

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **Kimball Double Dwelling House #1**

Address: 690 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: TLC-C-1

Current Owner Name: MAHONEY ENTERPRISES LP Parent Parcel(s): SA-341 SA-343 SA-348-1

Current Owner Address: 1193 N STATE ROAD 32 KAMAS, UT 84036-9713

Legal Description (include acreage) COMMERCIAL UNIT C-1, TOWN LIFT CONDOMINIUMS, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE TOGETHER WITH UND 5.4945% INT IN THE COMMON AREAS CONT 1267 SQ FT OR 0.03 AC855-171 1501-1713; Acres 0.03

## 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: Commercial

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

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:
- prints:
- 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: Hall-parlor - double cell type

No. Stories: 1

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.):

Foundation: Not verified, assumed to be concrete.

Walls: Drop siding.

Roof: Gable roof form sheathed in asphalt shingles.

Windows/Doors: Two-over-two double-hung sash type.

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 one-story frame hall-parlor double cell dwelling has been only slightly altered from the description provided in the National Register nomination (see Structure/Site Form, 1983). Subsequent alterations include the construction of a full-width porch. It is not clear if the design of the porch was based on photographic evidence or the example to the north (also a double cell hall-parlor structure), but both the 1900 and 1907 Sanborn Insurance maps show a full-width porch. The changes serve to restore an important historical element and do not affect the site's original design character.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered. The structure appears to have been raised onto a foundation to maintain its relationship to the roadway.

**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 Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era.

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. 1885<sup>1</sup>

<sup>1</sup> National Register nomination.

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.<sup>2</sup>

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:** Southwest oblique. Camera facing northeast, 2006.
- Photo No. 2:** Southwest oblique. Camera facing northeast, 1995.
- Photo No. 3:** Southwest oblique. Camera facing northeast, 1983.
- Photo No. 4:** Southwest oblique. Camera facing northeast, tax photo.

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<sup>2</sup> 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

IDENTIFICATION 1

Street Address: 690 Park  
 Park City, Summit County, Utah  
 Name of Structure: Kimball Double Dwelling House #1  
 Present Owner: Mel H. Fletcher, et al  
 Owner Address: P.O. Box 425, Park City, Utah 84060

UTM: 12 457960 4499440

T. R. S.

Year Built (Tax Record):  
 Legal Description

Effective Age:  
 Kind of Building:

Tax #: SA 343

Beginning 86.2 feet North 28 degrees 50 minutes West of Southwest corner Block 7, Snyder's Addition to Park City Survey, thence North 28 degrees 50 minutes West 90 feet; thence North 61 degrees 10 minutes East 100 feet, South 28 degrees 50 minutes East 88 feet; South 61 degrees 10 minutes West 97.7 feet to beginning. Less than one acre.

STATUS/USE 2

Original Owner: probably Edwin Kimball Construction Date: c.1885 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       |

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:

- |   |   |  |  |
|---|---|--|--|
| <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.):

Esshom, Frank. Pioneers and Prominent Men of Utah. (Salt Lake City: Western Epics, Inc., 1966).

Street Address:

690 Park

Site No:

Architect/Builder:

Unknown

Building Materials:

Wood

Building Type/Style:

Hall and Parlor House--Double Cell Variant

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

This house is a one story frame rectangular building with a gable roof. Like the hall and parlor house type, this building has a rectangular form with a rear shed extension, is oriented broadside to the street, and has a gable roof. It therefore was included with hall and parlor houses in the survey of Park City houses. This house, in actuality, is a variant of the hall and parlor house, because, in contrast to the hall and parlor house which has a plan of two rooms of unequal size across the front of the house, this house was divided into two rooms of equal size. It has a double cell plan, as is indicated by the two doors on the facade. Each door is centered between two windows. There is a small shed roof porch over the south entrance. The building is probably two rooms deep, as is indicated by the two windows on each end of the building. The windows are the double hung sash type, and have six over nine lights. There is a shed extension which spans the rear of the house. It was probably part of the original construction. The only major alteration made to the house was the addition of a door and an outside set of stairs leading to it in the top half story of the north gable end. The stairs and door were added to provide access to the top half story of the house, and do not affect the original character of the building. This house is one of a pair of identical houses that were built side by side. The other house, at  
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c.1885

Built c. 1885, the Kimball Double Dwelling House #1 at 690 Park is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area. In addition it is especially significant as one of about three double cell houses in Park City of which only two maintain their original integrity. The double cell house is a folk type, generally one room deep and two rooms wide, with two separate entrances on the facade. It has the same gable roof and rectangular form oriented broad side to the street as does the hall and parlor house, therefore it was included in that basic category when the Park City buildings were evaluated. The double cell house is one of seven basic house types found in Utah during the early years of settlement, but it was never an extremely popular house type like the hall and parlor house. Because few double cell houses are extant in Park City, it is likely that in Park City too it was not a popular house type. This house is also significant as one of the earliest multi-family dwellings in Park City. Park City's double cell houses were built as duplexes, a use for which the form was well suited. The type, however, did not originate as a duplex, but rather as a solution to the requirement of tradition that the arrangement of openings on the facade be symmetrically arranged. The only possible solution for a house with two rooms of equal size was to have a door into each room. A single door into just one of the rooms would have produced an unbalanced arrangement of openings. The use of the double cell in Park City as a duplex was logical because the growth of the community produced the need for rental property and a variety of house sizes to handle a transient population. Double cell houses in other parts of the state, however, were built as single family houses, possibly as polygamist houses in some instances, and occasionally as duplexes.  
(See continuation sheet)

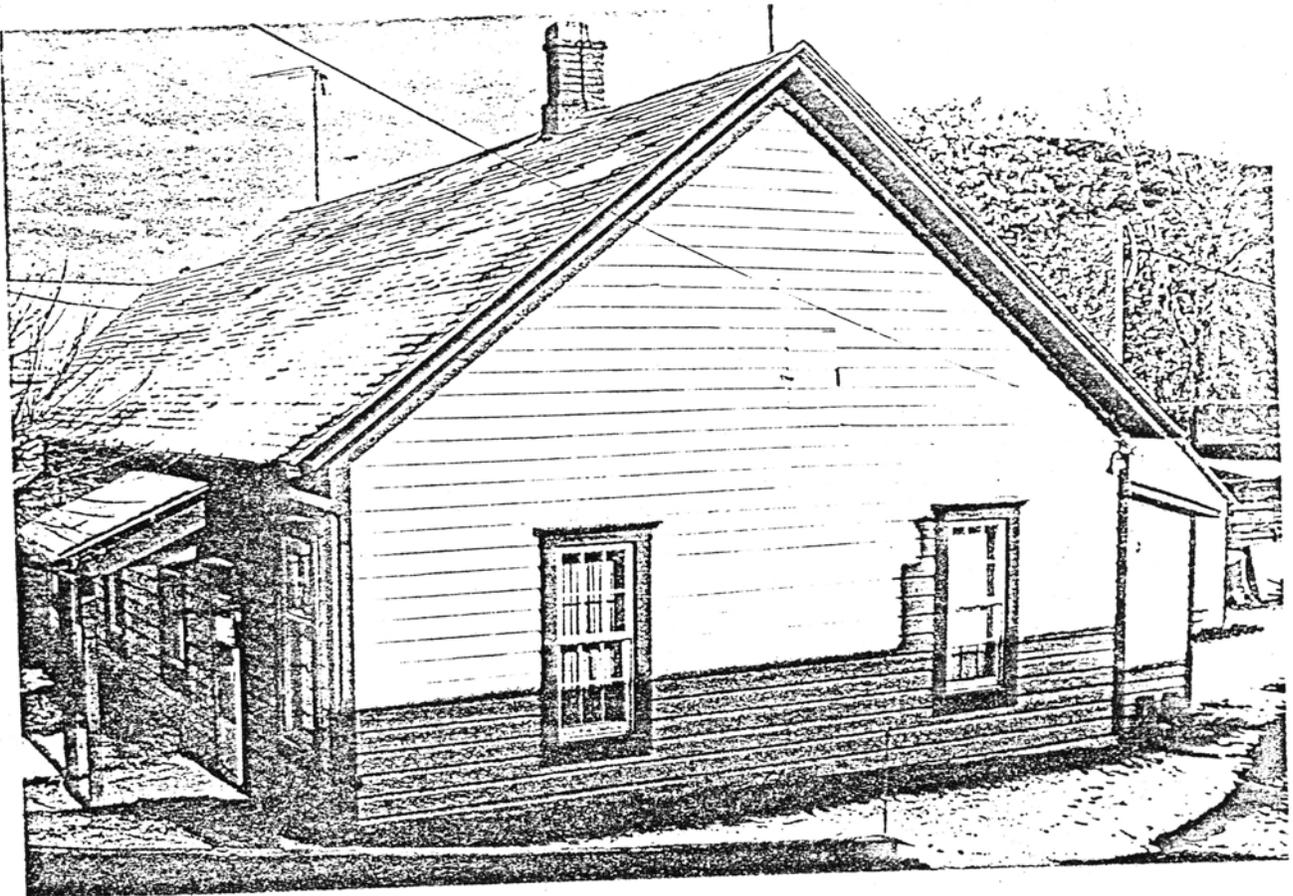
690 Park

Description continued:

702 Park, no longer maintains its original integrity because a large dormer was added to the front of the building. On the other hand, 690 Park has received only one unobtrusive major alteration and maintains its original integrity.

#### History:

The Kimball Double Dwelling House #1 was built around 1885, probably as investment property for Edwin Kimball, a prominent businessman in the Park City area. The house next door at 702 Park is almost identical to this house and was probably built at the same time. Edwin Kimball, a native of Massachusetts, had come to Utah in 1865 and had been associated with Park City since its early mining camp days of the early 1870s. His primary occupation was operating a mine supplies business, but he also had extensive real estate holdings and investments in other enterprises which brought him much financial success. Edwin Kimball served as mayor of Park City for a time. In the mid-1880s, however, he moved to Salt Lake City where he built a fine, large house at 125 South 600 East. He died in 1893. His widow, Geneva A. Hartwell Kimball, managed much of his business affairs after his death, and this property remained in Kimball Investment Company ownership until 1917.



Kimball Double Dwelling House #1  
690 Park  
Park City, Summit County, Utah

View from Southwest corner

Photo by Roger Roper, October 1983  
Negative: Utah State Historical Society



