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

1 IDENTIFICATION

Name of Property: James Cassidy House

Address: 33 KING RD

City, County: Park City, Summit County, Utah

Current Owner Name: LECLERC MICHAEL G

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 OFFICE CONT 5734.79 SQ FT; 0.13 AC

2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>Date:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☐ building(s), attached</td>
<td>☐ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
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<tr>
<td>☐ building(s), detached</td>
<td>☐ Not Historic</td>
<td>☐ Full ☐ Partial</td>
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<tr>
<td>☐ building(s), public</td>
<td>☐ structure(s)</td>
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</tbody>
</table>

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

3 DOCUMENTATION

Photos: Dates

☑ tax photo: c. 1940
☐ 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

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


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage 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. 1880

Builder: ☐ Not Known  ☑ Known:  (source: )

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:
   ☑ Settlement & Mining Boom Era (1868-1893)
   ☐ Mature Mining Era (1894-1930)
   ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

   Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 4: 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**

**Owner's Name:** Holm, Julius  
**Owner's Address:** Park City  
**Location:** all of lot 56 & 20 ft of lot 55  
**Kind of Building:** R.S.  
**Schedule:** 1  
**Class:** 3  
**Base Factor:** 14

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<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
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**No. of Rooms:** 6  
**Condition:**

**Description of Building**

- **Foundation:** Stone: Conc.
- **Ext. Walls:** Siding
- **Roof:** Type: Mat
- **Dormers:** Small, Med., Lg.
- **Bays:** Small, Med., Lg.
- **Porches:** Front 14'0" @ 55  
  Rear  
- **Basement:** x  
- **Attic:** Rooms: Unfin.
- **Plumbing:**  
  - Class: Tub, Trays
  - Hts., Ftns., Shr.
- **Heat:** Stove: H. A., Steam: S.
- **Finish:**  
  - Mantels
- **Cabinets:**
- **Tile:**  
  - Walls
  - Floors
- **Lighting:** Lamp, Drops

**Total Additions and Deductions:** 324  
**Net Addition or Deductions:** 386  

**REPRODUCTION VALUE:**

- **Depreciation:** 6110  
- **Reproduction Val. Minus Dep.:** 1664

**Age:** Yrs. by Owner, Tenant, Neighbors Records.  
**Remodeled:** Est. Cost., Remodeling Inc.

**Garage—S 8—C:** (88)  
**Cars:** 1  
**Roof:** Tin  
**Floor:** Wood  
**Remarks:**

**Total Building Value:**

**Original Record:**  
**Appraised:** 1941

**Card No.:**  
**Year:**  
**By:**
Serial No. RE 694

Location: Block 21, 20/20 + 15 = 1120 + 56

Kind of Bldg. 384

Class 8

Type 1 2 3 4, Cost $1700

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<td>$1700</td>
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Gar.—Carport x Flr. Walls Cl.

Description of Buildings:

- Foundation: Stone
- Ext. Walls: Siding
- Insulation: Floors, Walls, Cigs.
- Roof Type: Shd
- Dormers: Small Med. Large
- Bays: Small Med. Large
- Porches: Front @ 80 115
- Rear @
- Porch @
- Metal Awnings: Mtl. Rail
- Basement Entr. @
- Planters @
- Cellar-Bsm.: 1/4 1/2 3/4 3/4 Full Floor
- Attic Rooms Fin. Unfin.
- Class: Tub 1 Trays
- Basin 1 Sink 1 Toilet
- Wtr. Strtr. 1 Shr. St. 1 O.T.
- Dishwasher 1 Garbage Disp.
- Built-in-Appliances:
- Oil 1 Gas 1 Coal 1 Pipeless 1 Radiant
- Air Cond. 1
- Finish: Fir 1 Hd. Wd.
- Floor: Fir 1 Hd. Wd. Other
- Cabinets 1 Mantels 1
- Tile—Walls 1 Wainscot 1 Floors
- Storm Sash: Wood D. S. Metal D. S.

Total Additions 1430

Year Built 1957 Avg. 57 Current Value $2133

Inf. by Owner—Tenant—Neighbor—Record—Est.

Remodel Year Est. Cost

Garage—Class 1 Depr. 2% 3% Carport—Factor

Cary: Floor Wood, Walls 1, Roof C1, Doors 1

Size: 10 x 18 Age 1931 Cost 13 3 x 32% 37

Other

Total Building Value

Appraised 5-8-1928 By 1302
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Att. Gar. — C.P. x Flr. Walls x Cl. x

Description of Buildings

Foundation — Stone Conc. Sills

Ext. Walls Gardening

Roof Type Flat Mtl. Pat

Dormers — Small Med. Large

Bays — Small Med. Large

Porches — Front 140 @ 40 202

Rear

Porch

Planter

Ext. Base. Entry

Cellar-Basmt. — ¼ ½ ¾ ¾ ½ Full Floor

Bmt. Gar.


Attic Rooms Fin. Unfin.

Plumbing

Class

Traps

Basin

Sink

Toilet

Wtr. Sftr.

Shr. St.

O.T.

Dishwasher

Garbage Disp.


Oil

Coal

Pipeless

Radiant

Air Cond. — Full Zone

Finish — Flr. Hd. Wd. Panel

Floor — Flr. Hd. Wd. Other

Cabinets

Mantels

Tile — Walls Wainscot Floors

Storm Sash — Wood D. S. Metal D. S.

Awnings — Metal Fiberglass

Total Additions 1101

Year Built 1901

Avg. 1902

Replacement Cost 3738

1964

Age 2.

Obsolescence

Inf. by

Owner - Tenant -
Neighor - Record - Est.

Adj. Bld. Value

Conv. Factor x .47

Replacement Cost — 1940 Base

Depreciation Column 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value $
<table>
<thead>
<tr>
<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
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<td>Depr. 2%</td>
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<td>Size</td>
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<td>Age</td>
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<td>1940 Base Cost</td>
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**REMARKS**

- Average Year of Construction Computation:
- **Year 1941** $2389 = 91% x 64% Year = . . .
- **Year 1941** $2389 = 9% x 1% Year = . . .

**Average Year of Construction** 1907

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
Structure/Site Information Form

1

Street Address: 33 King
Park City, Summit County, Utah
Name of Structure: James Cassidy House
Present Owner: Michael G. Larkin
Owner Address: P.O. Box 2082, Park City, UT 84060

UTM: 12 458210 4498630
T. R. S.

Year Built / Tax Record: Effective Age: Tax #:
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 thense South 48 degrees 15 minutes 40 seconds West
(See continuation sheet)

2

Original Owner: probably James Cassidy
Original Use: Residence
Construction Date: c. 1880
Demolition Date:
Present Use:

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
☑ Excellent    ☐ Site    ☐ Unaltered    ☐ Significant    ☐ Not of the Historic Period
    ☐ Good       ☐ Ruins    ☐ Minor Alterations    ☐ Contributory    ☐ National Landmark
    ☐ Deteriorated    ☐ Major Alterations    ☐ Not Contributory    ☐ National Register

3

Photography: Date of Slides: 1983
Slide No.: 1983
Date of Photographs: 1983
Photo No.
Views: □ Front □ Side □ Rear □ Other
Views: □ Front □ Side □ Rear □ Other

Research Sources:
☑ Abstract of Title    ☑ Sanborn Maps
☑ Plat Records / Map    ☐ City Directories
☑ Tax Card & Photo    ☑ Biographical Encyclopedias
☑ Building Permit    ☑ Obituary Index
☑ Sewer Permit    ☑ County & City Histories
☐ Newspapers    ☑ Utah State Historical Society
☐ U of U Library
☐ BYU Library
☐ USU Library
☐ SLC Library
☑ Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Researcher: Roger Roper
Date: 4/84
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:
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' x 75' parcel of fenced land. 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 Tippett 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 Bounty 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 Bounty 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.