

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Ernest Lynn Kimball House**

Address: 911 EMPIRE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: EMPIRE-1 (?)

Current Owner Name: Mary Lou Toly, TRUSTEE

Parent Parcel(s): SA-302

Current Owner Address: PO BOX 489, PARK CITY, UT 84060-0489

Legal Description (include acreage): COMM S 35*59' E 12.5 FT FROM SE'LY COR LOT 5 BLK 29 SNYDERS ADDITION TO PARK CITY; TH S 35*59" E 71.9 FT; N 78*28' W60.3 FT; N 66*06' W 33 FT; N 54*01' E 60 FT TO BEG(LESS PORTION IN LOTS 3 & 4 1720-1086 SA-302-A); 0.10 AC Some question about the above and following legal descriptions LOT 1 Empire Subdivision, Cont 2996.7 sq ft or 0.07 AC (Old Town Lands, LLC)

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: 7/12/1984 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1940
- prints: 1983, 1995 & 2006
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

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:

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: Pyramid Type (variant) / Victorian-vernacular style

No. Stories: 1

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

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

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

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.):

Foundation: The building appears to have a foundation of wooden sills.

Walls: The exterior walls are clad in a non-beveled (drop-novelty) wood siding. The porches include turned posts, small decorative brackets, and simple spindle friezes between posts.

Roof: The roof is currently sheathed in asphalt shingle and the original central brick chimney remains.

Windows/Doors: The openings include paired double-hung sash windows, single double-hung sash windows and several single light casement windows. The trim casings include shallow aprons, simple trim boards and pediment details. The doors are wooden and the main entry door is paneled with a single large light and upper decorative panel.

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 building is largely unchanged from the c. 1940 tax photo and remains as it was described in the 1983 NR nomination (See Structure/Site Form).

Alterations include the replacement of the geometric balustrade with one made of simple round balusters.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The building sits on approximately 0.10 acres on a lot that rises slightly from front to back. The house is built into the slope with a visible basement at the street front. The front yard setback is narrow and the main entry is accessed from the south via steps and a projecting corner porch. Landscaping is minimal and includes lawn to the south and large evergreen and deciduous trees in the rear yard. The front retaining wall is constructed of railroad ties that are beginning to fail along the front façade. Like most of the historic homes in Park City, the overall setting is a compact streetscape with narrow side yards and homes of similar scale within close proximity (with the exception of the large-scaled multi-family dwelling to the rear).

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 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 or form (pyramid), the simple roof form, the lack of foundation, 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 Pyramid house is one of the three most common house types built in Park City during the mining era.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district

nomination, and retains its historic integrity. 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: East elevation (primary façade). Camera facing west, 2006.

Photo No. 2: Southeast oblique. Camera facing northeast, 2006.

Photo No. 3: Southeast oblique. Camera facing northeast, 1995.

Photo No. 4: Southeast oblique. Camera facing northeast, 1983.

Photo No. 5: Southeast oblique. Camera facing northeast, 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.

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 911 Empire UTM: 12 457650 4499520
 Name of Structure: Park City, Summit County, Utah Ernest Lynn Kimball House T. R. S.
 Present Owner: Mary Lou Toly
 Owner Address: P.O. Box 14, Park City, Utah 84060
 Year Built (Tax Record): Effective Age: Tax #: SA 302
 Legal Description: Kind of Building:
 See continuation sheet

STATUS/USE 2

Original Owner: Ernest Lynn Kimball Construction Date: c. 1895 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

DOCUMENTATION 3

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.):
 1910 Census Records. Summit County, Park City Precinct, p. 170-A.
Park Record. May 4, 1950, p. 1. Ernest Lynn Kimball obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House (Variant)

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This building is a one story frame variant of the pyramid house. It has a truncated hip roof. Its design is unique in Park City. The pyramid house commonly has a symmetrical facade spanned by a porch. This house, by comparison, more specifically reflects influences of Victorian taste with its irregular form and irregular arrangement of openings on the facade. Except for the small hip roof bay projecting off the main block there is no central focus. The entrance is on the south side, set back under a corner porch. A long narrow double hung sash window, a pair of double hung sash windows and two small single pane windows of varying sizes are asymmetrically arranged on the front wall. All of the openings are original, and those on the south and east sides have pediment shaped window heads. There is a small porch attached to the northeast corner of the building. It, however, has no access to the ground or to the interior of the house. A second porch, the larger of the two porches at the front of the house, is set in the southeast corner, having been built over the front door. There is a third small porch attached to the southwest corner of the building, and according to the Sanborn Insurance maps, was enclosed by 1907. Each of the porches has lathe turned piers topped with decorative brackets and a simple spindle band between piers. The two front
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1895

Built c. 1895, the Ernest Lynn Kimball House at 911 Empire is architecturally significant as one of only five well preserved examples of a variant of the pyramid house, one of the three most common house types built during the early period of Park City's mining boom era. The pyramid house was built with a number of variations. This one is characterized by the typical square form and clipped gable, hip or pyramid roof, but is distinguished from the basic pyramid house in that instead of having a porch spanning the facade, porches are set into recessed sections of the facade. Pyramid houses make up about 20% of the total number of in-period buildings in Park City, and about 30% of the pyramid houses are included in this nomination.

This house was built between 1889 and 1900, as indicated by the Sanborn Insurance Maps, having probably been built in 1895 for Ernest Lynn Kimball. Kimball had purchased this and surrounding property in 1892 and may have built this house at that time, but a \$300 mortgage in 1895 indicates that the house was probably built that year.

Ernest Lynn Kimball was born in the nearby community of Snyderville in 1866 and moved to Park City in 1886, where he engaged in mining activities and operated a livery stable with his brothers Robert and Lawrence. Their stable, Dexter Livery Stable, was one of the largest in Park City. It was located on the corner of Park Avenue and Heber Avenue, where the Kimball Art Center currently stands. Ernest Lynn Kimball owned this house until 1911, although he rented it out for at least part of the time during his ownership, as indicated by the 1910 census records which show William L. Rice, a grocery salesman, renting this house. Kimball moved to Los Angeles in 1916, four

911 Empire

Description continued:

porches have straight post balustrades. The house is in excellent condition, and is unaltered, except for the enclosing of the rear porch. That type of change was common in Park City, and is unobtrusive. The house maintains its original integrity.

History continued:

years after his wife Susie's death. He died there in 1950. Edward D. Firmage, who bought the house from Kimball in 1911, owned it for a number of years.

Legal Description continued:

Commencing South 35 degrees 59 minutes East 12.5 feet from Southeasterly corner Lot 5 Block 29 Snyder's Addition to Park City Survey, thence South 35 degrees 59 minutes East 71.9 feet; North 78 degrees 28 minutes West 60.3 feet; North 66 degrees 06 minutes West 33 feet; North 54 degrees 01 minutes East 60 feet to beginning. .10 acre.



Ernest Lynn Kimball House
911 Empire
Park City, Summit County, Utah

Southeast corner

Photo by Debbie Temme, October 1983
Negative: Utah State Historical Society





