining interests were successful.⁶ She appears to have retained ownership of this house through 1930, apparently renting it out during those years.

¹Park Record, "Park Float," May 24, 1884.

²Park Record, "Park Float," September 17, 1887.

³The Park Record contains a number of other references to this practice of raising houses and laying foundations. See Park Record, "Park Float," September 24, 1892, for another example.

⁴Park Record, "Park Float," October 29, 1892.

⁵Photographs of the town taken around the turn of the century show this house in its current configuration (except for the front porch). See Park City photograph #46 (negative no. 17403), Utah State Historical Society Library, Salt Lake City, Utah.

⁶Park Record, "Mrs. J.H. Rogers Dies," May 29, 1931, p. 1.
(doc 02981)

9. Major Bibliographical References

Park Record, 1880-1907.

Randall, Deborah L. "Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907." M.A. thesis, University of Utah, 1985.

Sanborn Maps, Park City, Utah, 1889, 1900, 1907, 1940.

Utah Gazetteer, 1892-93.

Previous documentation on file (NPS):

_____ See continuation sheet

_____ preliminary determination of individual listing (36 CFR 67) has been requested

_____ previously listed in the National Register

_____ previously determined eligible by the National Register

_____ designated a National Historic Landmark

_____ recorded by Historic American Buildings Survey # _____

_____ recorded by Historic American Engineering Record # _____

Primary location of additional data:

State Historic preservation office

_____ Other State agency

_____ Federal agency

_____ Local government

_____ University

_____ Other

Specify repository: _____

10. Geographical Data

Acreeage of property 0.09 acres

UTM References

A 1/2 4/5/8/0/5/0 4/4/9/9/1/2/0
Zone Easting Northing

B / / / / / / / / / / / /
Zone Easting Northing

C / / / / / / / / / / / /

D / / / / / / / / / / / /

_____ See continuation sheet

Verbal Boundary Description

All of Lots 14 and 15, Block 4, Park City Survey.

(tax no. PC-59)

_____ See continuation sheet

Boundary Justification

The boundary is based on the legal description of the property that has historically been associated with the building.

_____ See continuation sheet

11. Form Prepared By

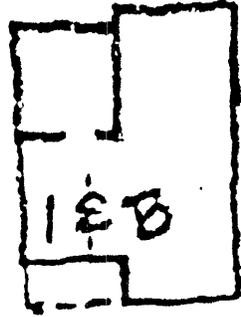
name/title Roger Roper/Historian

organization Utah State Historical Society date February 1988

street & number 300 Rio Grande telephone (801) 533-6017

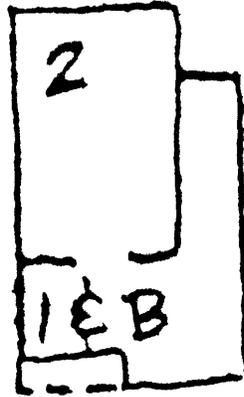
city or town Salt Lake City state Utah zip code 84101

John H. and Margaretta Rogers House
455 Park Avenue
Park City, Summit County, Utah



1-story & basement

1889



1-story & basement with 2-story rear addition

1900

Sanborn Map tracings from 1889 and 1900. Maps from 1907 and 1940 show the same configuration of the house that is shown in the 1900 map.



455



455

RESIDENTIAL
PARKING
BY PERMIT ONLY
455 PARK AVE.



455



RECREATION
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CAMP



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