



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Richard Richardson House

Address: 1102 Park Avenue

Date of Construction: c. 1909

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PINN-1

Current Owner: US Bank National Association (trustee)

Legal Description (include acreage): LOT 1 PINNELL REPLAT SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 0.05 AC 1755-28-41 1970-1030 US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR GSR 2006-1F 1970-1030; 0.05 AC

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

- Building
- Structure
- Site

National Register of Historic Places:

- Eligible
- Ineligible
- Listed, Date:

Evaluation:

- Landmark Site
- Significant Site
- Non Historic

DOCUMENTATION

Photographs:

- Tax Photos
- Prints:
- Historic

Research Sources:

- Sanborn Maps
- tax Card
- Census Records
- City/ County Histories
- Personal Interviews
- Park City Museum
- Newspapers
- Other:

DESCRIPTION

Architectural Style: Hipped Roof or "Pyramid" House

No. Stories: 2

Number of Associated Structures: Accessory building(s). # Structure(s). #

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: _____, original location: _____)

Materials: (Describe the visible materials)

Exterior Walls: Drop-novelty wood siding and trim (unable to determine if materials are new, original, or a mix of both)

Foundation: Not visible and therefore its material cannot be verified

Roof: Asphalt shingle

Windows/Doors: Double hung windows in wood casings. Visible doors are wood with large upper panel of glazing

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

1102 Park is a pyramid type house that recently had a large addition built. The pyramid house is one of the main three house types built during the historic park City mining era. The two story addition was built sometime between 1995 and 2006. The hipped roof is sheathed with composition shingles, as is the complex roof of the addition. This replaced standing seam metal roofing shown in 1995. A brick chimney can be seen at the peak of the roof. The house is clad with drop-novelty wood siding, which was either uncovered or replaced the shingle siding shown in the 1995 photo. The windows all appear to be one-over-one double hung sash windows, with a pair on either side of the off center door. The door is a wood frame and panel door with a large upper light. The porch wraps from the west façade to the south façade and is covered by an extension of the main roof. This is supported by square posts that are topped with decorative brackets and are similar to the brackets shown in the c. 1940 photo, though

smaller. The porch is slightly raised and has steps leading up to it in a few areas. The foundation is not visible. A concrete driveway has been added to the north, probably at the same time as the addition. The cumulative formal and material changes have diminished its historic value.

SIGNIFICANCE

Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

This house was built sometime between 1907 and 1929. Information from a previous Historic Site Form states that it was built approximately 1909. The owner of the property at this time was Richard L. Richardson. He appears on the 1910 census, living in another house on Park Avenue with his wife Jennie and their daughter Grace. He owned his own junk business, as stated by the census. It is unknown if they ever lived in this house. The house was sold to Kenneth Gibson in 1921.

The house does not appear on the 1920 or 1930 censuses, and it is unknown if anyone occupied it during that time span.

Henry Kenneth Gibson appears on the 1940 census, here with his wife Hannah and their 3 children. He worked as a utility man for a mine. He was born in Park City in 1896 and died in 1943. His wife retained ownership of the house until 1956, when she sold it to Arthur and Jannett Moore. It is currently owned by the US Bank National Association.

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

1102 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940

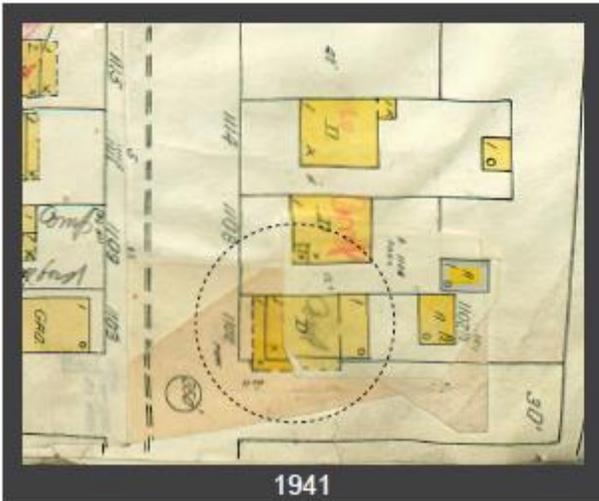
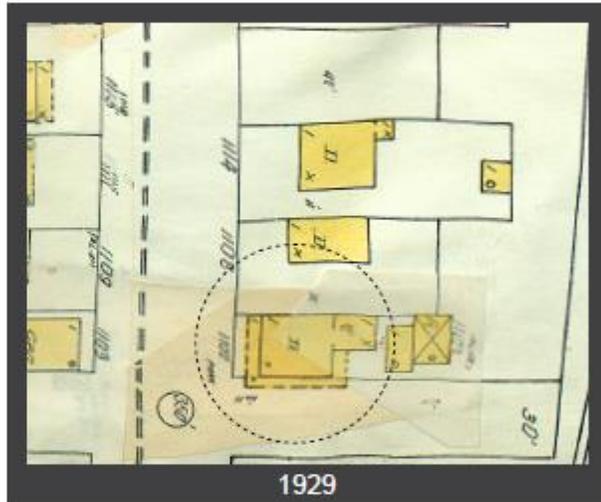
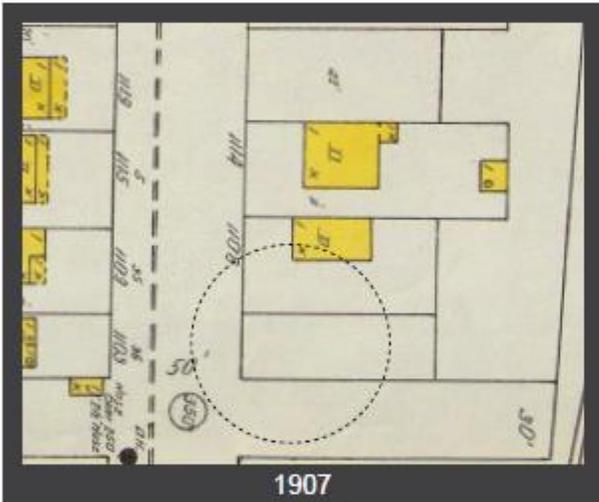
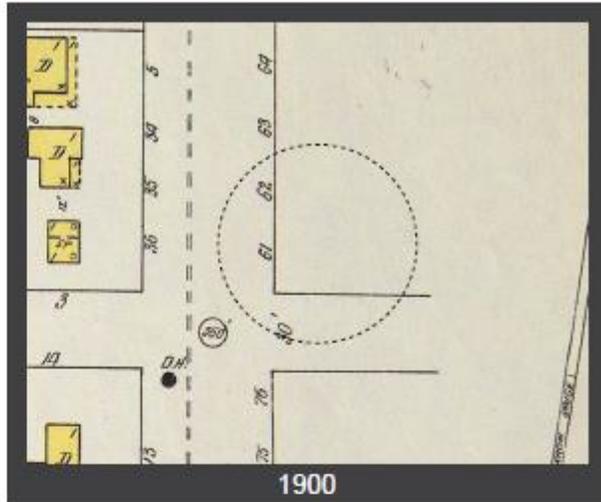
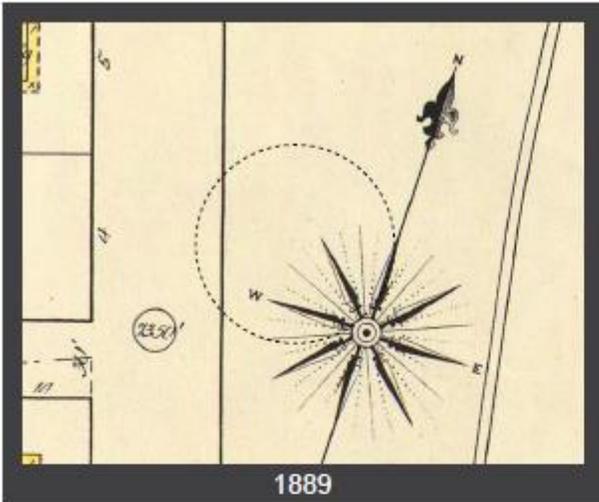






MAPS

1102 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor in the State of Utah, and that a survey of the following described property was performed under my direction.

John Demkowicz
John Demkowicz
2-26-98
Date



LEGAL DESCRIPTION

PARCEL 1:
LOT 1, BLOCK 56, SYNDERS ADDITION TO THE PARK CITY SURVEY, according to the official plat thereof, on file and of record in the office of the Summit County Recorder.

PARCEL 2:
Beginning at the Southeast Corner of Lot 1, Block 56, SYNDERS ADDITION TO PARK CITY; and running thence North 35°59'00" West along the Easement line of said Block 56, 23.58 feet; thence North 54°01'00" East 27.00 feet to a point on the Easement line of said Block 56; thence South 54°01'00" East 27.00 feet to the point of beginning.

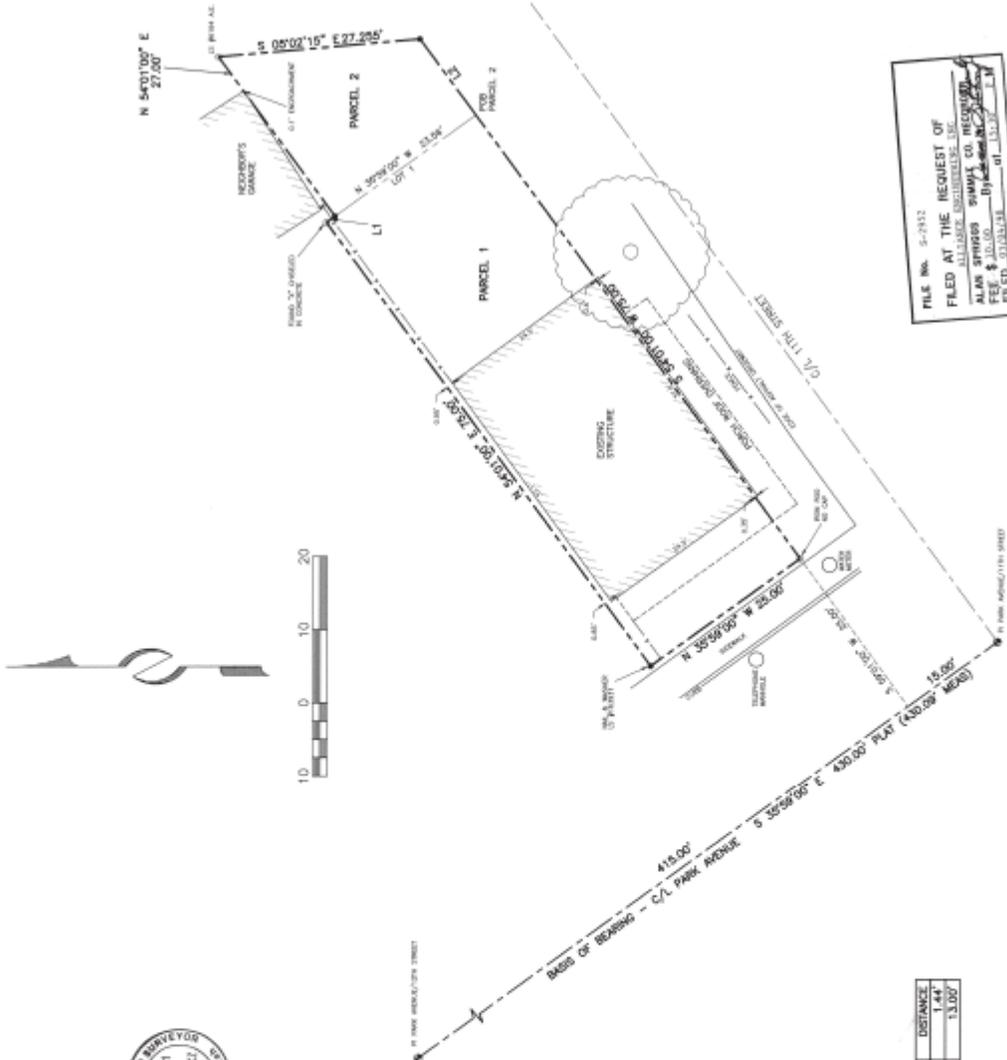
ABBREVIATE

1. Basis of survey: Found survey monuments as shown.
2. Property corners were set or found as shown.
3. Date of survey: 2/19/98
4. Property location: Section 16, T25, R1E, S10M
5. Purpose of survey: Real estate transaction
6. Improvements on the property are as shown on this survey.
7. Area coverage of the line of the survey was approximately 2 - 3.

LEGEND

- Found survey monument.
- Denote set iron rod and cap U.S. #143621, unless otherwise noted.
- ▲ Section corner
- Denotes found iron rod and cap, unless otherwise noted.

LINE	BEARING	DISTANCE
L1	S 35°59'00" E	1.44'
L2	S 54°01'00" W	13.00'



FILE NO. 5-2932
FILED AT THE REQUEST OF
JAMES W. BUCHANAN, INC.
ALAM & ASSOC. SUMMIT CO. RECORDERS
FEE \$ 10.00 BY *John Demkowicz*
FILED 03/03/98 at 11:27 A.M.

(435) 445-1407
ALAM & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS
303 West Street P.O. Box 2004 Park City Utah 84060

REVISIONS

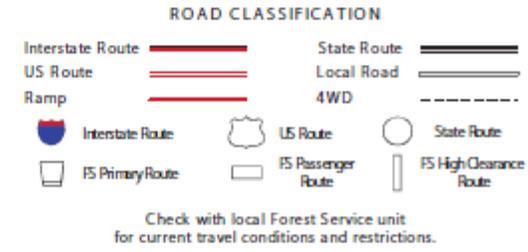
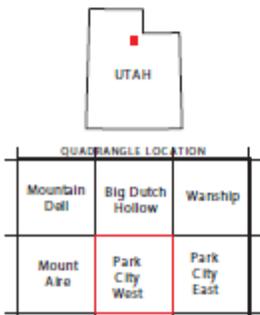
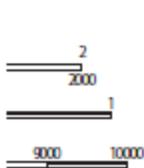
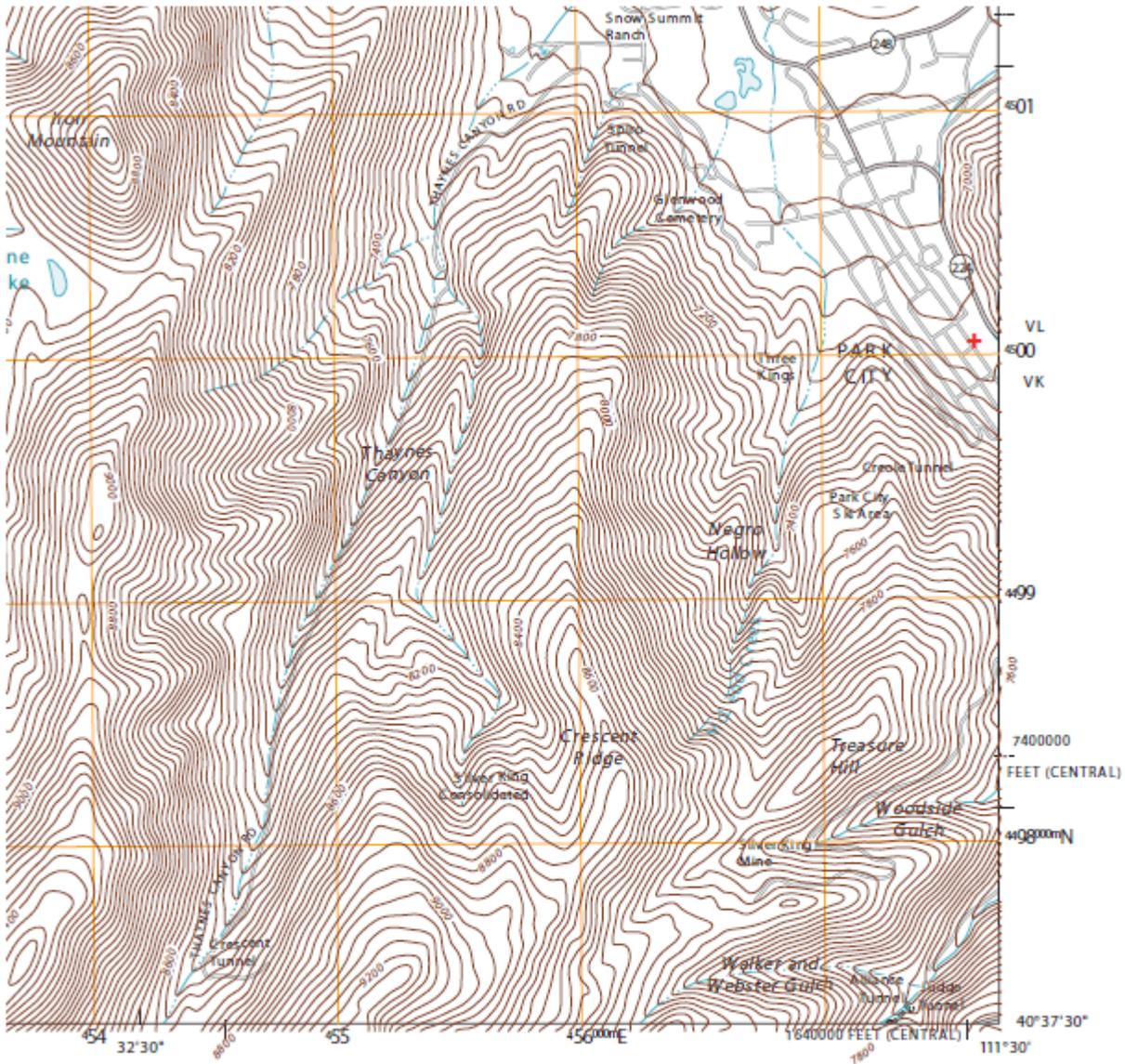
STAFF:
LAND CONSTABLE
MARTY MORRISON
MARSHALL KING

DATE: 2-24-98

PAGE 1 OF 1

SYNDERS ADDITION
LOT 1 + PARCEL 2
BLOCK 56
FOR: WALLACE BUCHANAN
JOB NO.: 1-2-98
FILE: Y:\3\1\5\98\56\0102286.dwg

1102 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—USGS Map



+ location on USGS Park City West 1:24000 Quadrangle Map (2011)

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]
 Address: 1102 Park Avenue
 City: Park City, UT
 Current Owner: US Bank National Association (trustee)
 Address: (see historic site form for address)
 Tax Number: PINN-1
 Legal Description (include acreage): Pinnell Replat Sub., platted 4/18/2000 (SA BK56 L1 & Ely parcel) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L-1-16]
6/15/1905	3rd District Court	A.W. McEmery	Decree		[L-1-16]
6/12/1905	H. McEmery, Admin.	W.A. McEmery	Deed		[L-1-16]
2/15/1907	W.A. McEmery & wife	R.L. Richardson	W.D.		"1"
1/14/1919	R.L. Richardson	Jennie Richardson	W.D.		"1, N1/2 3, 4"
10/1/1921	R.L. Richardson, et ux	Kenneth Gibson, et ux	W.D.		"1"
12/16/1939	Kenneth Gibson	Hannah Gibson	W.D.		
9/28/1956	Hannah Gibson	Arthur J. & Jannett Moore	Q.C.D.		
11/19/1960	Arthur J. & Jannett Moore	Marie J. Hutt	Q.C.D.		
9/11/1964	Francis R. & Marie J. Hutt	Douglas B. & Edelean B. Hayward	W.D.		"1/2 und. interest"
9/11/1964	Francis R. & Marie J. Hutt	W. Keith & Oline H. Danzer	W.D.		"1/2 und. interest"
8/29/1978	Royal Street Land Company	Wallace E. Buchanan	Q.C.D.		[Ely parcel, see record for description]
6/17/1985	Douglas B. & Edelean B. Hayward	Wallace E. Buchanan	W.D.		"1/2 und. interest"
6/17/1985	Oline H. Danzer	Wallace E. Buchanan	W.D.		"1/2 und. interest"
6/30/1998	Wallace E. Buchanan	Gary W. Pinnell	W.D.		[property as it exists today, rest of form]
11/30/2005	Gary W. Pinnell	Jim Ring	W.D.		

Researcher: John Ewanowski, CRSA Architecture Date: 4/22/2014

1102 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

“Ken” Gibson Called

Early this morning at the L. D. S. hospital, “Ken” Gibson, died following a long illness with heart trouble. Mr. Gibson had been confined to his home since January, 1942, and had gradually weakened until yesterday, when he was taken to Salt Lake City for treatment, but to no avail, death occurring at 1:15 a. m. this morning.

Henry Kenneth Gibson was born in this city on February 11, 1896, living here during his boyhood days and attending our public schools. Twenty-seven years ago he made his home in Bingham Canyon, for 15 years—returning here 12 years ago, being employed at the Silver King shop, until forced to give up work.

He is survived by his wife, Annie Marchant Gibson, his step-father and mother, Mr. and Mrs. Than Gibson, one brother, Vern; three daughters, Mrs. Lon Larsen, Donna and Patsy Gibson, and one son, Wallace, and a foster-sister, Mrs. Emmett Brooks.

Funeral arrangements have not as yet been completed.

Park Record 2/18/1943