

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Burt Kimball House**

Address: 817 Park Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-07

Current Owner Name: Kimball Whitesides

Parent Parcel(s):

Current Owner Address: PO Box 980931, Park City, Utah 84098

Legal Description (include acreage): UNIT 817 PARKWOOD PLACE CONDOS

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 Residence Thematic District)
This site no longer meets the criteria for listing in the National Register.

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints:
 historic: c.

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:

Drawings and Plans

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

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), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)

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

Fair (Some problems are apparent. Describe the problems.): Boarded-being rehabilitated as part of larger development.

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 sheathed in metal.

Windows/Doors: Vertically oriented window openings - windows have been removed.

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date __2006-08__) Original Location: Slightly north of current 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 house has been significantly altered. The original structure is described in detail in the National Register nomination (see Structure/Site Form, 1983). The structure appears on the 1889 Sanborn Insurance map with a small addition constructed between 1900 and 1907. Based on the tax photo and tax cards, the full-width front porch was constructed between c. 1940 and 1949. In 2006-08, the house was moved from its site to accommodate extensive excavation on the block and returned to a concrete foundation that raised the building nearly 6 feet above finished road grade. The house is now part of a large-scale residential development involving two other historic structures. The changes are substantial 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 completely altered. The house is perched atop a substantial underground parking garage and raised above finished road grade by nearly 6 feet.

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 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; however, the extent of the alterations to the main building and site diminishes its association with the past.

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. However, the building has subsequently had major alterations and would no longer be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance 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. 1885¹

¹ Structure appears as hall-parlor on 1889 Sanborn Insurance map.

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. Camera facing west, 2007.

Photo No. 2: Side elevation, structure in transit across street during site prep, 2006.

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

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

Photo No. 5: East elevation. Camera facing west, tax photo.

² 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 3-15% Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>492</u>	<u>\$ -</u>	<u>\$ 1133</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 3 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>96</u> Conc. <u>96</u> None <input checked="" type="checkbox"/>		<u>96</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Bob.</u> Mat. <u>Pt. Shg</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front _____ @ _____		
Rear _____ @ _____		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		<u>40</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub _____ Trays _____ Basin _____ Sink <u>7</u> Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>245</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Bl. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Conc. _____		
Cabinets <u>1</u> Mantels _____	<u>40</u>	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Wood Lined - 3 @ 25⁰⁰</u>		<u>75</u>

Total Additions and Deductions 285 211 1133
 Net Additions or Deductions -211 +74

Age 53 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records
 REPRODUCTION VALUE \$ 1217
 Depr. 1-2-3-4-5-6 66/34 % \$ _____
 Reproduction Val. Minus Depr. \$ 414

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks _____ Total Building Value _____ \$ _____

Appraised 10/1949 By CAO & AF

Serial No. SA7

Location Block 2 SA. P+ Lots 2+3.

Kind of Bldg. RES St. No. 817 Park Ave

Class 2-3 Type 1 2 3 4. Cost \$ 943 X — %

Stories	Dimensions		Cu. Ft.	Sq. Ft.	Factor	Totals
1	x	x		492		\$ 943
	x	x				
	x	x				

Gar.—Carport — x — Fr. — Walls — Cl. —

Description of Buildings Additions

Foundation—Stone — Conc. — None ✓

Ext. Walls Siding ~~ASB~~ Alum

Insulation—Floors — Walls — Cigs. —

Roof Type Gable Mtl. Pat

Dormers—Small — Med. — Large —

Bays — Small — Med. — Large —

Porches—Front — @ —

Rear 10x12 120' @ 80 96

Porch — @ —

Metal Awnings — Mtl. Rail —

Basement Entr. — @ —

Planters — @ —

Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full — Floor —

Bsmt. Apt. — Rooms Fin. — Unfin. —

Attic Rooms Fin. 2 Unfin. — 267

Plumbing { Class 1 Tub 1 Trays —

Basin 1 Sink 1 Toilet 1 350

Wtr. Sfr. — Shr. St. — O.T. —

Dishwasher — Garbage Disp. —

Built-in-Appliances —

Heat—Stove — H.A. — Steam — Stkr. Blr.

Oil — Gas — Coal — Pipeless — Radiant —

Air Cond. —

Finish—Fir ✓ Hd. Wd. —

Floor—Fir ✓ Hd. Wd. — Other —

Cabinets — Mantels —

Tile — Walls — Wainseot — Floors —

Storm Sash—Wood D. — S. —; Metal D. — S. —

—

—

—

Total Additions 713

Year Built 62 Avg. 62 Current Value \$ 1656

Age 62 Commission Adj. % —

Inf. by { Owner - Tenant - — Bldg. Value

{ Neighbor - Record - Est. — Depr. Col. (1) 2 3 4 5 6 30 %

Remodel Year — Est. Cost — Current Value Minus Depr. \$ 496

Garage — Class — Depr. 2% 3% — Carport — Factor —

Cars — Floor — Walls FR Roof BR Doors —

Size—12 x 23 Age 30 Cost — x — %

Other —

Total Building Value \$ —

Appraised 5-16- 1958 By 1302

Owners Name _____
 Location PARK CITY
 Kind of Bldg. Res St. No. 817 PARK AVE
 Class 3 Type 1 2 3 4 4 Cost \$ 3313 x 104.5%

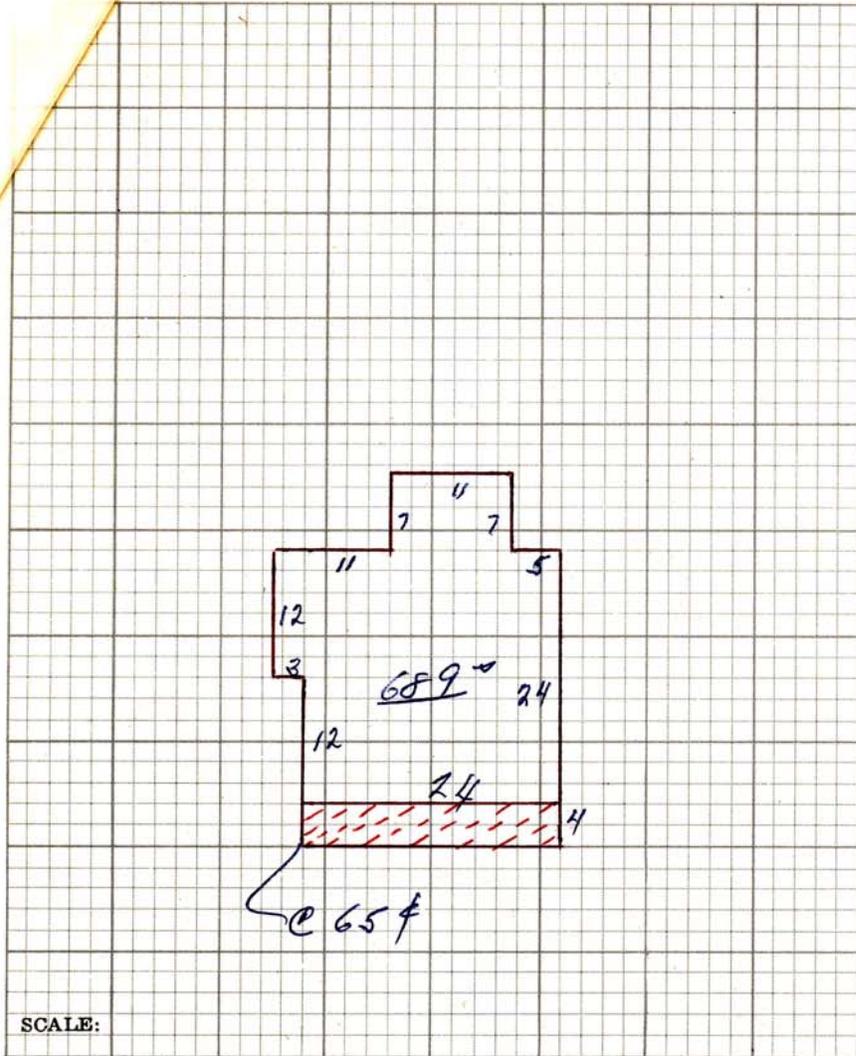
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	689		\$ 3462	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <u>✓</u>		
Ext. Walls <u>Alum Siding</u>		
Roof Type <u>gable</u> Mtl. <u>PAT</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>96° @ 65'</u> <u>62</u>		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>2</u> Unfin. _____	<u>375</u>	
Plumbing {	Class <u>2</u> Tub. <u>1</u> Trays _____	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	<u>650</u>
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat Stove _____ H.A. _____ FA <u>✓</u> HW _____ Stkr _____ Elec. _____	<u>316</u>	
Oil _____ Gas <u>✓</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <u>✓</u> Mantels _____	<u>-</u>	
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions	<u>1403</u>
Year Built <u>1896</u> Avg <u>1914</u> Replacement Cost	<u>4865</u>
<u>EST 1963 Removal</u> Age <u>2.</u> Obsolescence	
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value
	Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base	
Depreciation Column <u>1</u> 2 3 4 5 6	
1940 Base Cost, Less Depreciation	
Total Value from reverse side <u>garage</u> <u>80</u>	
Total Building Value	\$

Appraised ① 10-17 1968 By 1581 JUN 13 1969
 Appraised ② _____ 19 _____ By 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
X		x					.47	
		x					.47	
		x					.47	
		x					.47	
		x					.47	
		x					.47	

Garage — Class 1 Depr. 2% ^{3%}

Cars Floor DRT Walls FR Roof RR Doors _____

Size 12 x 23 Age 30 Cost 265 x 47%

1940 Base Cost _____ x 30 % Depr. _____

80

Total _____

REMARKS Average Year of Construction Computation:

Year 1946 \$ 3500 = 71 % X 68 Year = 4829

EST Year 1963 \$ _____ = 29 % X 1 Year = 29

Average Year of Construction 1974



SA 7

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 817 Park UTM: 12 457840 4499550
 Park City, Summit County, Utah
 Name of Structure: Burt Kimball House T. R. S.
 Present Owner: John H. and Barbara Cook
 Owner Address: 1355 Foothill Boulevard, Suite 100, Salt Lake City, Utah 84108
 Year Built (Tax Record): Effective Age: Tax#: SA 7
 Legal Description Kind of Building:

Beginning North 28 degrees 50 minutes West 93.56 feet from Southeast corner Block 2
 Snyders Addition to Park City Survey, thence South 61 degrees 20 minutes West 135.1 feet,
 North 31 degrees 48 minutes West 31.7 feet, North 61 degrees 10 minutes East 136.7 feet,
 North 32 feet along Park Avenue to beginning.
 Less than one acre.

STATUS/USE 2

Original Owner: probably Burt Kimball Construction Date: c.1889 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-Resourc
 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.):
Deseret News. July 18, 1919, p. 1, 2nd Section. Burton T. Kimball obituary.
Park Record. January 7, 1882, p. 4.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall and Parlor House

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

This house is a one story frame hall and parlor house with a gable roof and two rear extensions. The house was sided with aluminum siding in 1965. The addition of siding is considered a major change, but in this case it has not changed the original character of the building. The white lap siding approximates the look and scale of the original wood siding. If the siding were removed it is likely that the house could be restored to its original appearance. The house was raised in 1954 so that a concrete foundation could be poured. Typical of a hall and parlor house, the arrangement of openings on the facade is symmetrical. A door is centered between two double hung sash two over two light widows. There is a single six over six double hung sash window on the south end of the building. Also typical of the hall and parlor house is the plan of two rooms of unequal size. Because the house measures only 12 x 24 feet, it is likely that the rear shed extension was built as part of the original construction. That extension projects beyond the south wall, and there is an entrance into the east side of the projection. According to the present owner, Dr. John Cook, there was a wood shed in the south section of the shed extension which he enclosed in 1965. Between 1900 and 1907 another extension was added perpendicular to the rear of the house in order to provide room for a kitchen. In-period rear extensions are part of Park
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c.1882

Built c. 1882, the Burt Kimball House at 817 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.

This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, having probably been built in 1882 for Burt Kimball. This property was purchased in 1884 from George G. Snyder, the original settler of Park City, by Edwin Kimball, apparently a relative of Burt's.¹ It was not uncommon in the early decades of Park City's settlement for individuals to build their houses on property which they had obtained through unofficial rather than legal transactions. Therefore, it is possible that Burt, either by himself or in conjunction with Edwin, had already "bought" this property previous to the 1884 legal transaction, and had this house built, as the following evidence suggests.

The Park Record noted in January of 1882 that Burt Kimball had built a new 12'x24' house with a 12'x12' addition and a new two-story barn measuring 20'x30'.² Those dimensions match fairly closely with those estimated for this house and the barn on the adjacent lot to the north, as shown on the 1889 Sanborn Insurance Map, although the 12'x12' addition on the house does not show up on the map. Actual measurements taken of the house in October 1983 reveal that the original section of this house is indeed 12'x24', but, since the scale and proportions of this house are typical of many other hall and
(See continuation sheet)

817 Park

Description continued:

City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. There are two bedrooms in the top half story of the house. Although this house has received several major alterations, it maintains its integrity as one of the smallest extant examples of the hall and parlor house in Park City.

History continued:

parlor houses in Park City, the correlation between those dimensions cannot conclusively prove that this was the house built by Burt Kimball in 1882. The assumption that this was Burt Kimball's house is supported, however, by the existence of the two-story barn on the lot next to this house on the 1889 Sanborn Map. There were very few barns in Park City, since it was a mining town rather than a farming town, and most barns of the size mentioned in the 1882 newspaper account were those of livery stables or freighting businesses. The barn was labeled on the 1889 Sanborn Map as Kimball's Coal Team Barn. It is known that the Kimball Brothers operated the largest livery stable in town, Dexter Livery (at the corner of Park Avenue and Heber Avenue), and that they were also involved in stage lines and freighting. The barn, which has since been torn down, apparently served the Kimball's coal wagon teams, and this house was probably occupied by the manager or caretaker of that operation, most likely one of the Kimballs. Nothing is known for certain about Burt Kimball, but it can reasonably be assumed that he was involved in the Kimball Bros.' operations, and that he was the original owner/occupant of this house. It is possible that "Burt" was the nickname for Burton T. Kimball, a long-time resident and rancher in the Park City area. Burton moved to Los Angeles in 1903 and died there in 1919.

This house remained in the Kimball family until 1917, when it was sold to Henry Kenneth Gibson. Other owners include Deyson G. Larson (1940-69), and Dr. John Cook (1969-present), who at present uses the house as his medical offices.

¹Burt Kimball and Edwin Kimball were almost certainly not the same person. The assumption that they were relatives is supported by the fact that they share the same last name, and by the evidence that they were both associated with this property at about the same time. Edwin Kimball was a successful businessman and one-time mayor of Park City, and there has been nothing found that refers to him as Burt.

²Park Record, January 7, 1882, p. 4.



JOHN H COOK RD

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Burt Kimball House

817 Park

Park City, Summit County, Utah

View from Southeast corner

Photo by Roger Roper, October 1983

Negative: Utah State Historical Society







817

WLS05

