



# HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



## IDENTIFICATION

Property Name (if any): Kimball Double Dwelling House #2

Address: 698 Park Avenue

Date of Construction: c. 1885

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: TLC-B-1

Current Owner: Mahoney Enterprises LP

Legal Description (include acreage): COMMERCIAL UNIT B-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

## STATUS / USE

Original Use: single dwelling    Current Use: commercial

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

Evaluation:

Landmark Site

Significant Site

Non Historic

## DOCUMENTATION

Photographs:

Tax Photos

Prints: 1995 & 2006

Historic

Research Sources:

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

## DESCRIPTION

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Architectural Style: Rectangular house- Double cell

No. Stories:

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

Condition:  Good  Fair  Poor  Uninhabitable/Ruin

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

Materials: (Describe the visible materials)

Exterior Walls: Drop-novelty wood siding and trim

Foundation: Not visible and therefore its materials cannot be verified

Roof: Asphalt shingle

Windows/Doors: Double hung two-over-two windows with wooden frames. Doors have large upper glazing with smaller lower wood panel in wooden frames- transoms above

Additions:  Major  Minor  None

Alterations:  Major  Minor  None

Describe Additions/ Alterations (Dates):

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.)

698 Park is a rectangular house that has not undergone any major additions, which has preserved its original form and design. The rectangular house is sometimes more associated with pyramid house types in this area; however, this instance is actually more similar to a hall-parlor in plan and roof type. The hall-parlor is one of the main three house types to be built during the historic Park City mining era. The side gable roof is sheathed with composition shingles, as is the hipped roof covering the porch. It is clad with wood drop-novelty siding. The windows all appear to be two-over-two double hung sash types placed symmetrically on the facades. Two doors with large upper lights are present on the primary façade of the building, also placed symmetrically. The porch roof is supported by lathe turned posts with decorative brackets. A simple wood railing stretches between the piers. It appears that either the road grade was lowered, or the house was lifted between c. 1940 and 1995, given more of the foundation and

area below the porch is visible at present. The house is currently used for commercial purposes. The overall form and materiality of the building remains intact and the building 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.)

This house was built around 1885, most likely as an investment property for Edwin Kimball. The neighboring building, 690 Park Avenue, was built at the same time and for the same purpose, and is almost identical to this building. The 1984 National Register nomination form for that building gives this information on Edwin Kimball:

“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.”

After his death, the affairs of his companies, including this property, were managed by his wife, Geneva Kimball. This property was owned by the Kimball Investment Company until 1917, when it was sold to Alexander Gardner.

Alexander Gardner appears on the 1920 census, living in a house on Park Avenue, though the address is not given, so it is unknown if it is this house. He lived there with his wife Etta and their three children. He worked as a car inspector for the railroad, and was later an official photographer for the Union Pacific Railroad Company. He sold the house in 1921 to Frank Knotts.

Frank and Hattie Knotts only owned this house for a year, and it is unknown if they ever lived in this house. Frank worked in the motion picture industry, and was the manager of the Orpheum Theatre. They sold the house in 1922 to Ezra Workman.

Ezra Workman lived in this house at the time of the 1930 census, with his wife Mamie and their son Grant, and several boarders. He worked as a fireman for a mine, and was also deputy county assessor for a time. They still lived in this house at the time of the 1940 census, though his son had moved out by then. Ezra died in 1950, but the house stayed in his family until 1954. It is currently owned by Mahoney Enterprises LP.

## 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.

## PHOTOS

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



10/23/1912

698 Park Avenue, Park City, Summit County, Utah

*Intensive Level Survey—Biographical and Historical Research Materials*



Tax photo c. 1940







698 Park Avenue. Northwest oblique. November 2013.



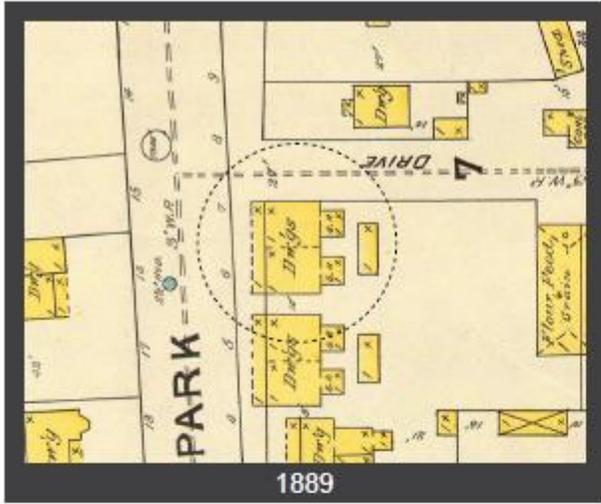
698 Park Avenue. West elevation. November 2013.



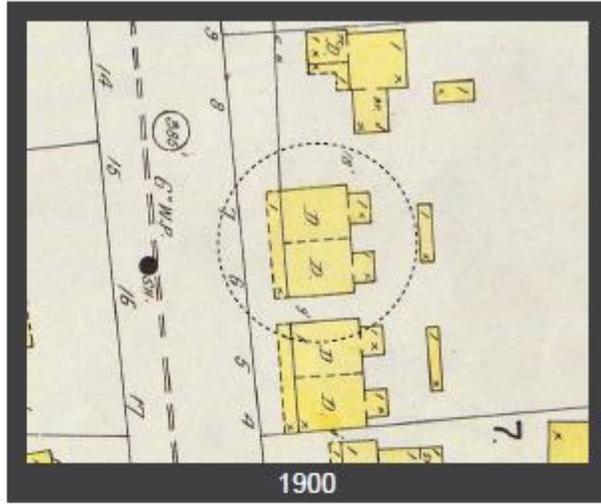
*698 Park Avenue. Southwest oblique. November 2013.*

MAPS

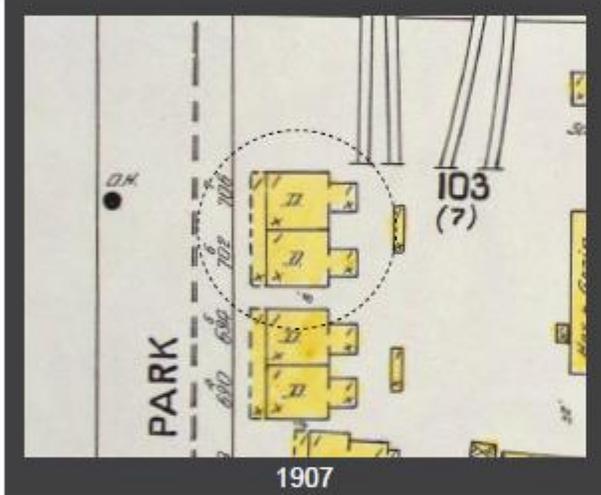
698 Park Avenue, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history



1889



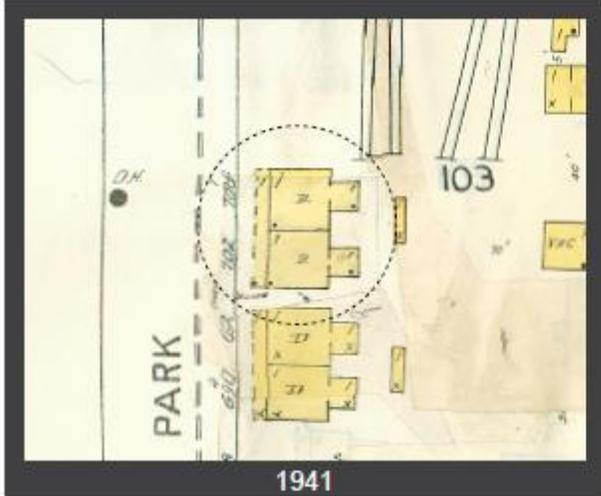
1900



1907



1929

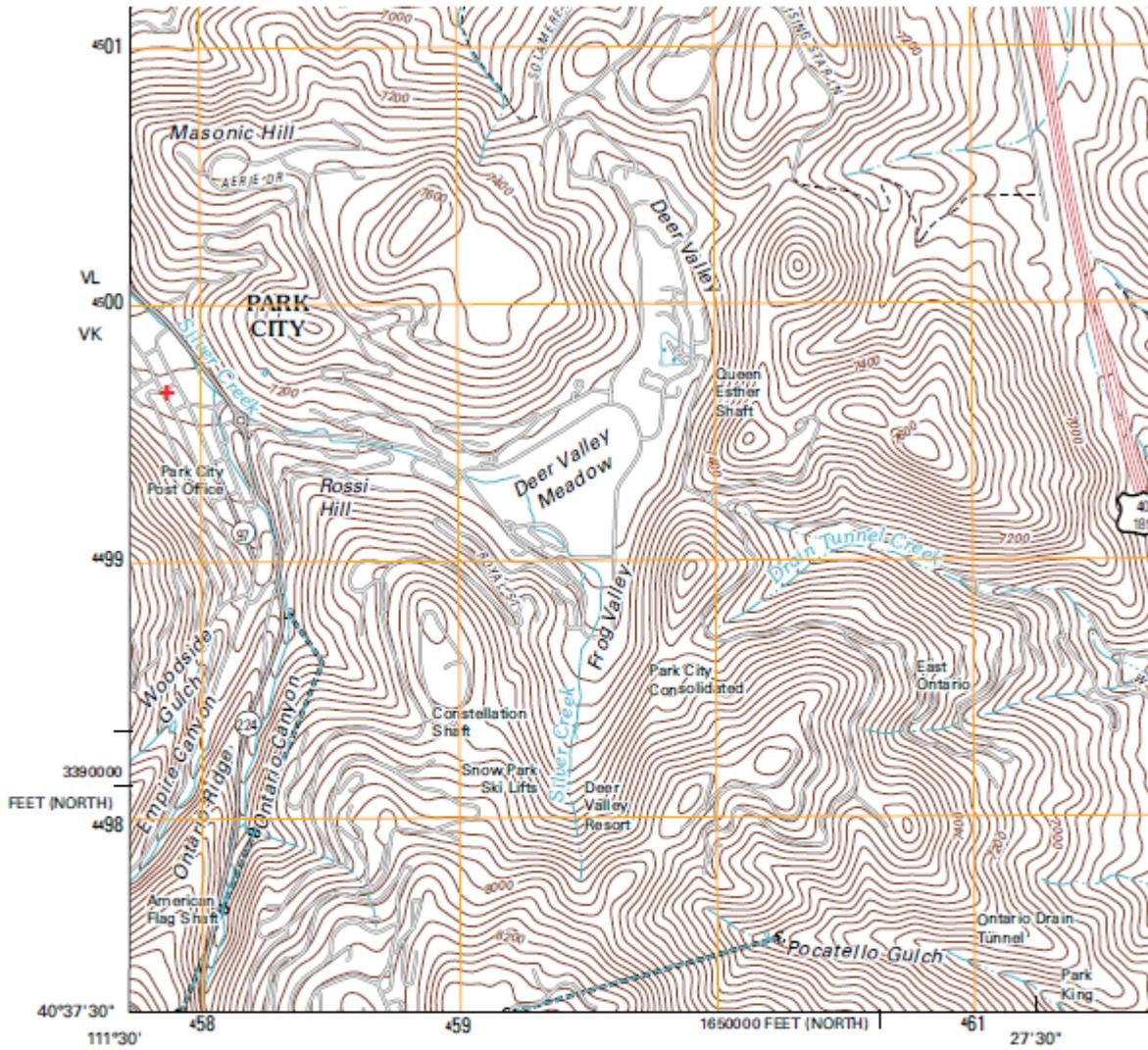


1941



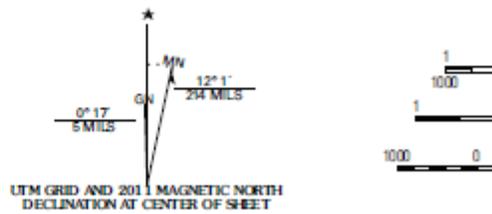
698 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—USGS Map



Produced by the United States Geological Survey  
 North American Datum of 1983 (NAD83)  
 World Geodetic System of 1984 (WGS84). Projection and  
 1 000-meter grid: Universal Transverse Mercator, Zone 12T  
 10 000-foot ticks: Utah Coordinate System of 1983  
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009  
 Roads.....©2006-2010 Tele Atlas  
 Names.....GNS, 2009  
 Hydrography.....National Hydrography Dataset, 2009  
 Contours.....National Elevation Dataset, 2008



U.S. National Grid	
100,000-m Square ID	
VL	00
Grid Zone Designation	
12T	

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

**TITLE SEARCH FORM**

[Obtain information from title abstract books at County Recorder's Office]  
 Address: 698 Park Avenue  
 City: Park City, UT  
 Current Owner: Mahoney Enterprises LP  
 Address: (see historic site form for address)  
 Tax Number: TLC-B-1 (parent parcel: SA-341)  
 Legal Description (include acreage): Unit B-1, Town Lift Condo., platted 11/28/1994(PC BK6 L14&15) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/16/1880	Edward P. Ferry	Geo. G. Snyder	W		[all of block]
12/26/1885	Geo. G. Snyder	Edwin Kimball	W		
6/3/1905	3rd J. District Court	Geneva A. Kimball, et al	Decree		[estate of Edwin Kimball]
3/4/1910	Geneva A. Kimball, et al	Kimball Investment Company	W.D.		
12/27/1917	Kimball Investment Company	Alexander Gardner	W.D.		
4/19/1921	Alexander & Etta Gardner	F.E. Knotts	W.D.	\$550.00	
1/10/1922	Frank E. & Hattie M. Knotts	Ezra Workman	W.D.		
11/12/1927	Asphalt Shingle Roof Co.	Ezra Workman	M. Lien		
5/19/1954	Mary E. Workman	Melvin H. Fletcher	Admx. Deed	\$1800.00	[as admx. of Ezra Workman estate]
8/21/1991	Melvin H. & Peggy Fletcher	Park Avenue Associates LC	W.D.		
1/3/2003	Park Avenue Associates LC	Mahoney Enterprises LP	Q.C.D.		

Researcher: John Ewanowski, CRSA Architecture Date: 4/21/2014

#### Death of Edwin Kimball

Never in the history of Park City has the death of one of her citizens caused such a shock to the public and so many expressions of genuine regret and true sympathy as the announcement Thursday afternoon of the sudden death of Edwin Kimball at his old home in Mendon, Massachusetts. The news telephoned to the Ontario Mill office by Thomas J. Almy of Salt Lake said a dispatch had just been received by Captain F. A. C. containing the sad intelligence and that the strike on family were on their way to Salt Lake with the remains and would arrive probably Sunday. Mr. Kimball was a sterling citizen, an honest, open and free-hearted man beloved alike by his friends and his employees. He has been continually identified with the public interests of Park City and Summit County for many years, and in all this career as an official not once has he been accused of a mean or selfish act. He was a man of character and the people of Park City will miss him from their midst. As a token of respect to his memory the flags on the Masonic and Ontario Mills Park City bank and others building are flying at half mast.

About five weeks ago Mr. Kimball, accompanied by his family visited the World's Fair and then went on to his old home in Mendon, Mass., and while enjoying himself among old scenes and friends the summons came to him. When he left Park City he was in perfect health, while all the tidings that came of him from Chicago by letter indicated that he was full of life and spirits; hence the news of his death was a sudden and severe shock, and the entire community plunged into sincere grief. His immediate family by whom he was idolized are deeply sympathized with in their hour of anguish.

Park Record 10/14/1893

#### Final Rites Honor Ezra Workman

Last Sunday at the L. D. S. First ward church at 2 p.m., funeral services were conducted for Ezra Workman, long time resident of this city, by Bishop William Durrant of the Second ward. Speakers were Joseph E. Wells, Zach Oblad and Dr. Ezra Waddoups, all of Salt Lake City. Invocation was by Bishop Noel Despain of the First ward. Lloyd Stanley, second counsellor to Bishop Durrant, offered the benediction.

Favorite funeral songs were beautifully rendered by Mr. and Mrs. Ray Moss and Mrs. Vanza Burnham of Salt Lake City and Mrs. Vella Sackett of Brigham. Next door neighbor, and a friend of many years, Mrs. Blanche Fitcher, did all accompanying on the piano for the singers and played both prelude and postlude numbers. Dr. Waddoups dedicated the final resting place at City cemetery.

Because funerals for other members of her family had been conducted at the First ward, Mrs. Workman asked and was granted the privilege of having the funeral held there, although the Workmans were members of the Second ward.

Mr. Workman, son of Hyram and Marinda Merrill Workman, was born at Farmington, Davis county, Utah. The family moved to Snyderville for a few years and then came on to Park City where Ezra had since resided.

By working at mining, laboring at the Judge and Silver King, he became more and more interested in it until the roots of his life were deeply established in the soil of this locality. For three years he served as deputy county assessor.

He married Mamie Gibbons of Rockport, this county, and to this couple five children were born. Hildred, Vern and Grace preceded their father in death.

Surviving him are his widow, two sons, Clifford Workman of Salt Lake City; Grant Workman of Los Angeles, California; a grandson, Calvin Workman, son of Clifford, and two sisters, Mrs. Josie Hauder of Los Angeles, and Mrs. Ruth Barben of West Jordan, Utah.

The fine friendship and kindness of the Ezra Workman family was attested to by the great number who attended the funeral. He was a kind heart and he was ever ready to help one of his fellows.

E. W.

Park Record 6/22/1950