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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N/A not for publication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)

other: T-cottage

Materials

(enter categories from instructions)

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

Cultural Affiliation
<u> N/A </u>

Significant Person	Architect/Builder
<u> N/A </u>	<u> unknown/unknown </u>

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

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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:
X 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	<u>1/2</u>	<u>4/5/8/0/5/0</u>	<u>4/4/9/9/1/2/0</u>	B	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / /</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / /</u>	D	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / /</u>

____ 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

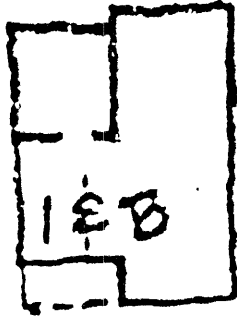
The boundary is based on the legal description of the property that has historically been associated with the building.

____ See continuation sheet

11. Form Prepared By

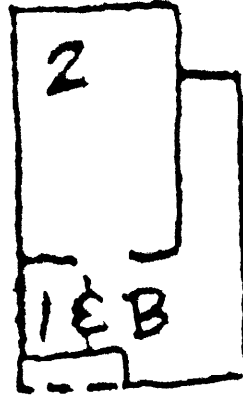
name/title Roger Roper/Historian
organization Utah State Historical Society date February 1988
street & number 300 Rio Grande telephone (801) 533-6017
city or town Salt Lake City state Utah zip code 84101

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.