



HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Kimball Double Dwelling House #1

Address: 690 Park Avenue

Date of Construction: c. 1885

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: TLC-C-1

Current Owner: Mahoney Enterprises LP

Legal Description (include acreage): COMMERCIAL UNIT C-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:

Historic

Research Sources:

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

DESCRIPTION

Architectural Style: Hall-parlor - double cell type

No. Stories: 1

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: Not verified, assumed to be concrete.

Roof: Gable roof form sheathed in asphalt shingles

Windows/Doors: Two-over-two double-hung sash type

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.)

The house at 690 Park Avenue was described in a 1984 National Register nomination as follows:

“This house is a one story frame rectangular building with a gable roof. Like the hall and parlor house type, this building has a rectangular form with a rear shed extension, is oriented broadside to the street, and has a gable roof. It therefore was included with hall and parlor houses in the survey of Park City houses. This house, in actuality, is a variant of the hall and parlor house, because, in contrast to the hall and parlor house which has a plan of two rooms of unequal size across the front of the house, this house was divided into two rooms of equal size. It has a double cell plan, as is indicated by the two doors on the facade. Each door is centered between two windows. There is a small shed roof porch over the south entrance. The building is probably two rooms deep, as is

indicated by the two windows on each end of the building. The windows are the double hung sash type, and have six over nine lights. There is a shed extension which spans the rear of the house. It was probably part of the original construction. The only major alteration made to the house was the addition of a door and an outside set of stairs leading to it in the top half story of the north gable end. The stairs and door were added to provide access to the top half story of the house, and do not affect the original character of the building. This house is one of a pair of identical houses that were built side by side. The other house, at 702 Park, no longer maintains its original integrity because a large dormer was added to the front of the building. On the other hand, 690 Park has received only one unobtrusive major alteration and maintains its original integrity.”

A full width porch has been added, similar to the house adjacent, which was built identically to this house. The porch has a hipped roof that extends from the main roof, and is supported by lathe turned posts topped with decorative brackets. A simple railing stretches between the piers. The house is currently being used for commercial purposes. The addition of the porch has historical context and does not negatively impact the character of the building. The overall form and materiality of the building remains intact and the building retains 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 this house was detailed in the 1984 National Register nomination form as follows:

“Built c. 1885, the Kimball Double Dwelling House #1 at 690 Park is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City’s mining boom era, significantly contributes to the character of the residential area. In addition it is especially significant as one of about three double cell houses in Park City of which only two maintain their original integrity. The double cell house is a folk type, generally one room deep and two rooms wide, with two separate entrances on the facade. It has the same gable roof and rectangular form oriented broad side to the street as does the hall and parlor house, therefore it was included in that basic category when the Park City buildings were evaluated. The double cell house is one of seven basic house types found in Utah during the early years of settlement, but it was never an extremely popular house type like the hall and parlor house. Because few double cell houses are extant in Park City, it is likely that in Park City too it was not a popular house type. This house is also significant as one of the earliest multi-family dwellings in Park City. Park City’s double cell houses

were built as duplexes, a use for which the form was well suited. The type, however, did not originate as a duplex, but rather as a solution to the requirement of tradition that the arrangement of openings on the facade be symmetrically arranged. The only possible solution for a house with two rooms of equal size was to have a door into each room. A single door into just one of the rooms would have produced an unbalanced arrangement of openings. The use of the double cell in Park City as a duplex was logical because the growth of the community produced the need for rental property and a variety of house sizes to handle a transient population. Double cell houses in other parts of the state, however, were built as single family houses, possibly as polygamist houses in some instances, and occasionally as duplexes.

The Kimball Double Dwelling House #1 was built around 1885, probably as investment property for Edwin Kimball, a prominent businessman in the Park City area. The house next door at 702 Park is almost identical to this house and was probably built at the same time. 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. His widow, Geneva A. Hartwell Kimball, managed much of his business affairs after his death, and this property remained in Kimball Investment Company ownership until 1917.”

The property has changed hands several times since the historic period and is currently owned by Mahoney Enterprises LP.

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

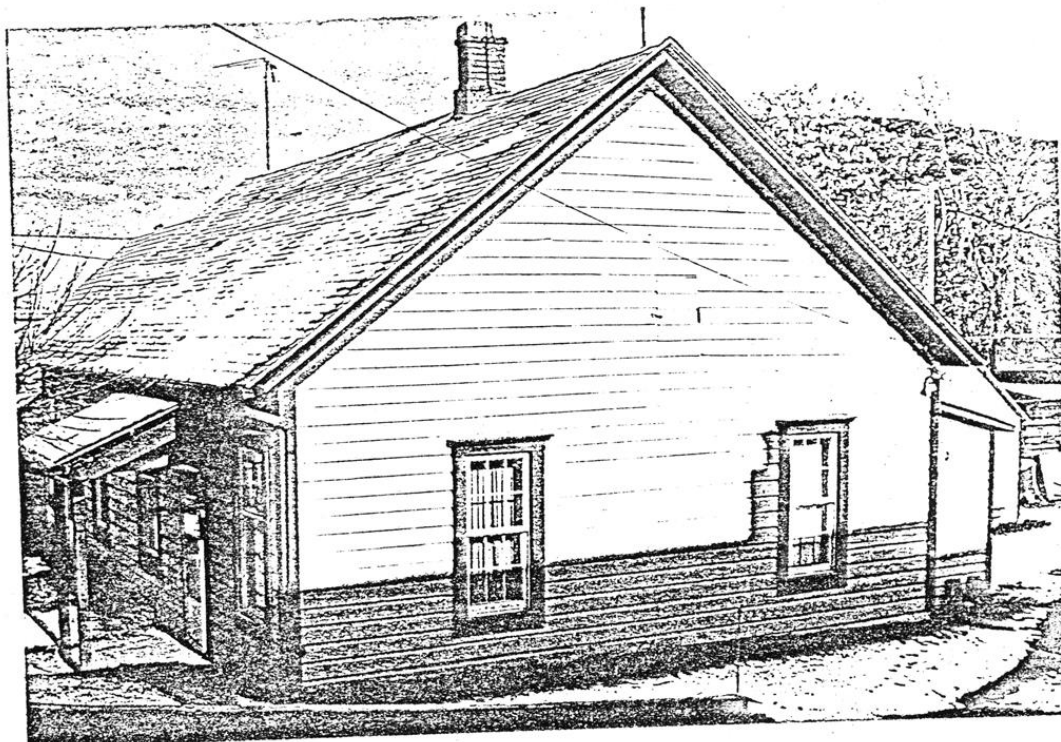
(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)



10/23/1912



Tax photo c. 1940



Kimball Double Dwelling House #1
690 Park
Park City, Summit County, Utah

View from Southwest corner

Photo by Roger Roper, October 1983
Negative: Utah State Historical Society







690 Park Avenue. Northwest oblique. November 2013.



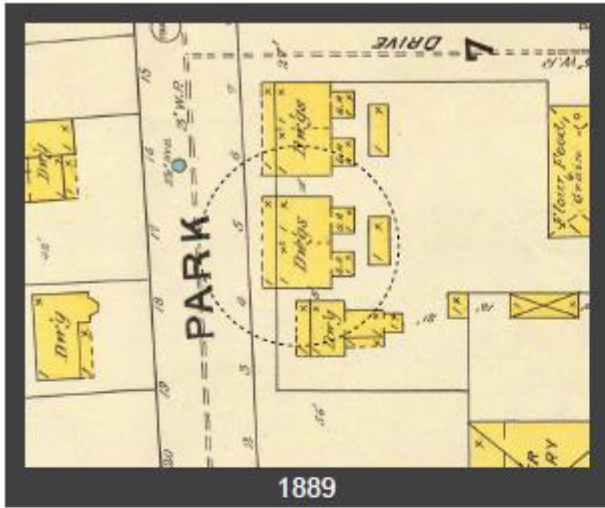
690 Park Avenue. West elevation. November 2013.



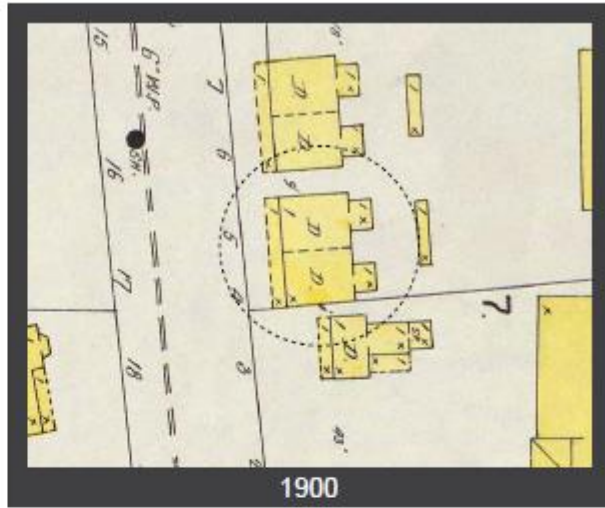
690 Park Avenue. Southwest oblique. November 2013.

MAPS

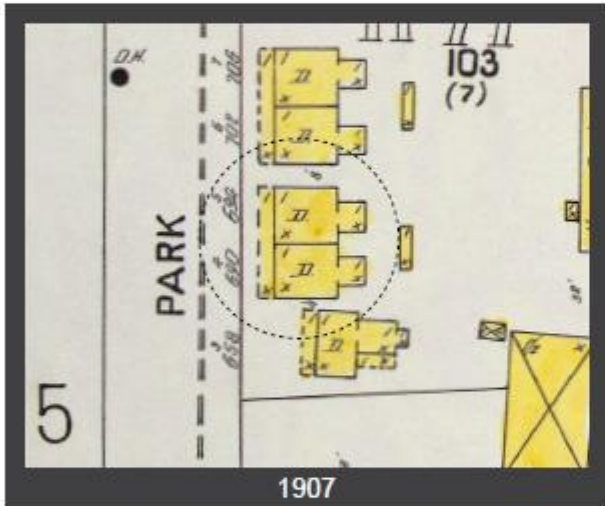
690 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



1889



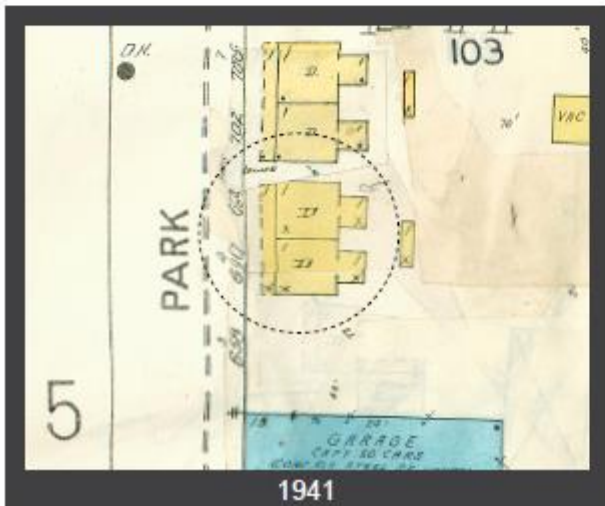
1900



1907



1929



1941

PRIOR SERIAL #'s SA - 341, SA - 343 @ SA - 348 - 1

NEW SERIAL # TLC - Unit #

NOTICE APPLICABLE TO ALL NOTICES

1. THIS PLAN IS SUBJECT TO THE CITY OF PARK CITY ZONING ORDINANCES AND THE CITY ENGINEER'S REVIEW.
2. THE CITY ENGINEER'S REVIEW IS LIMITED TO TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.
3. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE PROPERTY OWNERS AND ADJACENT PROPERTY OWNERS.
5. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE CITY ENGINEER'S OFFICE.
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PLANNING COMMISSION APPROVAL

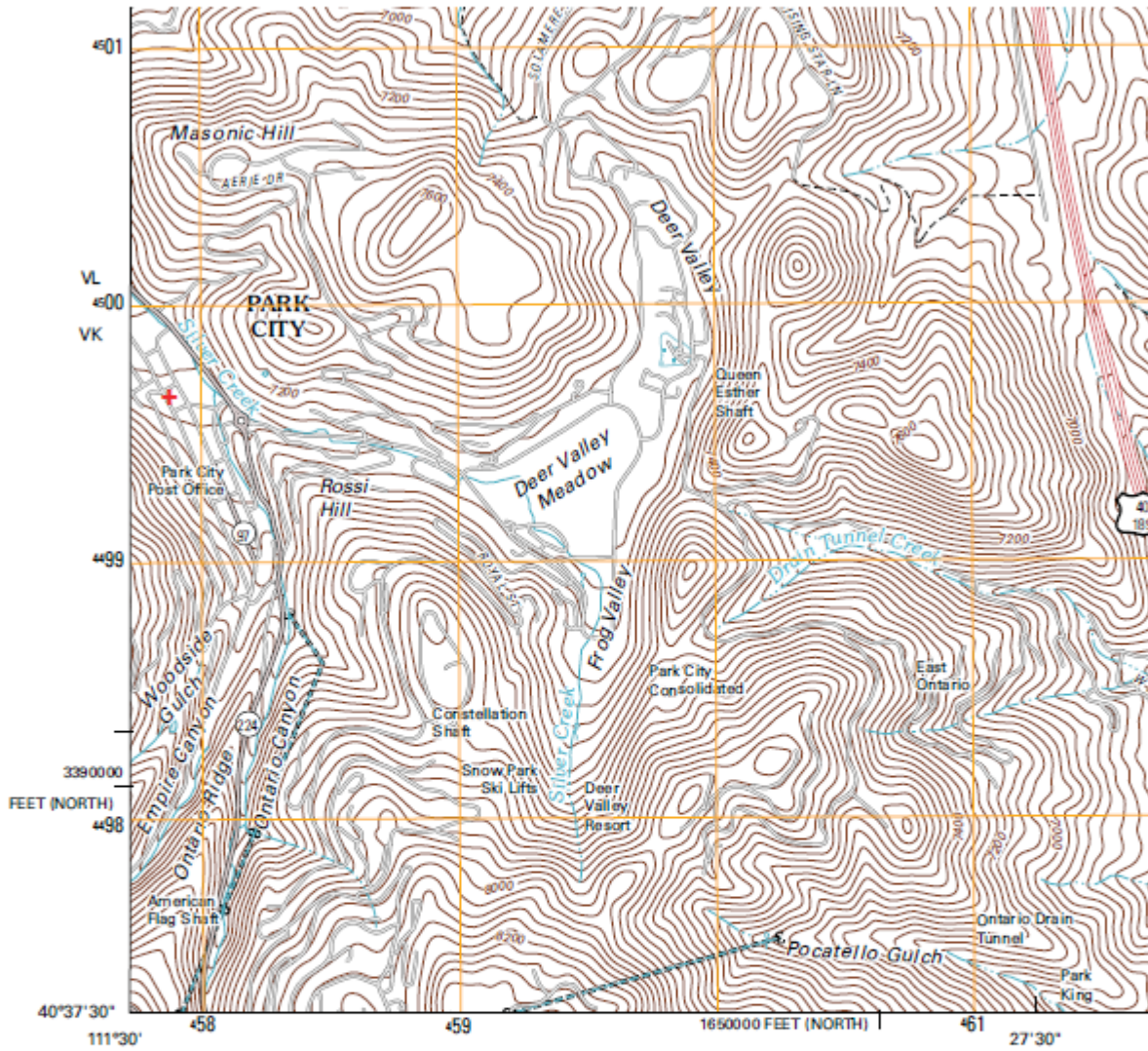
APPROVED BY: *[Signature]*
DATE: 11/15/2011

RECORD OF SURVEY MAP SHEET NO. 1/5

TOWN LEFT CORNER

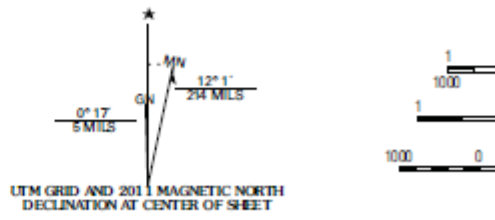
KARREN & ASSOCIATES
PLANNING ENGINEER
1001 N. MAIN ST. SUITE 200, PARK CITY, UT 84302
PHONE: 435.633.8800 FAX: 435.633.8801
WWW.KARRENANDASSOCIATES.COM

690 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 scale: 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 VK
Grid Zone Designation
12T

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

DOCUMENTS

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 690 Park
Park City, Summit County, Utah

Name of Structure: Kimball Double Dwelling House #1

Present Owner: Mel H. Fletcher, et al

Owner Address: P.O. Box 425, Park City, Utah 84060

Year Built (Tax Record): _____ Effective Age: _____ Tax #: SA 343
Legal Description: _____ Kind of Building: _____

Beginning 86.2 feet North 28 degrees 50 minutes West of Southwest corner Block 7, Snyder's Addition to Park City Survey, thence North 28 degrees 50 minutes West 90 feet; thence North 61 degrees 10 minutes East 100 feet, South 28 degrees 50 minutes East 88 feet; South 61 degrees 10 minutes West 97.7 feet to beginning.
Less than one acre.

UTM: 12 457960 4499440
T. R. S.

2 STATUS/USE

Original Owner: probably Edwin Kimball Construction Date: c. 1885 Demolition Date: _____

Original Use: Residence Present Use: _____

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

3 DOCUMENTATION

Photography: Date of Slides: 1983 Slide No.: _____ Date of Photographs: 1983 Photo No.: _____

Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:

Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records/Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other Census Records

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

Esshom, Frank. Pioneers and Prominent Men of Utah. (Salt Lake City: Western Epics, Inc., 1966).

Researcher: Roger Roper

Date: 4/84

	Street Address: 690 Park	Site No:
4 ARCHITECTURE	Architect/Builder: Unknown	
	Building Materials: Wood	
	Building Type/Style: Hall and Parlor House--Double Cell Variant	

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame rectangular building with a gable roof. Like the hall and parlor house type, this building has a rectangular form with a rear shed extension, is oriented broadside to the street, and has a gable roof. It therefore was included with hall and parlor houses in the survey of Park City houses. This house, in actuality, is a variant of the hall and parlor house, because, in contrast to the hall and parlor house which has a plan of two rooms of unequal size across the front of the house, this house was divided into two rooms of equal size. It has a double cell plan, as is indicated by the two doors on the facade. Each door is centered between two windows. There is a small shed roof porch over the south entrance. The building is probably two rooms deep, as is indicated by the two windows on each end of the building. The windows are the double hung sash type, and have six over nine lights. There is a shed extension which spans the rear of the house. It was probably part of the original construction. The only major alteration made to the house was the addition of a door and an outside set of stairs leading to it in the top half story of the north gable end. The stairs and door were added to provide access to the top half story of the house, and do not affect the original character of the building. This house is one of a pair of identical houses that were built side by side. The other house, at
(See continuation sheet)

5 HISTORY	Statement of Historical Significance:	Construction Date: c.1885
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Built c. 1885, the Kimball Double Dwelling House #1 at 690 Park is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area. In addition it is especially significant as one of about three double cell houses in Park City of which only two maintain their original integrity. The double cell house is a folk type, generally one room deep and two rooms wide, with two separate entrances on the facade. It has the same gable roof and rectangular form oriented broad side to the street as does the hall and parlor house, therefore it was included in that basic category when the Park City buildings were evaluated. The double cell house is one of seven basic house types found in Utah during the early years of settlement, but it was never an extremely popular house type like the hall and parlor house. Because few double cell houses are extant in Park City, it is likely that in Park City too it was not a popular house type. This house is also significant as one of the earliest multi-family dwellings in Park City. Park City's double cell houses were built as duplexes, a use for which the form was well suited. The type, however, did not originate as a duplex, but rather as a solution to the requirement of tradition that the arrangement of openings on the facade be symmetrically arranged. The only possible solution for a house with two rooms of equal size was to have a door into each room. A single door into just one of the rooms would have produced an unbalanced arrangement of openings. The use of the double cell in Park City as a duplex was logical because the growth of the community produced the need for rental property and a variety of house sizes to handle a transient population. Double cell houses in other parts of the state, however, were built as single family houses, possibly as polygamist houses in some instances, and occasionally as duplexes.

(See continuation sheet)

690 Park**Description continued:**

702 Park, no longer maintains its original integrity because a large dormer was added to the front of the building. On the other hand, 690 Park has received only one unobtrusive major alteration and maintains its original integrity.

History:

The Kimball Double Dwelling House #1 was built around 1885, probably as investment property for Edwin Kimball, a prominent businessman in the Park City area. The house next door at 702 Park is almost identical to this house and was probably built at the same time. 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. His widow, Geneva A. Hartwell Kimball, managed much of his business affairs after his death, and this property remained in Kimball Investment Company ownership until 1917.

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TU/USE 2

Original Owner: probably Edwin Kimball Construction Date: c. 1885 Demolition Date:

Original Use: Residence Present Use:

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- Excellent Site Unaltered Significant Not of the National Landmark District
- Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
- Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:

Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:

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ARCHITECTURE 4

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(See continuation sheet)

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HISTORY 5

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690 Park
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690 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

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 telegraphed to the Ontario Mills office by Thomas J. Army of Salt Lake said a dispatch had just been received by Captain F. A. L. containing the sad intelligence and that the stricken 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 Marsac and Ontario Mills Park City bank and others building are floating 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 intimated 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