

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **James Gibson House**

Address: 835 EMPIRE AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-312

Current Owner Name: TAYLOR DELMAR C

Parent Parcel(s):

Current Owner Address: 1161 SIERRA VISTA DR, LA HABRA, CA 90631-2768

Legal Description (include acreage): LOT 5 & S 1/2 LOT 6 BLK 30 SNYDERS ADDITION TO PARK CITY; 0.06 AC

2 STATUS/USE

Property Category

- building(s), main
 building(s), attached
 building(s), detached
 building(s), public
 building(s), accessory
 structure(s)

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

Original Use: Residential
Current Use: Residential

*National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1940
 prints: 1983, 1995 & 2006
 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
 city/county histories
 personal interviews
 Utah Hist. Research Center
 USHS Preservation Files
 USHS Architects File
 LDS Family History Library
 Park City Hist. Soc/Museum
 university library(ies):
 other:

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.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

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.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

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: Shotgun type / Vernacular style

No. Stories: 1 1/2

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

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 site includes a retaining wall of wooden boards held with vertical wooden ties. Also, a set of wooden steps leads from the finished road grade to midpoint in the front yard.

Foundation: The foundation is obscured by wood siding and therefore, unable to be verified.

Walls: The exterior walls are clad in non-beveled (drop-novelty) wood siding and corner boards. A single story porch wraps around the north side of the house to the midpoint where it meets a rear shed extension that also projects to the north. The porch is supported by square posts and the balustrade includes narrow turned balusters.

Roof: The roof is a gable form with several shed extensions and is sheathed in asphalt shingles. The chimney is located in one of the rear, shed additions.

Windows: The windows are single double-hung sash units with simple trim casings. The main door is a frame-and-panel door glazed with two narrow vertical lights and a transom window--it is obscured by a screen door. A second door appears to have been cut into the side of the gable adjacent to the original opening.

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 in the National Register nomination form completed in 1984 (see USHS Structure/Site Form).

Alterations include the addition of the wrap around porch and small shed extension from the main gable bay to the porch. This porch was added before 1983. The rear additions, built into the hill at the rear of the lot, appear on the 1900 Sanborn map and are assumed to be original.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house sits nearly eight feet above the finished road grade on approximately 0.06 acres. The rear additions are built into the hill at the back of the lot. Landscaping is informal and includes lawn and deciduous and evergreen trees. The retaining wall with ties appears in the photographs as early as the c. 1940 tax photo. The home is surrounded by house of similar size and scale.

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.

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 shotgun house was not a common house type built in Park City during the mining era, but is the same form as the hall-parlor or gable front house.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. 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:)

Date of Construction: c. 1895¹

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. 1: Northeast oblique. Camera facing southwest, 2006.

Photo No. 2: East elevation (primary façade). Camera facing west, 1995.

Photo No. 3: Northeast oblique. Camera facing southwest, 1983.

Photo No. 4: East elevation (primary façade). Camera facing west, 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.



Property Type:

Historic Preservation Research Office

Structure/Site Information Form

Street Address: 835 Empire
Park City, Summit County, Utah

UTM: 12 457690 4499460

Name of Structure: James Gibson House

T. R. S.

Present Owner: Beth H. and Delmar Taylor

Owner Address: 1161 Sierra Vista Drive, LaHabra, CA 90631

Year Built (Tax Record):
Legal Description:

Effective Age:
Kind of Building:

Tax #: SA 312

Lot 5 and 5 1/2, Lot 5 Block 30 Snyder's Addition

Less than one acre.

Original Owner: Unknown

Construction Date: c. 1895

Demolition Date:

Original Use: Residence

Present Use:

Building Condition: Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|---|--------------------------------|---|---|-------------------------------------|--|---|
| <input checked="" type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

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:

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input checked="" type="checkbox"/> Other Census Records |

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

1900 Census Records. Summit County, Park City Precinct, p. 187-A.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This is a one and one half story frame building with a gable roof that is oriented toward the street. It cannot be grouped into any particular category of the standard house types of Park City, but it can be visually linked to the hall and parlor house because of its rectangular form and gable roof, and to the shotgun house which, like 835 Empire, is oriented gable end to the street. It has a one story shed extension on the north side, and another across the back of the house which is set into the hillside. The south half of the rear extension has a stone foundation which was probably used as a root cellar. It is unclear whether the extensions are original or whether they are in-period additions. They are included on the 1900 Sanborn Insurance Map, the first map on which the building is identified. The wood siding and window and door of the extensions match those elements of the main block which suggest that the house was built as a single unit. The windows are the one over one light, double hung sash type. If not original, the extensions in no way affect the original character of the one and one half story block. There are two doors at the front of the house, one into the east side of the shed extension, and one into the north side of the main block. A flat roof porch wraps around the northeast corner of the building. It has straight piers and a balustrade of lathe turned posts. The porch is not original, but it was
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1895

Built c. 1895, the James Gibson House at 835 Empire is significant as a one of a kind house type in Park City. The majority of Park City houses were built as hall and parlor houses, T/L cottages, and pyramid houses or variants of the pyramid house. Shotgun houses and bungalows occur in fewer numbers, but were also significant types. About 20% of the in-period extant buildings in Park City, including 835 Empire, did not specifically fit into any one category or were altered so dramatically that the original type was not identifiable. This house can be visually tied with the shotgun because of its gable end orientation, and to the hall and parlor house because of its gable roofed rectangular form. It, however, differs from both types, and is unlike any other extant house in Park City. It documents the fact that although standard house types were the rule in Park City, exceptions to the standard types were also built. This house is one of only three well preserved examples of houses that are exceptions to the standard type, all of which are included in this nomination.

This house was probably built in the 1890s, but the exact date of its construction and the name of its original owner are not known. The house was built by at least 1900, as indicated by the Sanborn Insurance Maps which first covered this area that year. The first recorded transaction involving this property was in 1905 when James Gibson received title to it as the high bidder in a special auction which involved the sale of over a dozen Park City properties. Gibson bid \$150 but had to pay only \$75 to assume ownership of this property.

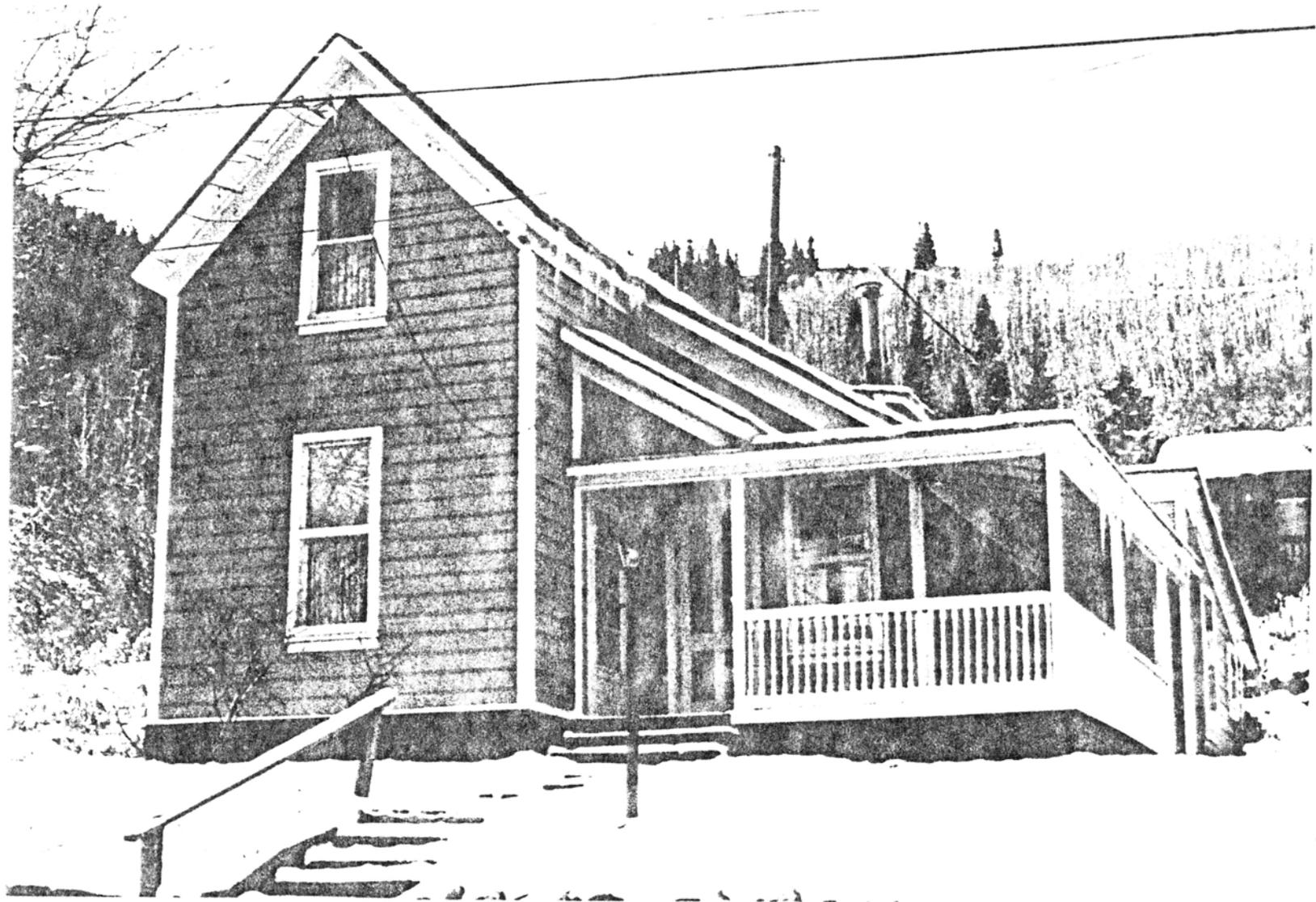
James Gibson was born in Utah in 1870 and came to Park City to engage in mining some time before 1900. The 1900 Census records indicate that at that
(See continuation sheet)

835 Empire
Description continued

designed to complement the building and does not affect its original character. The building is in excellent condition.

History continued:

time he was renting a house on Anchor Street. Living with him in that house were his wife Emma, whom he had married in 1898, their infant child, and his brother Alexander. The Gibsons apparently moved into this house in 1905 and owned it until 1947.







835