

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **Kimball Boarding House**

Address: 801 Park Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PRKWDP-801

Current Owner Name: 811 PK LLC

Parent Parcel(s): SA-4, SA-6, SA-7 & SA-8

Current Owner Address: PO BOX 681237, Park City, Utah 84068

Legal Description (include acreage): UNIT 801 PARKWOOD PLACE CONDOMINIUMS; CONT 4392.05 SQ FT TOGETHER WITH AN UND 13.1% INT IN THE COMMON AREA.

## 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:
- 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: Other residential type

No. Stories: 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), # \_\_\_\_\_.

General Condition of Exterior Materials:

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

- 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: Concrete.

Walls: Drop siding.

Roof: Gable roof form - no sheathing.

Windows/Doors: Vertically oriented window openings, windows missing.

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 two-story frame rectangular block boarding house has been significantly altered. The 1889, 1900 and 1907 Sanborn Insurance maps show the structure set back from Park Avenue with various additions changing with each map. According to the tax cards, additions continued to be changed and added over the years, but the central two-story element remained. The two-story element was, in 2006, incorporated into a larger development on the block. The structure was turned 90 degrees and moved to the southeast corner of the lot rather than its original location of the southwest section of the parcel. The changes are significant and diminish the site's original design integrity.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): the setting has been altered by moving the structure east toward the roadway (Park Avenue) and turning the structure 90 degrees. Also, the extensive site work for the comprehensive development plan for 801-817 Park Avenue substantially alters the site's original setting and character.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

**Feeling** (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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 rectangular block was a common house type built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places. The site, however, retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

**5 SIGNIFICANCE**

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1885

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>1</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:** Southeast oblique. Camera facing northwest, 2008.

**Photo No. 2:** East elevation. Camera facing west, 2008.

**Photo No. 3:** Northeast oblique. Camera facing southwest, 2008.

**Photo No. 4:** East elevation - pre move/90° rotation. Camera facing west, 2006.

**Photo No. 5:** Northeast oblique - pre move/90° rotation. Camera facing southwest, 2006.

**Photo No. 6:** Northwest oblique - pre move/90° rotation. Camera facing southeast, 2006.

**Photo No. 7:** Southwest oblique - pre move/90° rotation. Camera facing northeast, 2006.

**Photo No. 8:** Southeast oblique - pre move/90° rotation. Camera facing northwest, 2006.

**Photo No. 9:** East elevation - pre move/90° rotation. Camera facing west, 1995.

**Photo No. 10:** Southeast oblique - pre move/90° rotation. Camera facing northwest, tax photo.

---

<sup>1</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

**SERIAL NO. -  
RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name \_\_\_\_\_  
 Owner's Address \_\_\_\_\_  
 Location \_\_\_\_\_  
 Kind of Building Res Street No. \_\_\_\_\_  
 Schedule 1 Class 4 Type 1-2-3(4) Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>1616</u>	\$ -	\$ <u>3931</u>
<u>2</u>	<u>x x</u>		<u>880</u>	\$	\$ <u>1159</u>
	<u>x x</u>			\$	\$

No. of Rooms 726-4p Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone <u>Conc. 1/2</u> None <u>1/2</u>		<u>190</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Shg.</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front _____ @ _____		
Rear _____ @ _____		
Cellar—Basin't— <u>1/4</u> <u>1/8</u> <u>1/2</u> <u>3/8</u> <u>3/4</u> full-floor <u>No</u>		<u>45</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— { Class <u>6</u> Tub <u>1</u> Trays _____ Basin <u>5</u> Sink <u>5</u> Toilet <u>5</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>790</u>	
Heat—Stove <u>H. A.</u> Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— { Hd. Wd. _____ Floors— { Hd. Wd. <u>2</u> Fir. <u>✓</u> Conc. _____	<u>40</u>	
Cabinets <u>5</u> Mantels _____	<u>200</u>	<u>125</u>
Tile— { Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____		
<b>Total Additions and Deductions</b>	<u>1030</u>	<u>290</u>
<b>Net Additions or Deductions</b>	<u>-290</u>	<u>5090</u>

Are Age 30 Yrs. by { Est. ✓ REPRODUCTION VALUE \$ 5830  
 Owner \_\_\_\_\_ Depr. 1-2-3-4-5-6 43/57 % \$  
 Tenant \_\_\_\_\_  
 Neighbors \_\_\_\_\_  
 Records ✓ Reproduction Val. Minus Depr. \$ 3323

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$  
 Garage—S 8 C 1 Depr. (2%) 8% \_\_\_\_\_  
 Cars 2 Walls Conc. \_\_\_\_\_  
 Roof Shg. Size 20 x 29 Age 25 \_\_\_\_\_  
 Floor Plank Cost 119/50 Depreciated Value Garage \$ 409

Remarks (24yr. Are. V. sold - 1943) Total Building Value \$ 3732

Appraised 10/1949 By CAO. & A.J.



SAS

Location Block 2 SA  
Kind of Bldg. RES (apt) St. No. 801 Park Ave  
Class 4 Rms. \_\_\_\_\_ Type 1 2 3 4 Cost \$ 4628 X \_\_\_\_\_ %

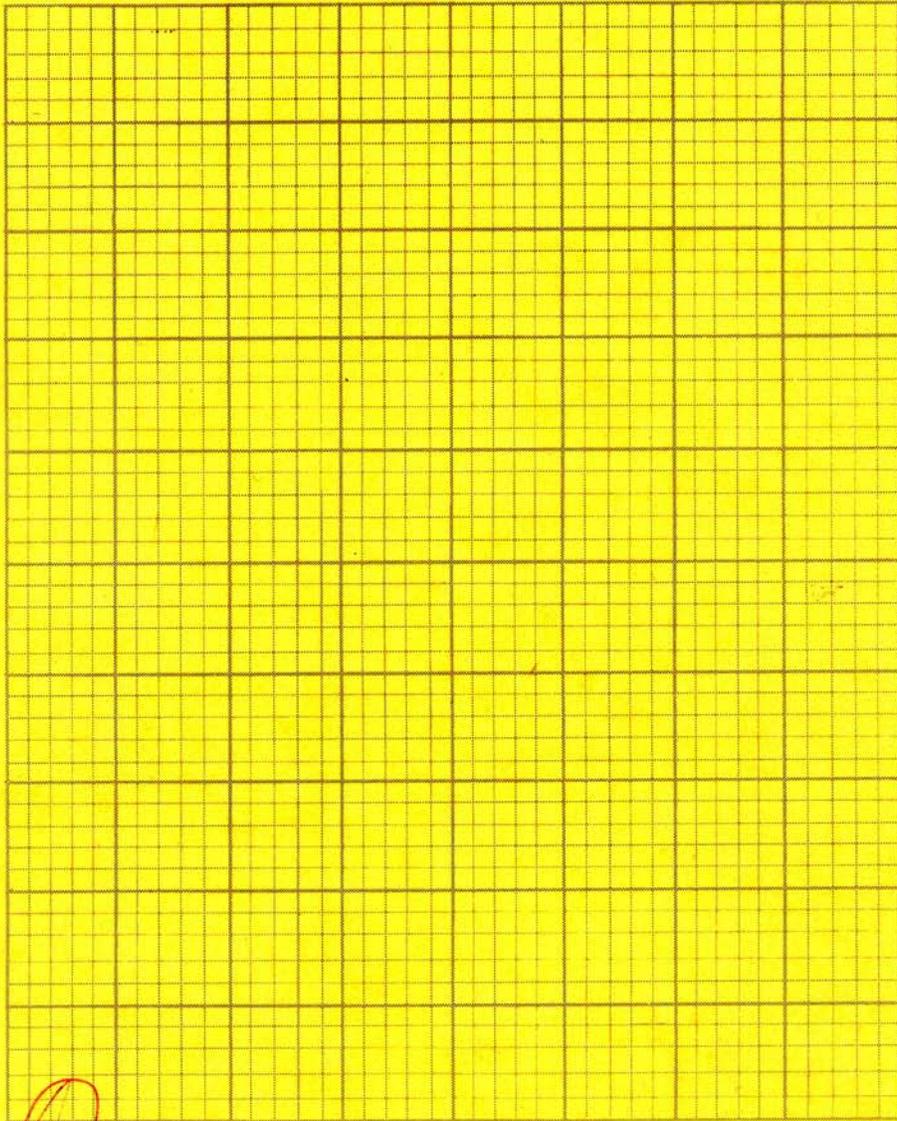
Stories	Dimensions		Cu. Ft.	Sq. Ft.	Factor	Totals
<u>✓1</u>	x	x	<u>3239</u>	<u>1616</u>		\$ <u>4628</u>
<u>✓2</u>	x	x	<u>1389</u>	<u>880</u>		
	x	x				

Att. Gar. x Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_

Description of Building		Additions
Foundation—	Stone _____ Conc. <u>✓</u> None _____	
Ext. Walls	<u>Siding</u> <u>ASB</u> <u>Shake</u>	
Insulation—	Floors _____ Walls _____ Clgs. <u>—</u>	
Roof Type	<u>Gap</u> Mtl. <u>Pat.</u>	
Dormers—	Small _____ Med. _____ Large _____	
Bays—	Small _____ Med. _____ Large _____	
Porches —	Front _____ @ _____	
Rear	_____ @ _____	
Basement Entr.	_____ @ _____	
Planters	_____ @ _____	
Cellar-Bsmt.	— 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____	
Bsmt. Apt.	_____ Rooms Fin. _____ Unfin. _____	
Attic Rooms	Fin. _____ Unfin. _____	
Plumbing	Class <u>5</u> Tub <u>5</u> Trays _____	1350
	Basin <u>5</u> Sink <u>5</u> Toilet <u>5</u>	
	Urlns. _____ Ftns. _____ Shr. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—	Stove <u>149</u> H.A. <u>✓</u> Steam _____ Stkr. _____ Blr. <u>✓</u>	475
	Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____	85
Air Cond.	_____	
Finish—	Fir <u>✓</u> Hd. Wd. _____	
Floor—	Fir <u>✓</u> Hd. Wd. _____ Other _____	
Cabinets	<u>5</u> Mantels _____ Blt. In _____	
Tile—	Walls _____ Wainscot _____ Floors _____	
Electrical—	Outlets <u>✓</u> Fixt. <u>✓</u>	
Storm Sash—	Wood _____ Metal _____ Doors _____ Sash _____	
Metal Awnings	_____	
Total Additions		1908

Year Built _____	Avg. <u>39</u>	Reproduction Value	\$ <u>6536</u>
<u>Age</u> <u>1949-30</u>	Age _____	Depr. Col. (1) 2 3 4 5 6 <u>48</u> %	
Inf. by { Owner - Tenant	{ Neighbor - Record - Est.	Repr. Val. Minus Depr.	
		Obsol. or Rem. _____ %	
Remodel Year _____	Est. Cost _____	Bldg. Value	\$ <u>3137</u>
Garage—	Class <u>2</u> Depr. <u>(2%)</u> 3%		
Cars <u>2</u>	Floor <u>Dist</u> Walls <u>Conc</u> Roof <u>Shg</u> Doors <u>2</u>		
Size— <u>20</u> x <u>18</u>	Age <u>25+</u> Cost <u>384</u> x <u>30</u> %		<u>115</u>
Other <u>Garages (over)</u>			<u>88</u>
Total Building Value			\$ _____

Appraised 5-6- 1958 By 1302



cc1  
Remarks: Garage - 34 yds - 12x24 (Wood - One Sided) 200-30% 60  
cc1 Garage - 34 yds. 8x17 (Unit. Sided - One) 94-30% 28

Owners Name \_\_\_\_\_  
 Location BK 2, PARK CITY  
 Kind of Bldg. APT St. No. 801 PARK AVE  
 Class Ulc Ch-4, Res Type 1 2 3 4. Cost \$ 10,511 x 104.3 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1616		\$ 10,984	\$
2	x x	880			
	x x				

Att. Gar.—C.P.  Flr.  Walls  Cl.

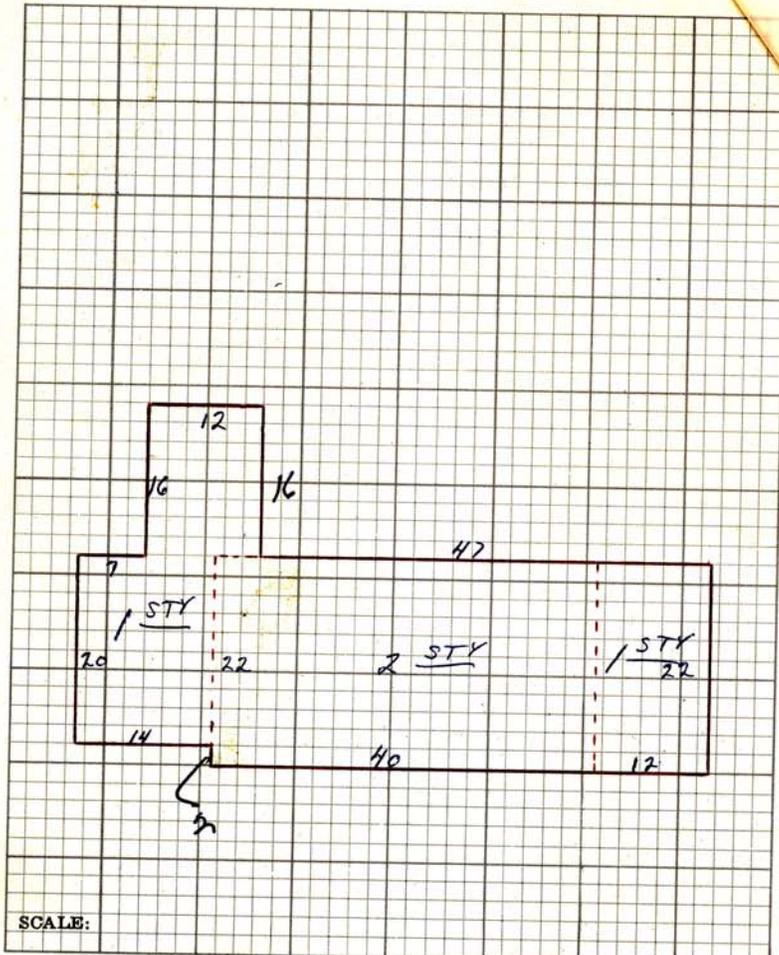
Description of Buildings	Additions	Additions
--------------------------	-----------	-----------

Foundation—Stone \_\_\_\_\_ Conc. \_\_\_\_\_ Sills \_\_\_\_\_  
 Ext. Walls Asb Shake  
 Roof Type gable Mtl. pat  
 Dormers—Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_  
 Bays—Small \_\_\_\_\_ Med \_\_\_\_\_ Large \_\_\_\_\_  
 Porches—Front \_\_\_\_\_ @ \_\_\_\_\_  
 Rear \_\_\_\_\_ @ \_\_\_\_\_  
 Porch \_\_\_\_\_ @ \_\_\_\_\_  
 Planters \_\_\_\_\_ @ \_\_\_\_\_  
 Ext. Base. Entry \_\_\_\_\_ @ \_\_\_\_\_  
 Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full \_\_\_\_\_ Floor \_\_\_\_\_  
 Bsmt. Gar. \_\_\_\_\_  
 Basement-Apt. \_\_\_\_\_ Rms. \_\_\_\_\_ Fin. Rms. \_\_\_\_\_  
 Attic Rooms Fin. \_\_\_\_\_ Unfin. \_\_\_\_\_  
 Plumbing { Class 2 Tub. 5 Trays \_\_\_\_\_  
 Basin 5 Sink 5 Toilet 5  
 Wtr. Sfr. \_\_\_\_\_ Shr. St. \_\_\_\_\_ O.T. \_\_\_\_\_  
 Dishwasher \_\_\_\_\_ Garbage Disp. \_\_\_\_\_  
 Heat—Stove \_\_\_\_\_ H.A. \_\_\_\_\_ FA  HW \_\_\_\_\_ Stkr \_\_\_\_\_ Elec. \_\_\_\_\_  
 Oil \_\_\_\_\_ Gas  Coal \_\_\_\_\_ Pipeless \_\_\_\_\_ Radiant \_\_\_\_\_  
 Air Cond. — Full \_\_\_\_\_ Zone \_\_\_\_\_  
 Finish—Fir. \_\_\_\_\_ Hd. Wd. \_\_\_\_\_ Panel \_\_\_\_\_  
 Floor—Fir. \_\_\_\_\_ Hd. Wd \_\_\_\_\_ Other \_\_\_\_\_  
 Cabinets  Mantels. \_\_\_\_\_  
 Tile—Walls \_\_\_\_\_ Wainscot \_\_\_\_\_ Floors \_\_\_\_\_  
 Storm Sash—Wood D. \_\_\_\_\_ S. \_\_\_\_\_; Metal D. \_\_\_\_\_ S. \_\_\_\_\_  
 Awnings — Metal \_\_\_\_\_ Fiberglass \_\_\_\_\_

742 Remarks

Total Additions			3232
Year Built <u>1919</u>	Avg. 1.	Replacement Cost	14,216
	Age 2.	Obsolescence	
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Adj. Bld. Value	
		Conv. Factor	x.47-18
Replacement Cost—1940 Base			16775
Depreciation Column <u>1</u> 2 3 4 5 6			45.08
1940 Base Cost, Less Depreciation			7562
Total Value from reverse side <u>garages</u>			458
Total Building Value			\$

Appraised ① 10-17 19 68 By 1581 **DEC 20 1968**  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
Garage concrete walls DIRT FLOOR	45	12x24		CL-1	365	.47	30%	109
		x				.47		
		x			DEC 20 1968			
Garage concrete walls DIRT FLOOR	45	8x17		CL-1	198	.47	30%	59
		x				.47		
		x			DEC 20 1968			
						.47		
Garage - Class <u>2</u>	Depr. <u>2%</u> 3%							
Cars <u>20</u>	Floor <u>DIRT</u>	Walls <u>concrete</u>	Roof <u>Shingles</u>	Doors				
Size <u>20</u> x <u>18</u>	Age <u>36</u>	Cost <u>955</u>					<u>DEC 20 1968</u>	<u>290</u>
1940 Base Cost x <u>30%</u> Depr.								
Total								

REMARKS 1 very large unit handles the whole building.

SA 5



52



**THREATENED BUILDING!**  
The Rock Lake Planning Department has  
issued a Request for Contribution of this  
historic building. For information call the  
Planning Department at 800-5577.

arkwoodplaceinfo.com

# arkwood Place

The Parkwood Place  
Party has been moved  
one block to the  
Residential Gallery  
(corner of Heber & Main)



373-0852

ON MANAGEMENT: JOHN COMPANY, LLC (435) 615-1531  
ELLIOTT MAHONY ARCHITECTURE (435) 649-0092











NO PARKING

NO PARKING  
BOTH SIDES  
OF STREET



**HARD HATS  
REQUIRED**

**NO  
UNAUTHORIZED  
OR EVENT  
PARKING**

**NO  
PARKING  
ANY  
TIME**

**NO  
PARKING  
ANY  
TIME**



NO  
PARKING  
ANY  
TIME

AMERICAN  
PROFESSIONAL  
SERVICES

AMERICAN  
PROFESSIONAL  
SERVICES

NO  
PARKING

PRIVATE  
PROPERTY

AMERICAN  
PROFESSIONAL  
SERVICES



www.parkwoodplaceinfo.com

### Parkwood Place

8 LUXURY RESIDENCES

MARKETING BY CAROL AGLE (800) 373-0852

Professional Real Estate Services, Inc. (P.R.E.S.)  
Equal Housing Opportunity  
Equal Housing Opportunity  
Equal Housing Opportunity