



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Kimball Boarding House

Address: 801 Park Avenue

Date of Construction: c. 1885

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PRKWDP-801-AM

Current Owner: Gravel Farms Racing LLC

Legal Description (include acreage): UNIT 801 PARKWOOD PLACE CONDOMINIUMS AMENDED; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 4285.69 SQ FT TOGETHER WITH AN UND 12.5% INT IN THE COMMON AREA 1992-1699

STATUS / USE

Original Use: multiple dwelling Current Use: single dwelling

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:

Historic

Research Sources:

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

DESCRIPTION

Architectural Style: Other residential type

No. Stories: 2

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 siding

Foundation: Concrete

Roof: Gable roof form - no sheathing

Windows/Doors: Vertically oriented window openings, windows missing

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(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.)

801 Park was originally a rectangular block boarding house that has undergone many additions and alterations. Though the rectangular block was not one of the main three house types built during the historic Park City mining era, it was still common during that time period. The house has been moved from the southwest corner of the parcel to the southeast corner and rotated 90 degrees. It has also been connected to a large development to the west of the building. The side gable roof is sheathed with standing seam metal and has a brick chimney placed in the corner. The walls are clad with drop-novelty wood siding. A shed roofed porch has been built on the west façade, with square posts and a simple balustrade. A concrete stair and ramp lead to the porch from the sidewalk. The windows are all one-over-one double hung sash windows placed across the façades. There is a stair leading down below grade on the north side of the building indicating that a lower level may have been added as well. The sequence of additions and the relocation of the building to a new site have diminished its historic value.

SIGNIFICANCE

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 history of the Kimball Boarding House was detailed in a 2006 Historic Site Form as follows:

“The Kimball Brothers Boarding House was built by Robert Taylor and Burton Shipley Kimball in the 1880s as a stop for the passengers on their stage line. The stepbrothers were given the Salt Lake City to Park City stage line by their father, the stagecoach entrepreneur, William Kimball, in 1883. They renamed the business the Kimball Brothers Pioneer Stage Line and used their livery stable on Heber Avenue (now the site of the Kimball Art Center) for their base of operations. The boarding house had ten rooms, a kitchen, and a bathroom for use by their passengers and employees.

The arrival of the Utah Central Railroad from Salt Lake City via Parley's Canyon led to the end of the stage line in 1890. The use of the building was adapted to house passengers on the railroad and was renamed the Utah Hotel. Its location was convenient, across the street from the passenger depot for people arriving in Park City from Salt Lake City.

The Kimball Brothers Boarding House was one of the largest remaining commercial structures from the 1880s mining boom in Park City and a survivor of the Great Fire of 1898 that destroyed most of the commercial structures in Park City. At the time of the 1898 fires, it was owned by Mrs. G.A. Kimball of Salt Lake City and was valued at \$4,000. It was itself damaged by a second fire in June of 1898 and later that year reopened as the Kimball House, managed by Mrs. Lambert and her son. The Park Record noted that it was "newly painted, papered and furnished throughout and all accommodations will be first class." Mrs. Lambert was known for her success in running the hotel at Brighton the previous season. The Kimball House offered a full range of service; hotel accommodations, single meals, board and room or board without room.

W.R. Jefford purchased the Utah House property from the Ed Kimball estate in 1921 and made it his family residence. Jefford was a justice of the peace in Park City as well as a contractor in 1918-9.7 Jeffords sold in 1928 to Cliff Daniels. Ownership passed to Elmer Maxwell in 1936 and he held it until 1954. Albert J. Frantz, a mayor of Park City in the 1940s, had title from 1954-61 and Gary J. and Charlotte W. Frantz held it before it was purchased by the present owner, David Belz.

The structure was condemned and tenants evicted in 1991. It has remained vacant until it was demolished while being moved to another location on the lot in the summer of 2006.”

The building was sold to Gravel Farms Racing LLC in 2009.

REFERENCES

- 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

(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.)

801 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940













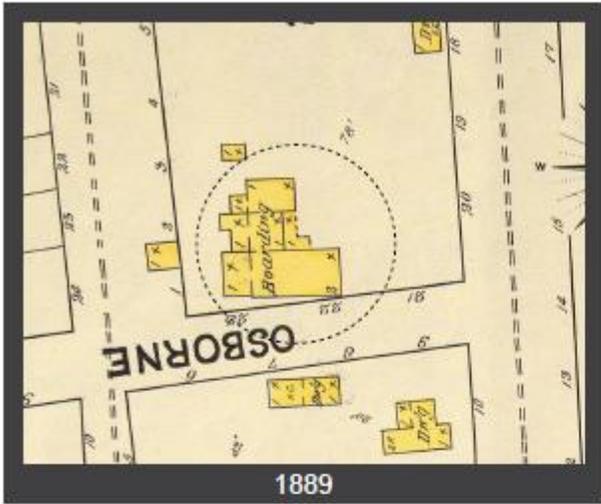






MAPS

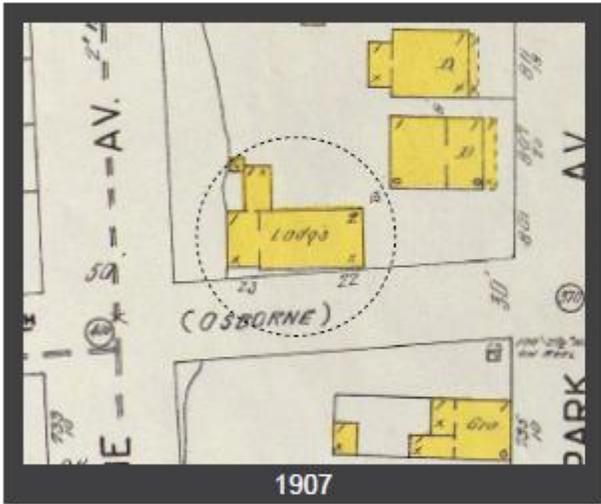
801 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



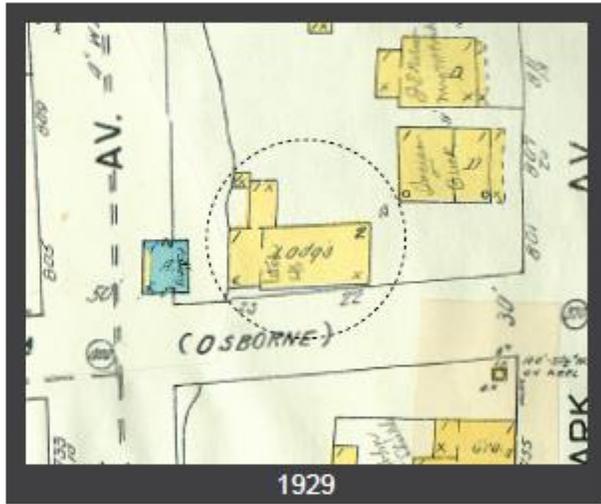
1889



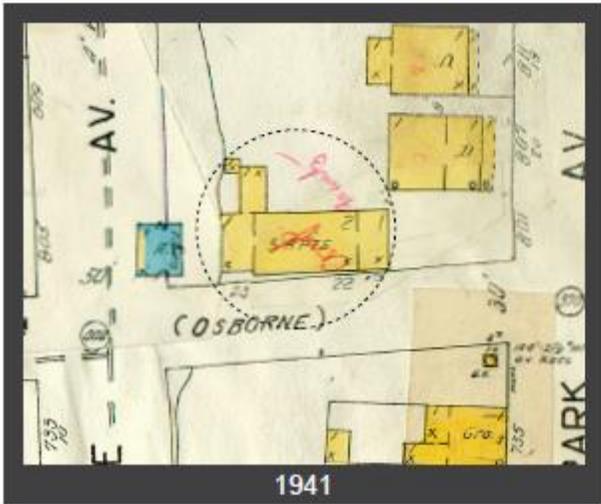
1900



1907

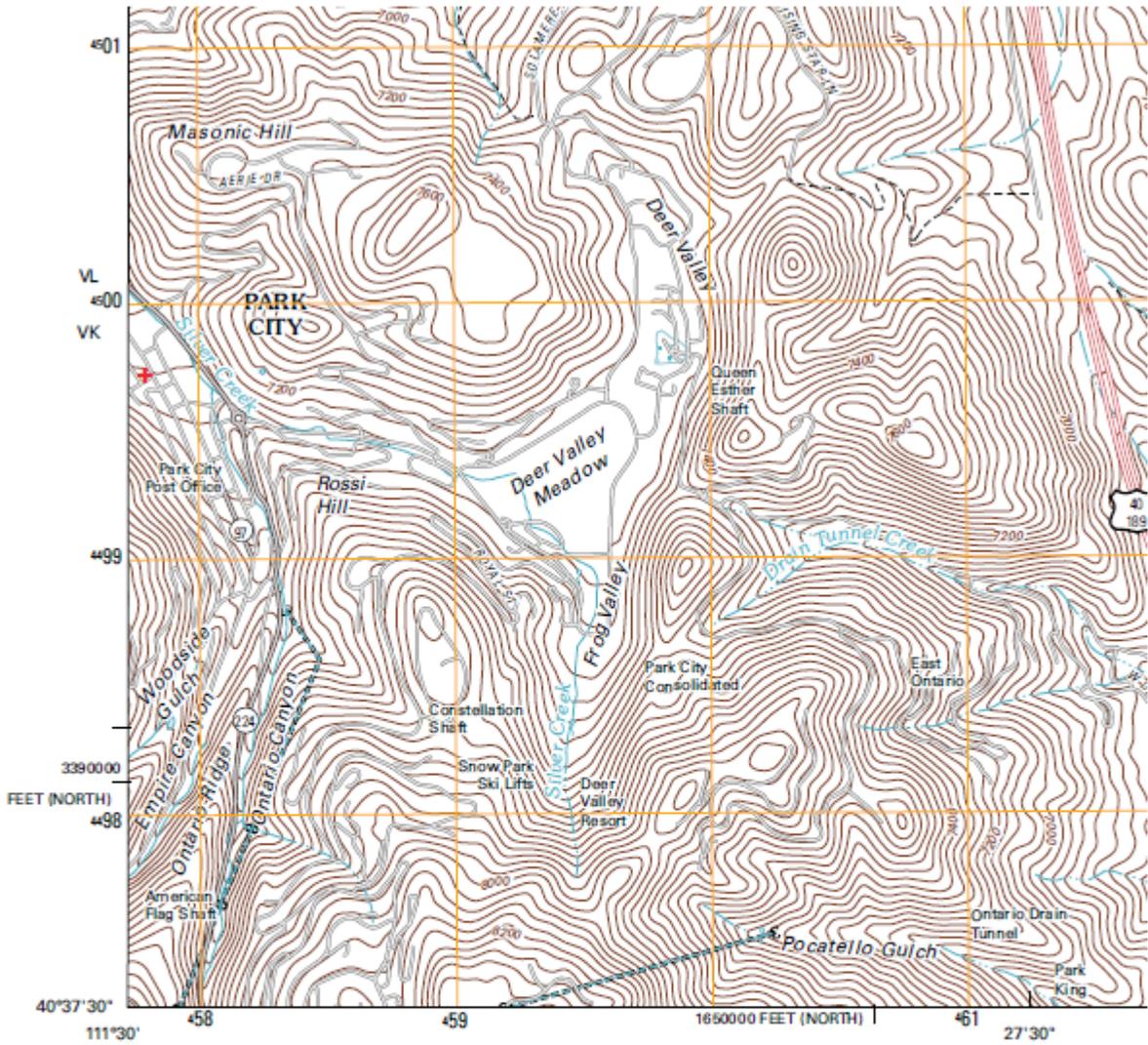


1929



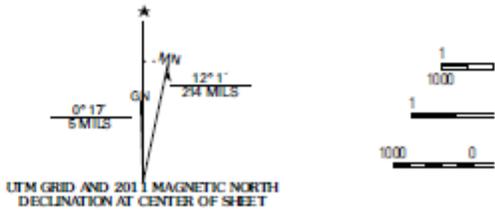
1941

801 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.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

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

DOCUMENTS

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]
 Address: 801 Park Avenue
 City: Park City, UT
 Current Owner: Gravel Farms Racing LLC
 Address: (see historic site form for address)
 Tax Number: PRKWDP-801-AM
 Legal Description (include acreage): Unit 801 Parkwood Place Condo., platted 7/25/2006 (SA BK2 L.1) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/24/1884	Geo. G. Snyder	Edwin Kimball	W.D.		
3/11/1918	Edwin and Eliot Kimball	Kimball Investment Co.	W.D.		
4/14/1921	Kimball Investment Co.	William Jefford	W.D.		
9/1/1928	William Jefford	Clifford Daniels	Deed		
7/18/1936	Cliff Daniels	Elmer Maxwell	W.D.		
4/18/1938	Summit County	Elmer and Mercy Maxwell	Red. Cert.		
10/18/1954	Mercy Rawson (Maxwell)	Albert and Ruth Frantz	W.D.		
8/22/1961	Albert and Ruth Frantz	Gary J. & Charlotte W. Frantz	W.D.		
3/7/1969	Gary J. & Charlotte W. Frantz	John E. & Lynn M. Roche	W.D.		
1/14/1993	John E. & Lynn M. Roche	David Belz	W.D.		
12/20/1993	David Belz	801 PK LC	W.D.		
6/13/2006	801 PK LC	811 PK LC	Q.C.D.		
7/14/2009	811 PK LC	Gravel Farms Racing LLC	W.D.		

Date: 4/21/2014

Researcher: John Ewanowski, CRSA Architecture

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>	x x		<u>1616</u>	\$ -	\$ <u>3931</u>
<u>2</u>	x x		<u>880</u>	\$	\$ <u>1159</u>
	x x			\$	\$

No. of Rooms 7 x 6-1/2 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>Conc.</u> <u>1/2</u> None <u>1/2</u>		<u>190</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Corb.</u> Mat. <u>Shg</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front _____ @ _____		
Rear _____ @ _____		
Cellar—Basm't— <u>1/4</u> <u>1/2</u> <u>3/4</u> full-floor <u>No</u>		<u>45</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfn. _____		
Plumbing— <u>Class 1</u> Tub <u>4</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— <u>Hd. Wd.</u> _____ Floors— <u>Hd. Wd.</u> <u>2</u> <u>Fir.</u> _____ <u>Conc.</u> _____	<u>40</u>	
Cabinets <u>5</u> Mantels _____	<u>200</u>	<u>125</u>
Tile— <u>Walls</u> _____ <u>Wainscot.</u> _____ <u>Floors</u> _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____		

Total Additions and Deductions 1030 290 5090

Net Additions or Deductions -290 \$ + 740

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

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____

Garage—S 8 C 2 Depr. (2%) 8% _____ Obsolescence _____ \$ _____

Cars 2 Walls Conc. _____ Out Bldgs. _____ \$ _____

Roof Shg Size 20 x 22 Age 25 _____ \$ _____

Floor Plank Cost 819/50 Depreciated Value Garage \$ 409

Remarks (24yr Ave Used - 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 _____ %

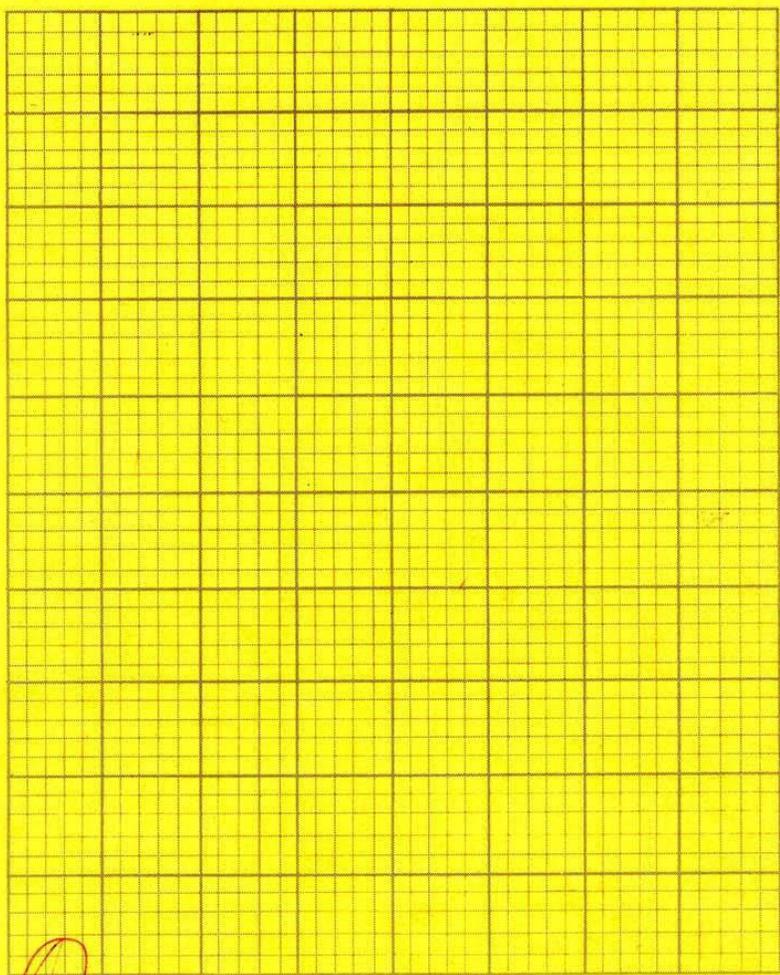
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>1</u>	x x	<u>3239</u>	<u>1616</u>		\$ <u>4628</u>
<u>2</u>	x x	<u>1389</u>	<u>880</u>		
	x x				

Att. Gar. x Flr. Walls Roof

Description of Building		Additions
Foundation—	Stone _____ Conc. <input checked="" type="checkbox"/> None _____	
Ext. Walls	<u>Siding</u> <u>ASB Shale</u>	
Insulation—	Floors _____ Walls _____ Clgs. _____	
Roof Type	<u>Gab</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 _____ Tub _____ Trays _____	1350
	Basin <u>5</u> Sink <u>5</u> Toilet <u>5</u>	
	Urns _____ Ftns. _____ Shr. _____	
	Dishwasher _____ Garbage Disp. <u>7</u>	
Heat—	Stove <u>H.A.</u> Steam _____ Stkr. _____ Blr. <input checked="" type="checkbox"/>	475
Oil <input checked="" type="checkbox"/> Gas _____	Coal _____ Pipeless _____ Radiant _____	85
Air Cond. _____		
Finish—	Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—	Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets <u>5</u>	Mantels _____ Blt. In _____	
Tile—	Walls _____ Wainscot _____ Floors _____	
Electrical—	Outlets <input checked="" type="checkbox"/> Fixt. <input checked="" type="checkbox"/>	
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. <u>(1)</u> 2 3 4 5 6 <u>48</u> %	
Inf. by { Owner - Tenant _____		Repr. Val. Minus Depr.	
{ Neighbor - Record - Est. _____		Obsol. or Rem. _____ %	
Remodel Year _____	Est. Cost _____	Bldg. Value	\$ <u>3137</u>
Garage—	Class <u>2</u> Depr. <u>2%</u> <u>3%</u>		
Cars <u>2</u>	Floor <u>Dist</u> Walls <u>Concr</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



Remarks: *ce!* Garage - 344 sqs - 12x24 (cond. - One-Story) 200-30% 60
ce! Garage - 344 sqs - 8x17 (Unit - Single-Story) 94-30% 28

SA-5
Serial Number

OF
Card Number

Owners Name
Location BK 2, PARK CITY
Kind of Bldg. APT St. No. 801 PARK AVE
Class Wch-4, Res Type 1 2 3 4. Cost \$ 10,511 104%

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

Att. Gar.—C.P. x Flr. Walls Cl.
Description of Buildings Additions Additions

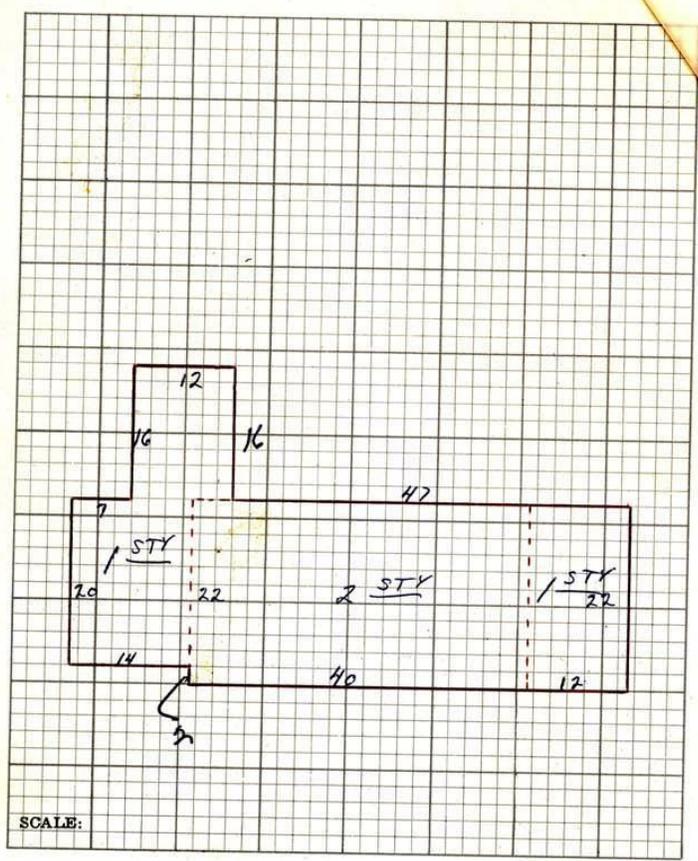
Foundation—Stone Conc. Sills
 Ext. Walls ASB Shake
 Roof Type gable Mtl. pat
 Dormers—Small Med. Large
 Bays—Small Med Large
 Porches—Front @
 Rear @
 Porch @
 Planters @
 Ext. Base. Entry @
 Cellar-Bsmt. — 1/4 1/8 1/2 3/4 Full Floor
 Bsmt. Gar.
 Basement-Apt. Rms. Fin. Rms.
 Attic Rooms Fin. Unfin.
 Plumbing { Class 2 Tub 5 Trays 5
 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

650
460
460
460
460

742 Remarks

Total Additions			3232
Year Built <u>1919</u>	Avg. 1.	Replacement Cost	<u>14,216</u>
	Age 2.	Obsolescence	
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Adj. Bld. Value	
		Conv. Factor	<u>x.4718</u>
Replacement Cost—1940 Base			<u>16775</u>
Depreciation Column <u>1</u> 2 3 4 5 6			<u>45.08</u>
1940 Base Cost, Less Depreciation			<u>7562</u>
Total Value from reverse side <u>progres</u>			<u>458</u>
Total Building Value			\$

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



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
Garage low walls	45	12x24		CL-1	363	.47	30%	108
DIRT FLOOR		x				.47		
		x				.47		
Garage low walls	45	8x17		CL-1	198 ⁰⁰	.47	30%	59
DIRT FLOOR		x				.47		
		x				.47		
Garage - Class <u>2</u> Depr. <u>2%</u> 3%								
Cars - Floor <u>DIRT</u> Walls <u>low</u> Roof <u>Shg</u> Doors -								
Size <u>20</u> x <u>18</u> Age <u>36</u> Cost <u>968</u> x <u>DEC 20 1968</u>								
1940 Base Cost. x <u>30%</u> Depr. <u>290</u>								
Total								

REMARKS Very large unit handles the whole building.