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
City, County: Park City, Summit County, Utah
Current Owner Name PHILLIPS MICHAEL C
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 Evaluation* Reconstruction Use
☑ building(s), main ☑ Landmark Site Date: Original Use: Residential
☐ building(s), attached ☐ Significant Site Permit #: Current Use: Residential
☐ building(s), detached ☐ Not Historic ☐ Full ☐ Partial
☐ building(s), public
☐ building(s), accessory
☐ structure(s)

*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.

Research Sources (check all sources consulted, whether useful or not)
☐ abstract of title
☐ tax card
☐ original building permit
☐ sewer permit
☐ Sanborn Maps
☐ obituary index
☐ city directories/gazetteers
☐ census records
☐ biographical encyclopedias
☐ newspapers

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☐ other:

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

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.
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 ½
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.

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: )

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

Date of Construction: c. 1881

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.
<table>
<thead>
<tr>
<th>No. of Rooms</th>
<th>Condition</th>
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<tr>
<th>Description of Building</th>
<th>Add</th>
<th>Deduct</th>
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<tr>
<td>Foundation—Stone Conc.</td>
<td>1/2</td>
<td>None</td>
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<tr>
<td>Ext. Walls—Siding</td>
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<tr>
<td>Insulated—Floors Walls</td>
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<tr>
<td>Roof—Type</td>
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<tr>
<td>Dormers—Small Med.</td>
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<tr>
<td>Bays—Small Med.</td>
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<td>Porches—Front</td>
<td>312</td>
<td>100</td>
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<tr>
<td>Rear</td>
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<tr>
<td>Collar—Bas’m—1/4 1/2 1/4 full-floor 1/2</td>
<td>327</td>
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<td>Basement Apts.—Rooms Fin.</td>
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<td>Attic Rooms—Fin. Unfin.</td>
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<td>Plumbing—Class Basin 1 Trays 1</td>
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<td>Heat—Stove X H. A. Steam S. Blr.</td>
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<td>Air Conditioned—Incinectors</td>
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<td>Radiant—Pipeless</td>
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<td>Finish—Hd. Wd.</td>
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<tr>
<td>Cabinets—Mantels</td>
<td>125</td>
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<td>Tile—Walls Waicnest.</td>
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<td>Lighting—Lamp Drops</td>
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Total Additions and Deductions: 689 539 + 361

Net Additions or Deductions: -533

Age 55

Owner

REPRODUCTION VALUE: $3962

Depr. 12-3-4-5-6: 29.50 %


Garage—S 8 C Depr. 2% 3%. Obsolescence: $1

Cans: Walls: Out Bldgs.: $8

Roof Size x Age: $8

Floor: Cost: Depreciated Value Garage: $8

Remarks: Total Building Value: $8

Appraised: 10/1942 By CAO AJ
<table>
<thead>
<tr>
<th>OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Depr. Value</th>
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Form T.C. 74  
State of Utah - State Tax Commission
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<thead>
<tr>
<th>Location</th>
<th>461 PINE</th>
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<tbody>
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<td>Kind of Bldg.</td>
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<td>St. No.</td>
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<td>Class</td>
<td>Type 1 2 3 4 Cost $</td>
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<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
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<td>x</td>
<td>1028</td>
<td></td>
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<td>3419</td>
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</table>

Gar.—Carport x x Flr. Walls Clt.  

Description of Buildings  

| Foundation—Stone | Conc. | None |
| Ext. Walls | SIDING |
| Insulation—Floors | Walls | Cigs. |
| Roof Type | GAF x IMP Mt. |
| Dormers—Small | Med. Large |
| Bays—Small | Med. Large |
| Porches—Front | 317 @ | 100 | 312 |

Rear @  
Porch @  
Metal Awnings Mtl. Rail  
Basement Entr. @  
Planters @  
Collar-Basmt. — ¼ ½ ¾ ¾ ¾ ¾ Full Floor  
Attic Rooms Fin. Unfin.  

Plumbing  

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<tr>
<th>Class</th>
<th>Tub</th>
<th>Trays</th>
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<tr>
<td>Basin</td>
<td>Sink</td>
<td>Toilet</td>
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<tr>
<td>Wtr. Sfr.</td>
<td>Shr. St.</td>
<td>O.T.</td>
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<tr>
<td>Dishwasher</td>
<td>Garbage Disp.</td>
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Built-in-Appliances  

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<tbody>
<tr>
<td>Oil</td>
<td>Gas</td>
<td>Coal</td>
<td>Pipeless</td>
<td>Radiant</td>
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</table>

Air Cond.  

| Finish—Fir | Hd. Wd. |
| Floor—Fir | Hd. Wd. | Other |
| Cabinets | Mantels |
| Tile—Walls | Wainseot | Floors |
| Storm Sash—Wood D. | S. | Metal D. | S. |

Total Additions  

| Total | 1676 |

Year Built  

| Avg. | 52 |

Owner—Tenant—Neighbor—Record—Est.  

Remodel Year  

| Est. Cost |

Garage—Class  

| Depr. 2% 3% |

Cars  

| Floor | Walls | Roof | Doors |

Size—x Age Cost x %  

Total Building Value  

| $ |

Appraised 11-29-57 By | 1371 |
 Owners Name: 404 PARK AVE

Location: 404 PARK AVE

Kind of Bldg: RES St. No.

Class: 3 Type 104a Cost $1,000

Stories | Dimensions | Sq. Ft. | Factor | Totals | Totals
--- | --- | --- | --- | --- | ---
1 | x x | 102' W | | $43.65 | $
1 1/2 | x x | 741 | | $153.4 |

Att. Gar. — C.P. x Flr. Walls Cl.

Description of Buildings

| Foundation | Stone X | Conc. | Sills
--- | --- | --- | ---
Ext. Walls | 8 1/2 D | (A) | | |
Roof Type | 1/2 P | Mtl. ACLg. | SHEETING |
Dormers | Small | Med. | Large
Buy-Clouds | Small | Med. | Large
Porches | Front | 340 @ | 1 2 5 |
Bear | |
Porch | |
Planters | |
Ext. Base. Entry | |
Cellar-Bsmnt. | 3/4 1/2 1/4 1/4 Full | Floor |
Bmt. Gar. | |
Attic Rooms Fin. | Unfin.
Plumbing | Class 1 | Tub. 1 | Trays | 550
Basin | 2 | Sink 2 | Toilet 2 | 370
Wtr. Sfr. | Shr. St. | O.T.
Dishwasher | | Garbage Displ. |
Heat - Stove | H.A. | PA X HW | Stkr. | Elec. | 390
Oil | Gas X | Coal | Pellet | Radiant |
Air Cond. | Full | Zone |
Finish - Fir. | Hd. Wd. | Panel |
Floor - Fir. | Hd. Wd. | Other |
Cabinets | Mantels |
Tile - Walls | Wainscot | Floors |
Storm Sash | Wood D. | S. | Metal D. | S. |
Awnings | Metal | Fiberglass |

Total Additions: 1939

Year Built: 1905 Avg. 1925 Replacement Cost: 7838

Inf. by [Owner - Tenant - Neighbor - Record - Est.]

Adj. Bid. Value

Conv. Factor: .47

Replacement Cost: 1940 Base
Depreciation Columns 2 3 4 5 6
1940 Base Cost, Less Depreciation

Total Value from reverse side: 31

Total Building Value: 1

Appraised 10-17-1969 By 1207
Appraised 10-17-1969 By 1207
### RESIDENTIAL OUT BUILDINGS

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<tr>
<th>Age</th>
<th>Size</th>
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<th>Conv. Fac.</th>
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</table>

Wood Shed: 30' x 10' 140.50 70.50 30 2.1

Garage — Class: Depr. 2% 3%

Cars: Floor Walls Roof Doors

Size: x Age: Cost: x 47% 1940 Base Cost: x % Depr.

**Remarks**

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**TC-74 REV. 61**

STATE OF UTAH — STATE TAX COMMISSION
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
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
____ private X building(s) contributing noncontributing
____ public-local ____ district 1 _____ buildings
____ public-State ____ site _____ sites
____ public-Federal ____ structure _____ structures
____ object _____ objects

1 0 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.

[Signature]

February 25, 1988

Signature of certifying official
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
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

√ entered in the National Register. __ 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] [Date]

Patrick Arden 4/14/88

Signature of the Keeper
Date

6. Functions or Use

Historic Functions
(enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(enter categories from instructions)

DOMESTIC: single dwelling
7. Description

Architectural Classification Materials
(enter categories from instructions) (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.

___ 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)

Architecture

Industry (mining)

Period of Significance c. 1881-1929

Significant Dates

1881

1887

C. 1892

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 Margarett 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 Margarett 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
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.

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

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

3 The 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.

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

5 Photographs 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.

(doc 02981)
9. Major Bibliographical References

Park Record, 1880-1907.
Sanborn Maps, Park City, Utah, 1889, 1900, 1907, 1940.
Utah Gazetteer, 1892-93.

Previous documentation on file (NPS):

___ 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:

X State Historic preservation office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other

Specify repository:

See continuation sheet

10. Geographical Data

Acreage of property 0.09 acres

UTM References

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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
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.