



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): John H. and Margaret Rogers House

Address: 455 Park Avenue

Date of Construction: c. 1881

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-59

Current Owner: Michael C. Phillips

Legal Description (include acreage): ALL LOTS 14 & 15 BLK 4 PARK CITY SURVEY CONT .09 AC QWD-458
 TWD-324 M54-262 M79-543 406-604 1937-325

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

04/14/1988 - Mining Boom Era Residences Thematic District

Evaluation:

Landmark Site

Significant Site

Non Historic

DOCUMENTATION

Photographs:

Tax Photos

Prints:

Historic

Research Sources:

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

DESCRIPTION

Architectural Style: T cottage type

No. Stories: 2.5

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

Condition: Good Fair Poor Uninhabitable/Ruin

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

Materials: (Describe the visible materials)

Exterior Walls: Drop siding

Foundation: Stone

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

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

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

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

455 Park Avenue was described extensively in a 1988 National Register nomination form as follows:

“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 façade 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 façade 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.”

Though the house described still stands today, a large addition has been built to the rear of the house. The addition is clad in a modern wood siding. The addition has a standing seam metal roof. Several concrete retaining walls have been built on the site as well. While the form of the historic house remains, the overall changes to that form, including the rear addition, diminish the historic value of the house.

SIGNIFICANCE

Historic Era:

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

Narrative Statement of Significance:

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

The history of this house was detailed in a 198 National Register nomination form as follows:

“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 Margareta 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." 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 house on Park avenue raised and a substantial basement built thereunder." 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, 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." 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. The stone retaining wall that was built in 1892 has been subsequently replaced with one of concrete.

After John H. Rogers' death in 1895, Margareta 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. She appears to have retained ownership of this house through 1930, apparently renting it out during those years."

During the 1920 census, the house was occupied by Frank Hansen. It is believed that this is Frank Hansen Sr. who was one of the pioneers of Park City. He helped in building the Transcontinental Railroad, and was present when the golden spike was driven that completed that railroad. He was also the original locator of the Queen Esther mining ground in Deer Valley. At the time of the census, he was 72 and not working. He died in 1925.

During the 1930 census the house was rented by three different families, though it is unknown if the house was divided in any way at that time. Edward and Vernie Roberts, and four of Vernie's children from a previous marriage. Edward worked as a miner and so did one of his stepsons. Another family was Nathan and Isabelle Kerr, and their six children. Edward was also a miner. The final family was Wren and Orlean Roundy, and their three sons. Wren also worked as a miner.

Jacob and Josephine Olsen owned and occupied the house during the 1940 census. They gained ownership of the property in 1932. Jacob is listed as a miner at that time, and was a shift boss for many years at the Daly Judge mine according to other records. At that time they had one son named Maurice, and retained possession of the house until 1948. The house is currently owned by Michael C. Phillips.

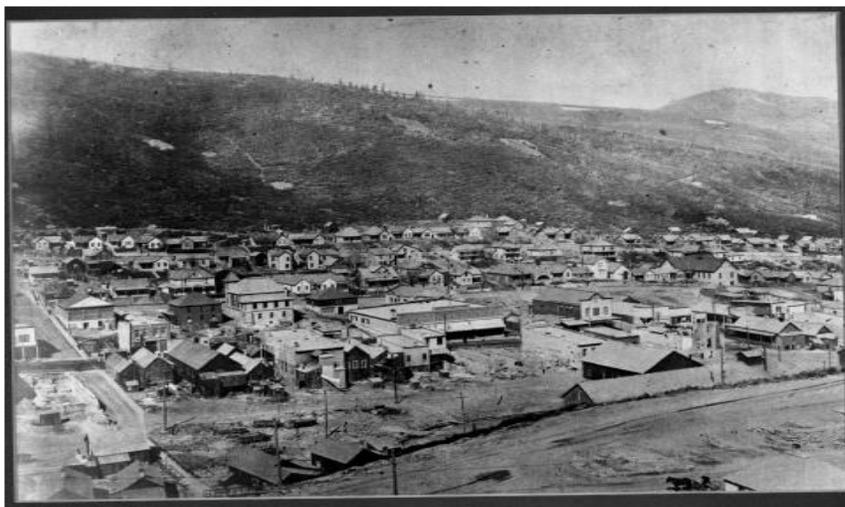
REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
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- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
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- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

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

455 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Biographical and Historical Research Materials



c. 1900



John and Margareta Rogers House
455 Park Avenue, Park City, Summit County, Utah
Photo by Matthew Snyder
December 1987
Negative: Utah State Historical Society
Photo 1/3



2/3



3/3





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 Margaretha Rogers Horse
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









455 Park Avenue. Northeast oblique. November 2013.



455 Park Avenue. East elevation. November 2013.

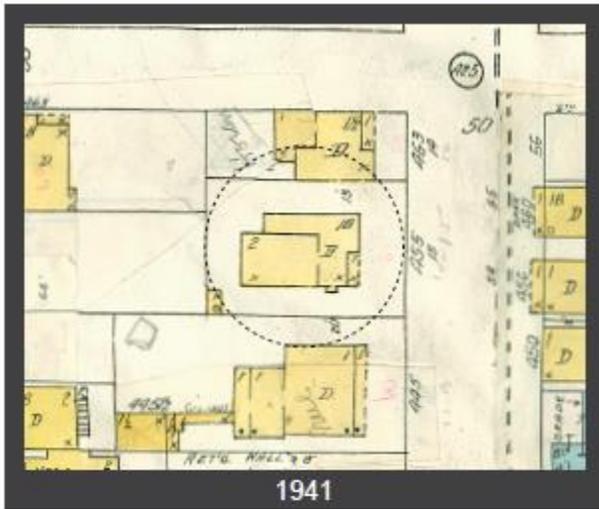
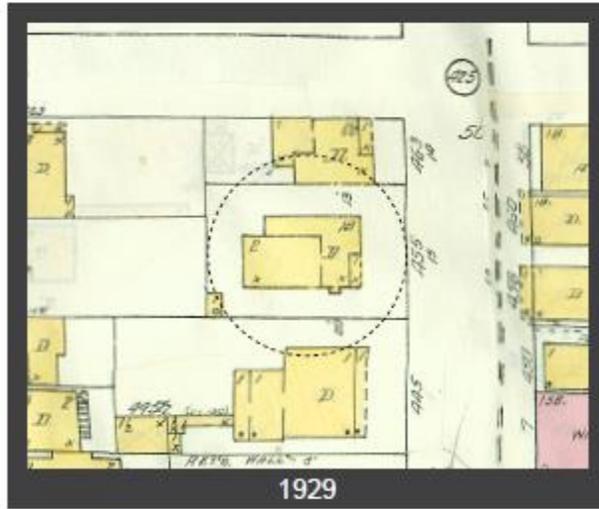
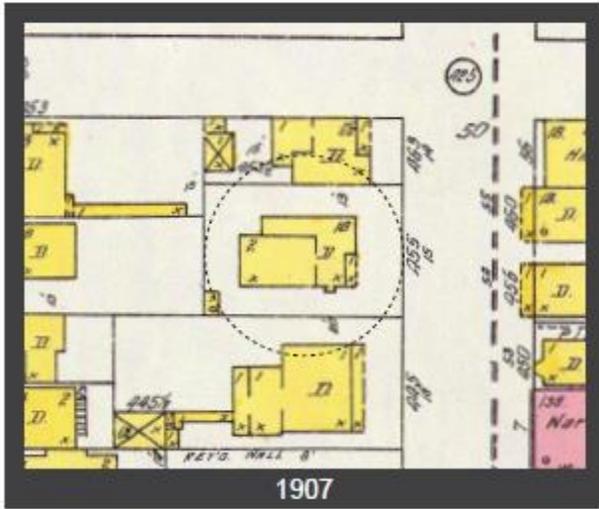
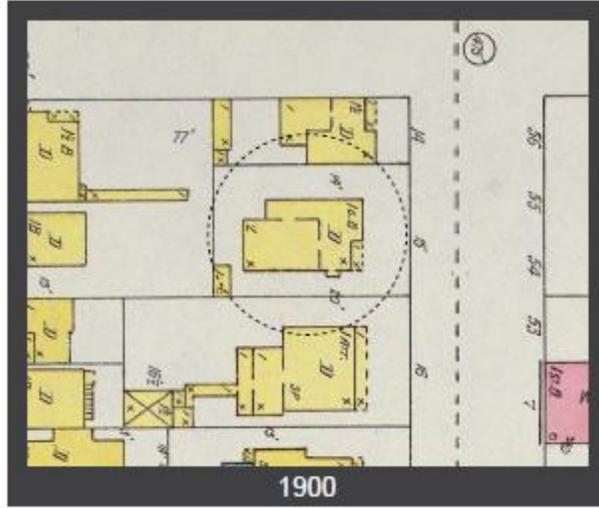
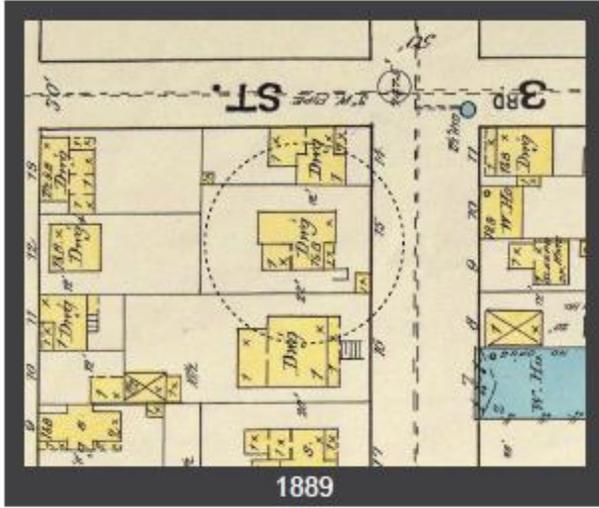


455 Park Avenue. Southeast oblique. November 2013.

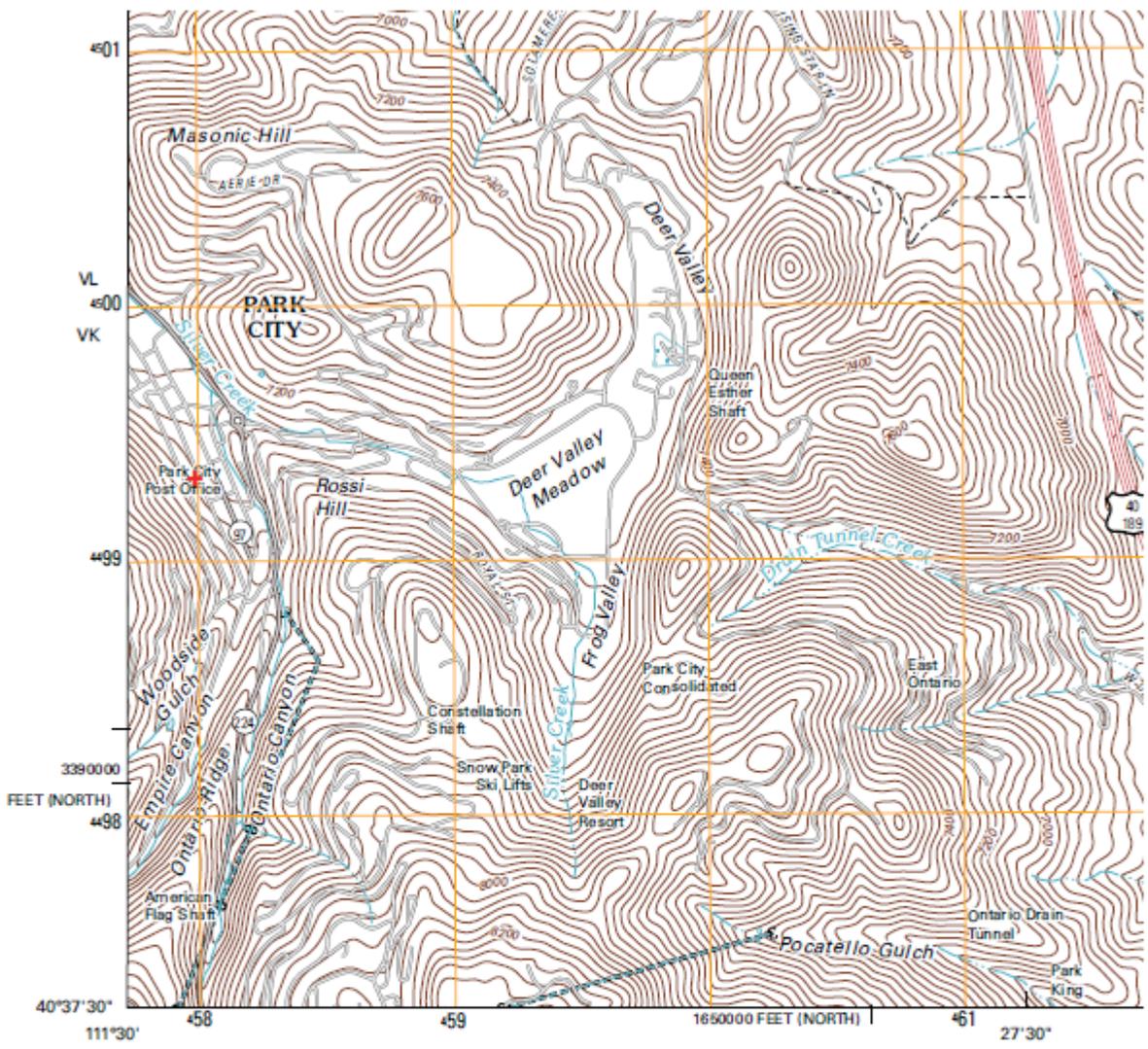
MAPS

455 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Sanborn Map history

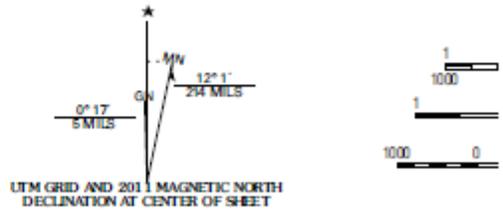


455 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



U.S. National Grid
100,000-m Square ID
VL VK
Grid Zone Designation
12T

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

Frank Hansen, Sr., Dies

Frank Hansen, one of the pioneers of Park City, and who for a number of years made his home in this city with his family, passed away in Salt Lake City yesterday morning, after many months of sickness.

Deceased was born in Copenhagen, Denmark, on May 1, 1847. He emigrated to Utah in 1868. In the boom days of Alta in 1871, Mr. Hansen made a fortune in mining, which he later lost in mining ventures. He later came to Park City in 1892, moving his family here in 1893, where they made their home until a few years ago, when they took up their residence in Salt Lake City.

Mr. Hansen was one of the men who aided in building the first railroad through this country, and was at the ceremony when the golden spike was driven completing the transcontinental line.

Always an active member of the L. D. S. Church, his helpful services are remembered by many, he presiding at many a funeral of members of that denomination, and never was there an appeal for assistance from the needy, but what he responded promptly and liberally. Of a kindly, sympathetic nature, his hand was always extended to help the less fortunate, and his friends and admirers were many.

Deceased was the original locator of the Queen Esther mining ground over in Deer Valley, and during his later years he kept himself poor by putting every spare dollar he had into his development, fully convinced a fortune would come to him through his efforts. For more than seventeen years he was an employe of the Ontario Silver Mining company, in this city, and worked at other places during his long residence in our midst.

Besides his widow, deceased is survived by six children: Frank J. Baird, of Salt Lake, Oaf M., of Billings, Montana, Mrs. Esther Beckwith, of Tappanish, Washington and Arthur Hansen, of Provo, Utah. Nineteen grand-children, and six great grand-children also survive him.

Funeral services will be held Sunday, March 22nd, at 12:30 p. m., from the Seventeenth Ward Chapel, at First North, between West Temple and First West, Salt Lake City.

The pall bearers will be Frank J. Hansen, Arthur Hansen, Bert Hansen, Wallace Hansen, Arthur Hansen Jr., and Tom Hansen.

The body may be viewed by friends on Sunday between 11 a. m. and noon, at the Joseph William Taylor Mortuary Chapel, Salt Lake City.

Park Record 3/20/1925

Josephine Olsen

PARK CITY—

Mrs. Josephine Neilson Olsen, 81, 228-1st Ave., Salt Lake City, died of natural causes Sunday, 8 a.m., in a Salt Lake hospital.

She was born Nov. 22, 1882, Centerfield, Sanpete County, to Gustaf and Britta Stena Johnson Neilson. Married to Jacob Olsen, June 15, 1901, Centerfield. He died.

Active member East Eighteenth LDS Ward.

Survivors: son, daughter, John S., Salt Lake City; Mrs. Harry W. (Nydia Maxine) Wilson, Richmond, Calif.; six grandchildren; one great-grandchild; sister, Mrs. Edith Mast, Portland, Oregon.

Funeral services were held Wednesday in Salt Lake City, Buriat, Mt. Olivet Cemetery.

Mrs. Olsen with the members of her family were Park City residents for many years, where the children were educated and married before leaving Park City to make homes elsewhere.

Mr. Jack Olsen was a smart boss at the Daly Judge mine for many years.

He and a son, Maurice, and a daughter, Thelma, Olsen Tracy preceded their mother in death.

Mrs. Olsen, a devoted wife and mother, was an active member of the Park City Relief Society and Park City Ward of the LDS Church.

Sincere sympathy of her many Park City friends is offered to her family in their loss.

Park Record 3/26/1964

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

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building Res Street No. _____

Schedule 1 Class H Type 1-2-3(4) Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>the 1st</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 type="checkbox"/> None <input type="checkbox"/>		<u>163</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Cg. battin</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. _____ Lg. <u>1</u>		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>312 @ 1.00</u>	<u>312</u>	
Rear _____ @ _____		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Gar.</u>	<u>377</u>	<u>45</u>
Basement Apts.—Rooms Fin. _____		
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> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. _____ Oil _____ Gas _____ Coal <u>✓</u>		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <u>✓</u> _____ Hd. Wd. <u>✓</u> _____ Fir. _____ _____ Conc. _____		
Cabinets _____ Mantels _____		<u>175</u>
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>Lbr. lined- 10 @ 15.00</u>		<u>150</u>
Total Additions and Deductions	<u>689</u>	<u>533</u>
Net Additions or Deductions	<u>-533</u>	<u>3611</u>

REPRODUCTION VALUE \$ 3767
 Depr. 2-3-4-5-6 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 10/1942 By CAO & AJ

Serial No. PC 59

Location 461 PARK

Kind of Bldg. RES St. No. _____

Class 40 Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>1/2</u>	x x		<u>1028</u>		\$ <u>3419</u>
	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>Gable + hip Mtl.</u>	<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>core</u>	<u>317</u>
Bsmt. Apt. _____	Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____	Unfin. _____	
Plumbing	Class <u>1</u> Tub <u>1</u> Trays _____	<u>580</u>
	Basin <u>2</u> Sink <u>2</u> Toilet <u>2</u>	
	Wtr. Sfrtr. _____ Shr. St. <u>1</u> O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Built-in-Appliances _____		
Heat—Stove _____ H.A. <input checked="" type="checkbox"/>	Steam _____ Stkr. <input checked="" type="checkbox"/>	<u>271</u>
Oil _____ Gas _____	Coal <input checked="" type="checkbox"/>	<u>196</u>
Coal <input checked="" type="checkbox"/>	Pipeless _____ Radiant _____	
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		<u>1676</u>
Year Built _____	Avg. Age <u>52</u>	Current Value \$ <u>5095</u>
Inf. by <input checked="" type="checkbox"/> Owner - Tenant -	Neighbor - Record - Est.	Commission Adj. _____ %
Remodel Year _____	Est. Cost _____	Bldg. Value _____
Garage—Class _____	Depr. 2% 3% _____	Depr. Col. <u>1 2 3 4 5 6</u> <u>35</u> %
Cars _____	Floor _____ Walls _____	Current Value Minus Depr. \$ <u>1783</u>
Size— _____ x _____	Age _____ Cost _____ x _____ %	
Other _____		
Total Building Value		\$ _____

Appraised 11-29-57 19 _____ By 1331

PC 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	102 8/11		\$ 4365	\$
1 1/2	x x	741		153 1/2	
	x x				

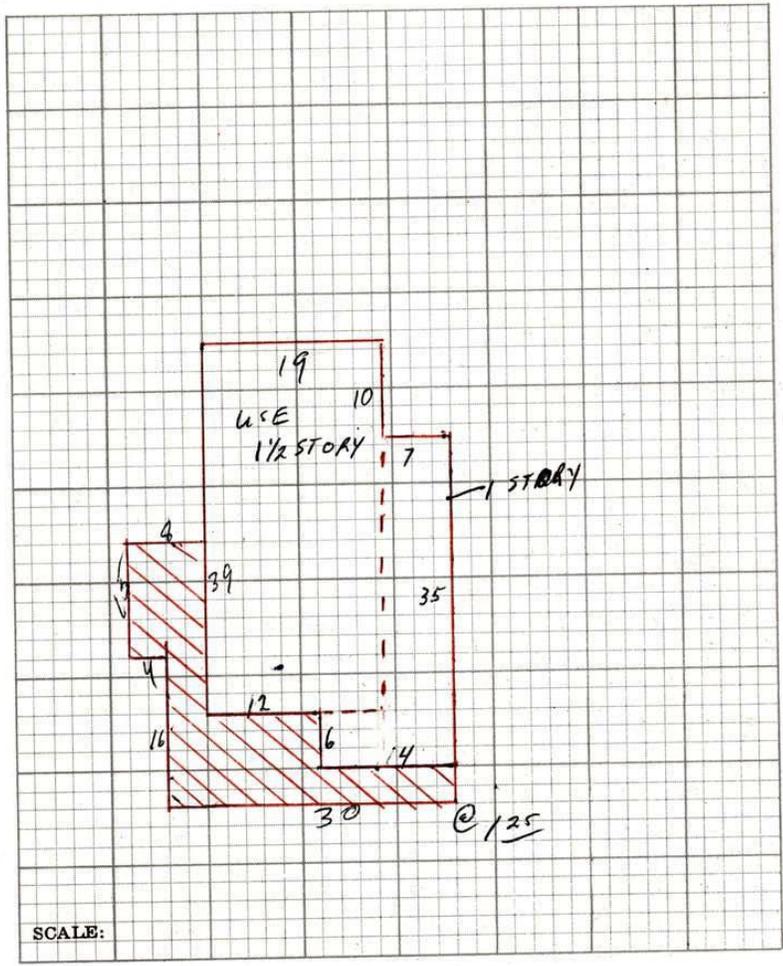
Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings	Additions	Additions
Foundation—Stone <input checked="" type="checkbox"/> 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 _____ @ <u>1 25</u> <u>425</u>		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub. <u>1</u> Trays <u>550</u>		
Basin <u>2</u> Sink <u>2</u> Toilet <u>2</u> <u>370</u>		
Wtr. Sfr. _____ Shr. St. <u>1</u> O.T. _____		
Dishwasher _____ Garbage Disp. _____		
Heat—Stove <u>741 2nd story</u> H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. <u>390</u>		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant <u>204</u>		
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>1905</u>	Replacement Cost <u>7838</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>21</u>	
Total Building Value \$		

Appraised ① 10-17 1968 By 1701
 Appraised ② _____ 19 _____ By _____



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

REMARKS _____

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:

<input checked="" type="checkbox"/> entered in the National Register. ___ See continuation sheet	<u>Patrick Anderson</u>	<u>4/14/88</u>
___ 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 <u>stone</u>
	walls <u>wood</u>
	<u>stone</u>
	roof <u>metal</u>
	other <u>brick</u>

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.

___ See continuation sheet

8. Statement of Significance

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

Applicable National Register Criteria A B 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

X See continuation sheet

NPS Form 10-900a
 (Rev. 8-86)
 Utah Word Processor Format (02741)
 Approved 10/87

OMB No. 1024-0018

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

Acreage of property 0.09 acres

UTM References

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

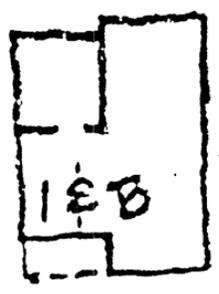
name/title Roger Roper/Historian

organization Utah State Historical Society date February 1988

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

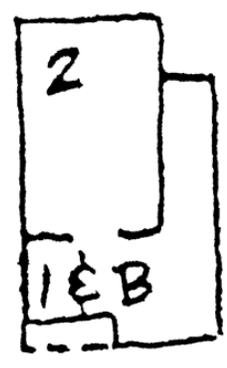
city or town Salt Lake City state Utah zip code 84101

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.