

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received MAR 13 1986

date entered APR 10 1986

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Loofbourow, James W. and Mary K., House

and/or common

2. Location

street & number 187 N. 100 East \_\_\_\_\_ not for publication

city, town Price \_\_\_\_\_ vicinity of

state Utah code 049 county Carbon code 007

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A <input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name David L. & Shauna F. O'Brien

street & number 187 N. 100 East

city, town Price \_\_\_\_\_ vicinity of state Utah 84501

5. Location of Legal Description

courthouse, registry of deeds, etc. Carbon County Courthouse

street & number Main Street

city, town Price \_\_\_\_\_ state Utah

6. Representation in Existing Surveys

title Block Survey of Price has this property been determined eligible? \_\_\_\_\_ yes  no

date 1985 \_\_\_\_\_ federal  state \_\_\_\_\_ county  local

depository for survey records Utah State Historical Society

city, town Salt Lake City state Utah

## 7. Description

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The James W. Loofbourow House, built in 1911, is a two-story frame house with a hip roof and a concrete foundation. The style of the house is eclectic, with design elements from the Victorian Eclectic and the Craftsman styles. A large frame addition was built on the rear in 1983 as part of an overall renovation of the house, but because of its compatible scale, form and materials, and because of its location at the rear, it does not significantly detract from the original integrity of the house.

The eclectic design of the house is unusual in both Price and in Utah. It has the basic form of a common type of Victorian Eclectic Style house--a hip roof central block with a projecting bay on the front--except that the bay has a hip roof instead of the typical gable roof. Other Victorian Eclectic features of the house include corbeled brick chimneys and leaded glass windows with a house-cut diamond pattern design. Contrasting with those Victorian Eclectic features are design elements from the Craftsman Style. Those include the flared eaves with wide three-foot overhangs, the short paired columns on the porch, the placement of the sills of the upper story windows at the eave line, and a variety of significant interior features. One of the most outstanding interior features is the flooring in the foyer, dining room and parlor, which is made of 7/8-inch strips of birch laid in a log cabin design. Also on the interior there are exposed beams, colonettes framing the entrances of the parlor and dining room, cove molding, built-in cabinets with leaded glass doors, a decorative brick fireplace in the parlor and a plate rail in the dining room. The elaborate Tiffany stained glass chandelier in the dining room is also original, and its design matches that of the leaded glass windows in that room.

The exterior of the house is in good condition and virtually unaltered except for the large rear addition, which will be discussed later. There are two large hip roof porches--one on the south side of the house and the other at the front (east facade). The porches are unaltered, and the porch on the south still has the original seating bench. The house is balloon frame with 2x4 walls and 1x4 horizontal cedar siding. The front door is oak with a full 1/4" bevelled glass. The south entrance door has an oval glass covering the upper half, with the lower portion being carved wood. The windows are generally fixed sash on the main floor and double hung on the second floor. There is a bay window in the dining room on the north side of the house with a flared-eave hip roof. The sidelight to the left of the front door has been replaced with a house-cut diamond shaped leaded glass window to match the other original windows of the house.

The interior of the home originally had nine rooms. The top floor had four bedrooms and one bath; the street level had a kitchen, dining room, foyer and parlor. All walls and ceilings are lath and plaster construction. The foyer has a walk-in closet with full bevelled mirror on the door. With the exception of the kitchen, most of the original woodwork on the main floor interior is intact.

In 1983 a major addition was commenced. A rear, lean-to frame porch (an earlier addition) was removed for this remodeling. The new one-and-one-half

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Loofbourow House

Continuation sheet Carbon County, Utah

Item number 7

Page 2

For NPS use only  
received  
date entered

story addition includes a rear entrance, an interior stairway and a two-stall garage on the main floor, and a bathroom and large bedroom on the second floor. The windows in the new addition, like those in the original house, are the double-hung sash type. The roof on this addition matches that of the original house, as does the siding and soffit. Straight-grain fir trim was used around all windows, doors and lower foundation. The siding on the rear addition is 1x4 mahogany which matches exactly with the original 1x4 cedar siding. Small portions of damaged siding on the side walls of the original house have been replaced with the new mahogany siding.

At the same time the rear addition was built the interior of the house was renovated and restored. Carpet was removed from the floors, exposing the original hardwood flooring, and the original wallpaper in the dining room, parlor and foyer was removed and replaced with wallpaper closely matching the original. The foyer and parlor have solid brass lighting fixtures with original cut crystal. The dining room still has the original stained, leaded glass Tiffany fixture. The original stairway is four feet wide and consists of 15 steps to the upstairs landing. Two of the upstairs bedrooms have not been altered but have been redecorated. One small bedroom now is the large guest bathroom. The other small bedroom was made into a dressing room and closet area connecting to the master bedroom in the new rear addition. Hardwood trim was used exclusively in all of the remodeling. All new plumbing and electrical has been installed to comply with the latest building codes.

The kitchen was the only room on the main floor of the original house to be remodeled. The cabinets are of solid oak and extend to the full height of the 9'6" ceiling, and the ceiling molding is the same type found in other rooms in the house. Period brass light fixtures were installed in the kitchen as part of the remodeling. Between the kitchen and dining room is an original hardwood swinging door.

This house has a half-basement which originally had a coal hot-air gravity heating system and fruit room. The heating system has been updated to gas forced air, and the basement has been remodeled into an office for the owner's plumbing business. The main and upper floors of the house currently serve as a private residence.

Total number of contributing buildings: 1

Total number of non-contributing buildings: 0

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1911 Builder/Architect unknown

### Statement of Significance (in one paragraph)

Built in 1911, the James W. and Mary K. Loofbourow House is significant as one of the very few remaining large and elaborate residences constructed in Price during a period of considerable building activity around 1910. The robust local economy at that time encouraged the construction of some of the most substantial commercial and public buildings in the community, as well as a number of residences. This house, with its two stories and its distinctive eclectic styling, represents the upper range of residential architecture in a community consisting primarily of one-story pyramid cottages and bungalows. Its well-preserved interior, particularly the elaborate woodwork on the main floor, contributes to the architectural significance of the house.

James W. and Mary K. Loofbourow purchased the property upon which this house was built in April 1910, but it was not until the spring of 1911 that construction of the house actually began.<sup>1</sup> Brief newspaper accounts described the house as "an eight room frame building...modern in every way,"<sup>2</sup> and as "one of the costliest [residences] in Eastern Utah."<sup>3</sup> By September 1911 the house was "about ready for occupancy."<sup>4</sup> Local tradition holds that the house was built by Lars Gunderson, a prominent local contractor, but there is no evidence from the newspaper accounts to support that claim.

James Wilbur Loofbourow was born in Columbus, Ohio in November 1859 and came to Utah with his wife, Mary K., and son, John S., in the early 1890s. By 1900 he was a resident of Price and was serving as manager of J.C. Weeter Lumber Company, a Park City-based company. It was the first lumber company established in Price and one of the longest lived.<sup>5</sup> Mr. Loofbourow's involvement in the lumber business may account for the elaborate woodwork in this house. In addition to his business activities, James W. Loofbourow served as county treasurer in 1903–04, and he was elected mayor of Price in 1924, serving one two-year term. Around 1936, the Loofbourows, accompanied by their daughter and her son, moved to Long Beach, California, where they remained for the rest of their lives. Mary Loofbourow died in the late 1930s or early 1940s, and J. W. Loofbourow died in 1946.<sup>6</sup>

Marie and Riley E. Moss purchased this house in 1918 from the Loofbourows, and it remained in the Moss family for the next 51 years. The Mosses operated a jewelry business and clothing store in Price for many years. Other owners of this house include Dr. Orrin Selman, a professor at the College of Eastern Utah, who eventually rented out some of the rooms to college students, and Wayne and Carolyn Erickson. The current owners, David L. and Shauna F. O'Brien, bought the house in 1980. In 1983 they commenced renovation of the house which resulted in the restoration of many of the original features as well as the addition of a garage and living area on the rear.

## 9. Major Bibliographical References

Carbon County News (Price, Utah), 1910-1912.

Eastern Utah Advocate (Price, Utah), 1910-1912.

Sweetring, Lucille Moss, interview, 1985.

## 10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Price, Utah

Quadrangle scale 1:24000

UTM References

A 

1	2	5	1	6	4	2	0	4	3	8	3	4	2	0
Zone			Easting				Northing							

B 

Zone			Easting				Northing							

C 

Zone			Easting				Northing							

D 

Zone			Easting				Northing							

E 

Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

Verbal boundary description and justification

Beginning at the NE corner of Lot 4, Block 4, Local Survey of Sec 16, T 14 S, R 10 E, thence S 80 feet, W 164 feet, N 80 feet, E 164 feet to beginning.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
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state	code	county	code
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## 11. Form Prepared By

name/title Roger Roper/Historian

organization Utah State Historical Society

date February 1986

street & number 300 Rio Grande

telephone (801) 533-6017

city or town Salt Lake City

state Utah

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

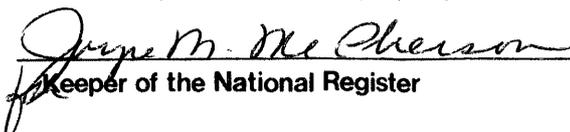
State Historic Preservation Officer signature



title A. Kent Powell, Deputy State Historic Preservation Officer date February 26, 1986

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I hereby certify that this property is included in the National Register

  
Keeper of the National Register

date 4/10/86

Attest:

date

Chief of Registration

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**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

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Loofbourow House

Continuation sheet Carbon County, Utah

Item number 8

Page 2

This house is one of the Loofbourow's two principal residences in Price. They lived there from 1911 until 1918, then in 1921 had a bungalow constructed one block away at 205 N. Carbon Avenue, where they lived until at least 1930. Their married daughter, Ruth Southworth, purchased that home from them at that time, though it is possible that they continued to live there with her after that. While living in that house James W. Loofbourow was elected mayor of Price, serving one two year term, 1924-25. Of these two Loofbourow houses, the bungalow on Carbon Avenue is more closely associated with Mr. Loofbourow's significant contributions in the community. He lived in that house for a slightly longer period, and while living there he served as mayor.

The Loofbourow House is architecturally unique in Price, and it is one of the few large, elaborate houses constructed in the city during the early twentieth century. Only two other well preserved houses of similar size and vintage have been identified in the community, and neither of them exhibit the degree of both interior and exterior architectural quality found on the Loofbourow House. One of those houses, the Moynier House, was determined eligible for the National Register in 1982. Unlike the eclectic styling of the Loofbourow House, the Moynier House is a straightforward example of the Box Style. Similarities between the two houses include their construction dates, their two-story box-like form, and the narrow horizontal siding on their exteriors. The vast majority of houses in Price are one-story bungalows or pyramid cottages constructed during the early years of the twentieth century.<sup>7</sup>

In addition to substantial residences such as the Loofbourow and Moynier houses, a number of important commercial and public buildings were constructed in Price during the period around 1910. They include the Price Carnegie Library, the Carbon Stake Tabernacle of the LDS church, the Carbon County Courthouse, the Weeter-Parker/Mahleres-Siampenos Building (National Register 1982), and the Hellenic Orthodox Church (National Register 1973). The growth and vitality of the community at that time can be attributed to the robust local coal industry, which has served as the primary economic force in Price and Carbon County for the past century.

<sup>1</sup>Eastern Utah Advocate, February 9, 1911, p. 5; March 23, 1911, p. 5.

<sup>2</sup>Carbon County News, May 26, 1911, p. 8.

<sup>3</sup>Eastern Utah Advocate, September 7, 1911, p. 5.

<sup>4</sup>Ibid.

<sup>5</sup>The Sun-Advocate, January 24, 1946, Sec. 2, p. 1.

<sup>6</sup>Ibid.

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**National Register of Historic Places  
Inventory—Nomination Form**

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Loofbourow House

Continuation sheet Carbon County, Utah

Item number 8

Page 3

<sup>7</sup>A profile of the town's housing stock was provided through a Block Survey conducted in Price during the fall of 1985 by Debbie Randall, architectural historian with the Utah State Historical Society. Though the survey is not finished, the areas of town which contain the majority of older houses have been completed. Results of the survey are available in the Preservation Research Office, Utah State Historical Society.