

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Kimball's Garage**

Address: 638 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-107-108-X

Current Owner Name: KIMBALL ART CENTER

Parent Parcel(s):

Current Owner Address: PO BOX 1478 PARK CITY, UT 84060-1478

Legal Description (include acreage) PART OF BLK 7 PARK CITY SURVEY & BLK 53SNYDERS ADDITION TO PARK CITY COM SE'LY COR SD BLK 7 TH S 66*52' W 168.20 FT ALG S'LY LN BLK 7 TO SW COR BLK 7 TH N 28* 50' W 86.20 FT, N 61*10' E 100 FT, N 28* 50' W 29.25 FT N 61*10' E 72.10 FT, S 32*25' E 47.61 FT; S 23*38' E 84.98 FT TO BEG ALSO: BEG AT A PT THAT IS W 168.55 FT FR THE SW COR OF THE SW 1/4 OF THE NE 1/4 OF SEC 16, T2SR4E, SLBM & RUN TH S 75*51'10" W 2.83 FT; TH N 32*25'00" W 47.61 FT; TH N 61*10'00" E 1.85 FT; TH S 33*25'00" E 48.39 FT TO THE PT OF BEG CONT 109 SQ FT; Acres 0.42

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: Commercial
- Current Use: Commercial

*National Register of Historic Places: ineligible eligible
 listed (date: 03/07/1979 - Park City Main Street Historic District)

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.

Longstreth, Richard. *The Buildings of Main Street; A Guide to Commercial Architecture*. Updated edition. Walnut Creek, CA:

Alta Mira Press, a division of Rowman & Littlefield Publishers, Inc., 2000.

Notarianni, Philip F., "Park City Main Street Historic District." National Register of Historic Places Inventory, Nomination Form. 1979.

-----, "Kimball Garage." Structure/Site Form. Utah State Historical Society Historic Preservation Research Office. Salt Lake City: 1978.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Other Commercial type

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.)
- Fair (Some problems are apparent. Describe the problems.):
- 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: Pressed brick, concrete and glazing.

Roof: Bow-truss roof form with rolled roofing material.

Windows/Doors: Expansive single-pane casement type with narrow transoms and multi-pane casement type.

Essential Historical Form: Retains Does Not Retain, due to:Location: Original Location Moved (date _____) Original 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 brick structure reflects the building types being constructed in Utah to accommodate the automobile. It was built in 1929 to replace the Kimball Brothers Livery Stable with is seen on the 1907 Sanborn Insurance map. The structure underwent extensive interior alterations in 1976 to accommodate use as an art center, but the exterior remains largely as it was originally constructed. The changes are minor and do not affect the site's original design character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered over time, though the drive-through bays on the west side of the building have been enclosed to accommodate use as a art center.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era commercial building are the simple methods of construction, the use of pressed brick and concrete, the span of bays--some glazed, others open-- that are typical of automobile-related buildings built in Park City and Utah during the 1920s.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of the automobile-related activity in a Utah town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The structure was built in 1929 and represents the shift in Park City's transportation modes from horse to the automobile. Also, it is the site of the long-standing Kimball Brothers Livery and then, as noted, the Kimball Brothers Garage. The early livery was significant in providing transportation during the mining era boom.

This site was listed on the National Register of Historic Places in 1979 as part of the *Park City Main Street Historic District*. It was built within the historic period, is associated with the mining era, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1929¹

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 commercial buildings represent the best remaining metal mining town business district in the state. The buildings along Main Street, in particular, provide important documentation of the commercial character of mining towns of that period, including the range of building materials, building types, and architectural styles. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining business district².

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: South oblique. Camera facing north, 2006.

Photo No. 2: South oblique. Camera facing north, 1995.

¹ Notarianni, Structure/Site Form, 1978.

² From "Park City Main Street Historic District" written by Philip Notarianni, 1979 and "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Utah State Historical Society Historic Preservation Research Office Structure/Site Information Form

1
IDENTIFICATION

Street Address:	638 Park Avenue	Plat	Bl.	Lot
Name of Structure:	Kimball Garage	T.	R.	S.
Present Owner:	William Kimball	UTM:		
Owner Address:	c/o Kimball Arts Center, Inc., Park City, Utah			Tax #:

2
AGE/CONDITION/USE

Original Owner:	Construction Date:	@1929	Demolition Date:
Original Use:	commercial		
Present Use:	Occupants:		
<input type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Public <input type="checkbox"/> Commercial	<input type="checkbox"/> Park <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural	<input type="checkbox"/> Vacant <input type="checkbox"/> Religious <input type="checkbox"/> Other	"Kimball Arts Center Inc."
Building Condition:	Integrity:		
<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Deteriorated	<input type="checkbox"/> Site <input type="checkbox"/> Ruins	<input type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Minor Alterations <input type="checkbox"/> Major Alterations	

3
STATUS

Preliminary Evaluation:	Final Register Status:
<input type="checkbox"/> Significant <input checked="" type="checkbox"/> Contributory <input type="checkbox"/> Not Contributory <input type="checkbox"/> Intrusion	<input type="checkbox"/> National Landmark <input type="checkbox"/> National Register <input type="checkbox"/> State Register <input type="checkbox"/> District <input type="checkbox"/> Multi-Resource <input type="checkbox"/> Thematic

4
DOCUMENTATION

Photography:	Date of Slides: Oct., 1977	Date of Photographs:
	Views: Front <input checked="" type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>	Views: Front <input type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>
Research Sources:		
<input type="checkbox"/> Abstract of Title <input type="checkbox"/> Plat Records <input type="checkbox"/> Plat Map <input type="checkbox"/> Tax Card & Photo <input type="checkbox"/> Building Permit <input type="checkbox"/> Sewer Permit <input checked="" type="checkbox"/> Sanborn Maps	<input type="checkbox"/> City Directories <input type="checkbox"/> Biographical Encyclopedias <input type="checkbox"/> Obituary Index <input type="checkbox"/> County & City Histories <input type="checkbox"/> Personal Interviews <input checked="" type="checkbox"/> Newspapers <input checked="" type="checkbox"/> Utah State Historical Society Library	<input type="checkbox"/> LDS Church Archives <input type="checkbox"/> LDS Genealogical Society <input type="checkbox"/> U of U Library <input type="checkbox"/> BYU Library <input type="checkbox"/> USU Library <input type="checkbox"/> SLC Library <input type="checkbox"/> Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.
Utah State Gazetteer and Business Directory, 1892-1893; and 1920-1921.
Sanborn Maps, Park City, Utah, 1900 and 1907.

listed 3/7/79

Architect/Builder: unknown

Building Materials: wood Building Type/Style: commercial

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame structure; altered in 1975-1976 to accommodate an Arts Center. The interior has been significantly altered; but the exterior, while changed, resembles the original appearances.

Statement of Historical Significance:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input checked="" type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

This site housed the Kimball Bros. Livery, a long established business in Park City, occupying this same "corner" for many years.

In 1929, the Kimball Garage (the present structure), was constructed representing the shift from horses to automobiles, a shift most livery enterprises made. Later, the business became "Eley's Garage."

In 1975-1976 "The Kimball Arts Center" remodeled the building, and its present use represents that of a community arts center.

The early Kimball Bros. livery was most significant in providing residents and miners with transportation.





KIMBALL ART CENTER

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STOP

Heber Ave.
Park Ave.

kimball center

