

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 33 King Park City, Summit County, Utah UTM: 12 458210 4498630
 Name of Structure: James Cassidy House T. R. S.
 Present Owner: Michael G. Larkin
 Owner Address: P.O. Box 2082, Park City, UT 84060
 Year Built (Tax Record): Effective Age: Tax#: PC 694
 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 thence South 48 degrees 15 minutes 40 seconds West
 (See continuation sheet)

2 STATUS/USE

Original Owner: probably James Cassidy Construction Date: c. 1880 Demolition Date:
 Original Use: Residence Present Use:
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

3 DOCUMENTATION

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

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

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

Summit County Records. Quit Claim Deed Book "D" p. 210.

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:

Construction Date: c. 1880

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'x75' parcel of fenced land.¹ 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 Boundy 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 Boundy 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.