



# HISTORIC SITES INVENTORY

## HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



### IDENTIFICATION

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Property Name (if any): Robert Kimball House

Address: 655 Woodside Avenue

Date of Construction: c. 1900

City, County: Park City, Summit County, Utah

Architect/Builder: Unknown

Tax Number: WDS-7

Current Owner: Paul Kimball

Legal Description (include acreage): PARCEL 7, WALTER-DANIELS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3734 SQ FT OR 0.09 ACRES 1068-549

### STATUS / USE

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Original Use: Single dwelling

Current Use: Single dwelling

Property Type:

National Register of Historic Places:

Evaluation:

Building

Eligible

Landmark Site

Structure

Ineligible

Significant Site

Site

Listed, Date:

Not Historic

### DOCUMENTATION

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Photographs:

Research Sources:

Tax Photos

Sanborn Maps

City/ County Histories

Newspapers

Prints

Tax Card

Personal Interviews

Other:

Historic

Census Records

Park City Museum

**DESCRIPTION**

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Architectural Style: T/L cottage type, with modified roof

No. Stories: 1

Number of Associated Structures:  Accessory building(s). # 0  Structure(s). # 0

Condition:  Good  Fair  Poor  Uninhabitable/Ruin

Location:  Original location  Moved (Date: , original location: )

Materials: (Describe the visible materials)

Exterior Walls: Drop-novelty wood siding

Foundation: Not verified, likely wood sills / rubble

Roof: Cross-wing form sheathed in standing seam metal

Windows/Doors: single two-over-two double-hung with simple trim casing. Unable to verify main door

Additions:  Major  Minor  None

Alterations:  Major  Minor  None

Essential Historic Form:  Retains  Does Not Retain

**NARRATIVE DESCRIPTION OF PROPERTY**

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(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

655 Woodside is a T/L cottage type house that has undergone minor changes. The T/L cottage, also known as a cross-wing, is one of the main three house types built during the historic Park City mining era. The major formal changes to the house include the modification of the roof pitch to cover the porch and a portion of the stairs leading up to it, and a rear addition that is visible from some angles on the street. The cross gable roof is sheathed with standing seam metal. The walls are clad with drop-novelty siding, which was either covered by or replaced the asbestos siding that was shown in the later tax photo. Vertical board siding covers the foundation. The area where the roof was added to is visible due to a break in the siding. The windows are all two-over-two double hung sash type windows, with two in the front gable end and another two in the porch area. The covered porch is an L shape and its roof is supported by square wood posts with a railing between

which continues down the stairs. The stairs leading to the porch run through the retaining wall running along the sidewalk. The addition to the rear is not highly visible from the street. The overall form and materiality of the house remains intact and the house retains its historic value.

## SIGNIFICANCE

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Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

The house that is currently addressed as 655 Woodside Avenue is shown as 647 Woodside Avenue on the Sanborn Insurance Maps, and though there is a small dwelling present on the 1889 map, but this was likely demolished to make room for the house shown on the 1900 map. It is possibly that the current house was built while the property was under the ownership of the first individual who possessed the property, Edwin Stringer, but it seems more likely that it was built while owned by Robert and Amanda Kimball. Edwin Stringer was involved in the milling and concentrating of ore in the Park City district, but there is no record of him living in the house or in Park City.

Robert and Amanda Kimball purchased a part of the current property in 1892, but it was transferred to Barton Wherritt in 1895. The title search shows that the property went up for a tax sale in 1918, but the 1910 census notes that Robert and Amanda Kimball were living at the house and said that they owned it at that time. It is possible that there is a break or missing link in the title search. It does show that from 1923 to 1930 Robert Kimball entered a series of four mortgages for the property. It may be that the sold was sold between different corporations, or that something else may have been happening at this time, regardless, the Kimball's retained ownership of the house. Robert Kimball was the owner of a livery barn.

The house does not appear on the 1920 census, indicating it may have been vacant at that time. In the 1930 census, a house addressed 665 Woodside Avenue is shown being owned by Gilbert Kimball, and that Robert Kimball lived in the house as well. It is possible that this is the same house, or a different house on the same part of land owned by the family. The title search shows the property transferring to Gilbert Kimball in 1932. Gilbert owned a repair garage that was converted from his father's livery stable in 1927. Robert died in 1934, and Gilbert and his family continued to live at the house. It has been passed down in the family and is currently owned by Paul Kimball.

## REFERENCES

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- Boutwell, John Mason and Lester Hood Woolsey. Geology and Ore Deposits of the Park City District, Utah. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- 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.
- Pieros, Rick. Park City: Past & Present. Park City: self-published, 2011.
- Randall, Deborah Lyn. Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. Diggings and Doings in Park City: Revised and Enlarged. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. Walking Through Historic Park City. Self-published, 1984.
- Thompson, George A., and Fraser Buck. Treasure Mountain Home: Park City Revisited. Salt Lake City: Dream Garden Press, 1993.

## PHOTOGRAPHS

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(Provide several clear historical and current photos of the property.)



Photo 1: 655 Woodside Avenue. East elevation. 2020



Photo 2: 655 Woodside Avenue. Southeast oblique. November 2013



Photo 3: 655 Woodside Avenue. East elevation. November 2013



Photo 4: 655 Woodside Avenue. Northeast oblique. November 2013



Photo 5: 655 Woodside Avenue. East elevation. 2006



Photo 6: 655 Woodside Avenue. in 1995



Photo 7: 655 Woodside Avenue in 1982 (Historic Architectural Survey, 1982)



Photo 8: 655 Woodside Avenue. c. 1941 (Tax Photos, Summit County)

## MAPS

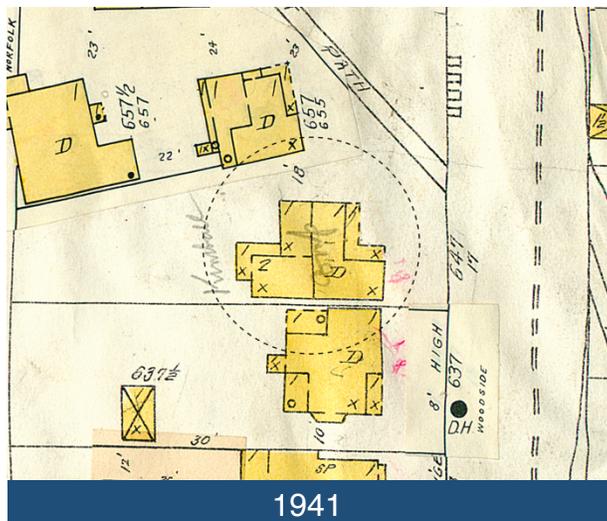
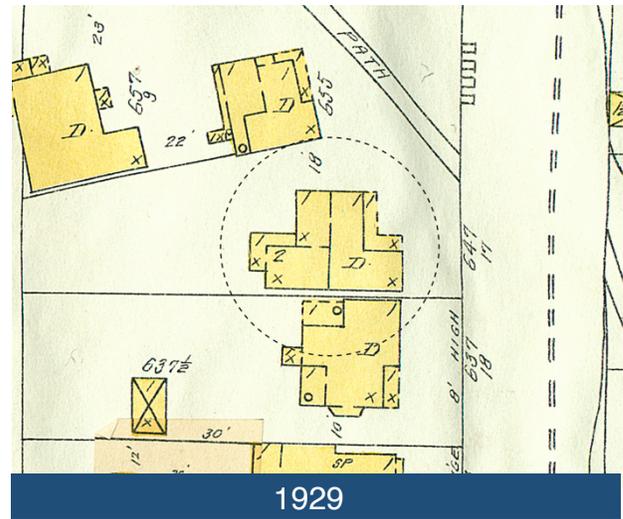
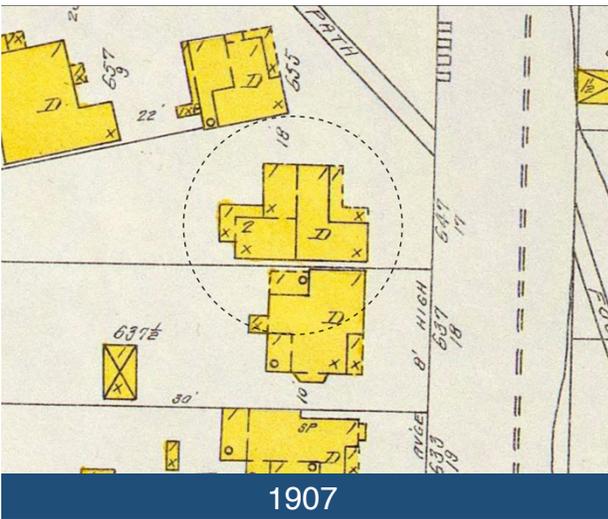
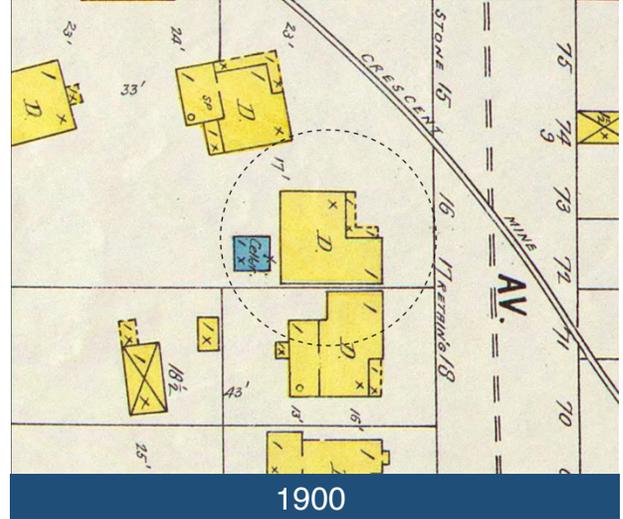
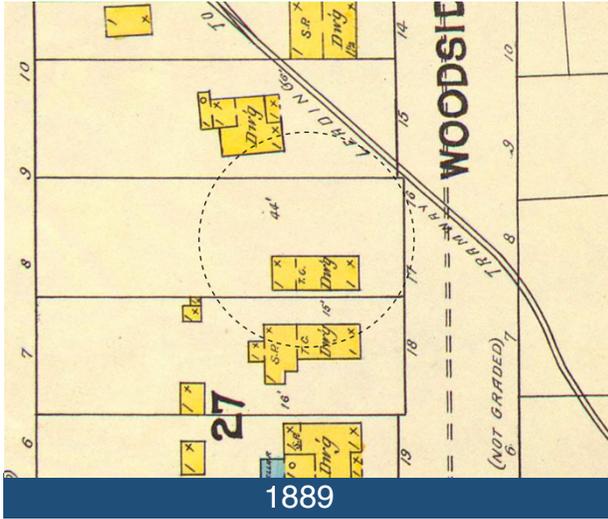
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(Provide several clear historical and current maps indicating the location of the property in relation to streets or other widely recognized features.)



Figure 1: Aerial view showing the location of 655 Woodside Avenue. (ESRI 2020)

# Sanborn Maps



## TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 655 Woodside Avenue

City: Park City, UT

Current Owner: Paul Kimball

Address: (see historic site form for address)

Tax Number: WDS-7

Legal Description (include acreage): Parcel 7, Walter-Daniels Sub. (1996) (PC BK27 L12 & L13) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/22/1882	Edwd P. Ferry	David C. McLaughlin	W		[L2, L10-15, "Unsubdivided W1/2 of Block"]
11/12/1888	David C. & Henrietta M. McLaughlin	Edwin Stringer	W		"12"
6/16/1892	Crescent Mining Co.	Robert T. Kimball	W		"13"
8/5/1895	Robert T. & Amanda Kimball	Barton Wherritt	Q.C.		"13"
12/16/1918	County Treasurer	Summit County	Tax Sale		"12, 13, 14, 15"
12/7/1923	Robert T. Kimball	1st Nat'l Bank Park City	Mtg.		"12, 13, 14, 15"
11/12/1925	Robert T. Kimball	Irinda Watson	Mtg.		"12, 13, 14, 15"
3/7/1928	R.T. Kimball et al	American Building & Loan Co.	Mtg.		"12, 13, 14, 15"
4/16/1930	Robert T. Kimball et ux	American Building & Loan Co.	Mtg.		"12, 13, 14, 15"
8/16/1932	R.T. Kimball et ux	Gilbert J. Kimball	Q.C.D.		"12, 13, 14, 15"
1/18/1968	Gilbert J. & Maud Kimball	Gilbert J. & Maud Kimball	W.D.		"12, 13, 14, 15, 18, 19"
5/19/1990	Maud Kimball	Gary Kimball	Q.C.D.		"12, 13, pt. 14"
8/22/1997	Gary Kimball	Paul Kimball	Q.C.D.		WDS-7 [L12&L13]

Researcher: John Ewanowski, CRSA Architecture

Date: 1/7/2015

## Biographical Research

## A Modern Service Station to be Built

What will prove a decided improvement to Park and Heber Avenues are the changes to be made at the Kimball Brothers property.

Wednesday of this week the committee on streets, alleys and bridges of the city council decided to propose and re-

commend at the next meeting of the city fathers the filling in of the roadway on Heber Avenue from near the Union Pacific station to Park Avenue, directly in front of the Kimball Brothers property, making that portion of the street standard width and grade.

With this assurance from the council Mr. R. T. Kimball and associates will then remodel and raise their present livery stable, tearing down the garage and old blacksmith shop to the west thereof, to erect on the corner of Park and Heber Avenues, an attractive and up to the minute service station, in connection with a large, modern garage, connecting with the present stable, with the principle entrance on Park Avenue, and the side entrance on Heber Avenue, and with all necessary appurtenances pertaining thereto.

With the widening of this portion of Heber Avenue, the present rather dangerous curve on lower Main will be eliminated, and with a modern service station and commodious garage at this important intersection of streets, Kimball Brothers will be kept busy during the automobile season.

Plenty of activity is promised for Park City the coming summer.

Gilbert Kimball, oldest son of R. T. Kimball, arrived from California Saturday last, and will again make his home in this city associated with his father in his new business venture.

Park Record, 3/25/1927