# HISTORIC SITE FORM – HISTORIC SITES INVENTORY

## 1 IDENTIFICATION

*Name of Property*: **Garage at 1108 Park Avenue**

*Address*: 1108 Park Avenue　　　　　　　　　　*A.K.A.*:

*City, County:* Park City, Summit County, Utah　　　　*Tax Number*:

*Current Owner Name*: Claudia N. Myres (trustee)　　　*Parent Parcel(s)*:

*Current Owner Address*: 691 Avenida Sevilla #B, Laguna Woods, CA 92637-3853

*Legal Description (include acreage)*: ALL LOT 2 & S1/2 LOT 3 BLK 56 SNYDERS ADDITION ALSO BEG AT PT

ON E'LY LN BLK 56 SNYDERS ADDITION TO PARK CITY […] (see record for complete legal description)

## 2 STATUS/USE

**Property Category**
- [ ] building(s), main
- [ ] building(s), attached
- [ ] building(s), detached
- [ ] building(s), public
- [x] building(s), accessory
- [ ] structure(s)

**Evaluation***
- [ ] Landmark Site
- [x] Significant Site
- [ ] Not Historic

**Reconstruction**
*Date*:
*Permit #*:
- [ ] Full  [ ] Partial

**Use**
*Original Use*: secondary structure
*Current Use*: secondary structure

*National Register of Historic Places*: [x] eligible　　[ ] ineligible
- [ ] listed (date: )

## 3 DOCUMENTATION

**Photos: Dates**
- [x] tax photo: c. 1941
- [x] prints: Nov. 2014 (4)
- [x] historic: date unknown

**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)
- [x] abstract of title
- [ ] tax card
- [ ] original building permit
- [ ] sewer permit
- [x] Sanborn maps
- [ ] obituary index
- [ ] city directory/gazetteers
- [x] census records
- [ ] biographical encyclopedias
- [x] newspapers

- [x] city/county histories
- [ ] personal interviews
- [ ] Utah Hist. Research Center
- [ ] USHS preservation files
- [ ] USHS architects file
- [ ] LDS Family History Library
- [x] Park City Hist. Soc./Museum
- [ ] university library(ies):
- [ ] other:

*Bibliographical References* (books, articles, interviews, etc.). Attach copies of all research notes and materials

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission,1998.

National Register of Historic Places. *Park City Main Street Historic District*. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: __John Ewanowski__　　　　　　　Date: __Nov. 2014__

## 4 ARCHITECTURAL DESCRIPTION AND INTEGRITY

*Building Type and/or Style*: Single-car garage type, vernacular style          *No. Stories*: 1

*Additions*: ☒ none ☐ minor ☐ major (describe below)   *Alterations*: ☐ none ☒ minor ☐ major (describe below)

*Number of associated outbuilding and/or structures*: ☐ accessory building(s), # _0___; ☐ structure(s), # _0___.

*General Condition of Exterior Materials*:

☐ Good: Well-maintained with no serious problems apparent

☒ Fair: Some problems are apparent. *Describe the problems*: Metal siding and roofing has rusted heavily.

☐ Poor: Major problems are apparent and constitute and imminent threat. *Describe the problems:*

☐ Uninhabitable/Ruin

*Materials:*

Foundation: not verified

Walls: sheet metal over wood frame

Roof: sheet metal

Windows/Doors: wood panel door with fixed casement glazing, wood trim; wood panel double garage doors (hinged) with three-over-three glazing, wood trim

*Essential Historical Form*: ☒ retains   ☐ does not retain

*Location*:  ☒ original location   ☐ moved (date: , original location: )

*Design*: Simple gabled-roof garage constructed of wood framing with sheet metal cladding. Both glazed doors are on the west façade, with no fenestration on the other three facades. The garage has had minimal alterations or additions since original construction.

*Setting*: Situated to the rear (east) of and accessed from a driveway running on the south side of the house at 1008 Park Avenue. The garage is in the southeast corner of the lot. Typical of Park City residential neighborhoods, with relatively high density single-family housing. A gravel alley runs immediately east of the garage, adjacent to the lot line. The setting has changed minimally over time.

*Workmanship*: Constructed of dimensioned lumber and sheet metal, this garage is indicative of vernacular Park City outbuildings, which were often built by the homeowner with little or no consultation and with materials at hand. Lumber and sheet metal scraps would have been readily available in the mining town, and the doors are period appropriate.

*Feeling*: The garage conveys a sense of Park City history through its material use and simplicity. Panelized, glazed doors are reminiscent of the Victorian sentiment that was pervasive in early twentieth century Park City.

*Association*: The house was owned by Park City pioneer Robert Taylor Kimball, although he rented it out while living on Woodside Avenue (for example, the 1930 census lists Hiram and Zilla Cossey and their five children as occupants). Robert W. Kimball, son of Robert T. Kimball, inherited the house and moved in with his wife Elizabeth and three children at some point in the 1930s. The Kimballs owned this house at the time the garage was constructed, so it is associated with one of the most important Park City pioneering families. Moving to Park City in 1860, William and Melissa Kimball (parents of Robert W.) established the Kimball Stage Stop along the Overland Trail, in an area now known as Kimball's Junction. Robert W. Kimball and his brothers owned

timber claims in the growing mining camp and eventually invested in transportation, buying the Dexter Livery and starting the Kimball Brothers Livery and eventually Kimball's Garage after the proliferation of automobiles.[1]

## 5 SIGNIFICANCE

Architect:  ☒ not known   ☐ known: (source: )            Date of Construction: 1929-1941

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 and Mining Boom Era (1868-1893)
   ☐ Mature Mining Era (1894-1930)
   ☒ Mining Decline and Emergence of Recreation Industry (1931-1962)

   Description of historic era: Dropping silver prices through the 1920s and the Great Depression took a toll on Park City that it did not recover from until the 1960s emergence of the ski industry. Silver was in low demand after World War I and continued to decline through the 1920s, although Park City continued mining through the 1960s to a small degree. With decreased mining activity and the Great Depression, the population slowly decline amidst dwindling resources, and it was barely above 1,000 by the 1970 United State Census. Recreation, especially in the form of the ski industry, led to a revival of the Park City economy and a rebound of the community that continues to this day.

2. Persons: Robert W. Kimball and Robert T. Kimball.

3. Architecture: N/A

## 6 PHOTOS

Photographs on the following pages (taken by the researcher, unless noted otherwise):

**Photo No. 1:** Southeast oblique. Camera facing northwest. November 2014.
**Photo No. 2:** Southeast oblique. Camera facing northwest. November 2014.
**Photo No. 3:** Northeast oblique. Camera facing southwest. November 2014.
**Photo No. 4:** West elevation. Camera facing east. November 2014.
**Photo No. 5:** Southwest oblique. Camera facing northwest. Tax photo, c. 1941. (Summit County)
**Photo No. 6:** Portrait of Robert T. Kimball. Date unknown. (ancestry.com)

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[1] Hampshire, *et al*, 121-2.

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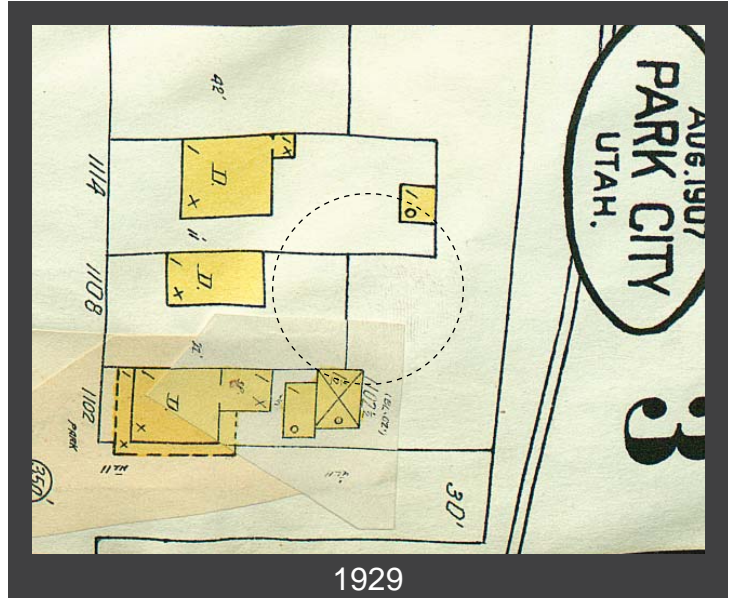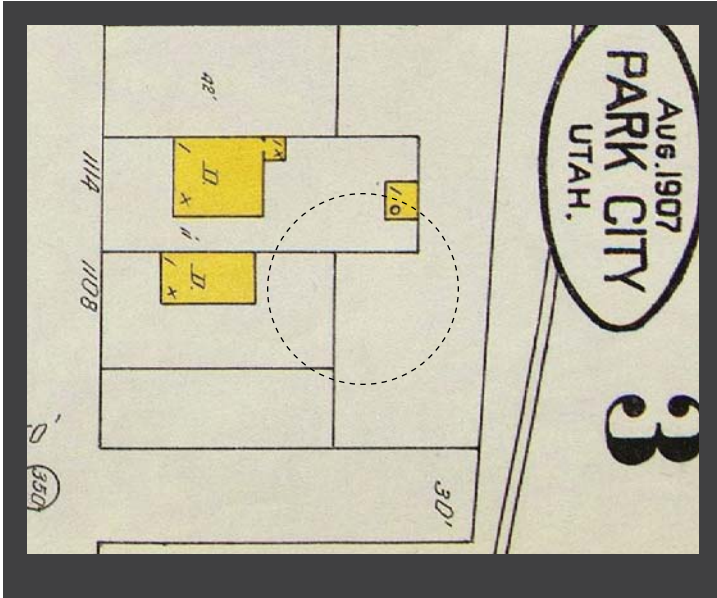
# 1108 Park Avenue (garage)

## Sanborn Map History



(outside of 1889 Sanborn boundary)

1889



(outside of 1900 Sanborn boundary)

1900



1929



1941