HISTORIC SITE FORM - HISTORIC SITES INVENTORY
PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: Burt Kimball House
Address: 817 Park Avenue
AKA:
City, County: Park City, Summit County, Utah
Tax Number: SA-07
Current Owner Name: Kimball Whitesides
Current Owner Address: PO Box 980931, Park City, Utah 84098
Legal Description (include acreage): UNIT 817 PARKWOOD PLACE CONDOS

2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>Permit #:</td>
<td>Original Use: Residential</td>
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<tr>
<td>☑ building(s), attached</td>
<td>☑ Significant Site</td>
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<td>Current Use: Residential</td>
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<tr>
<td>☑ building(s), detached</td>
<td>☑ Not Historic</td>
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<tr>
<td>☑ building(s), public</td>
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<tr>
<td>☑ building(s), accessory</td>
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</table>
*National Register of Historic Places: ☑ ineligible  ☐ eligible
☑ listed (date: 7/12/1984 - Mining Boom Era Residence Thematic District)
This site no longer meets the criteria for listing in the National Register.

3 DOCUMENTATION

Photos: Dates
☐ tax photo: ☑ prints: ☑ historic: c.

Research Sources (check all sources consulted, whether useful or not)
☐ abstract of title: ☑ city/county histories
☐ tax card: ☑ personal interviews
☐ original building permit: ☑ Utah Hist. Research Center
☐ sewer permit: ☑ USHS Preservation Files
☐ Sanborn Maps: ☑ USHS Architects File
☐ obituary index: ☑ LDS Family History Library
☐ city directories/gazetteers: ☑ Park City Hist. Soc/Museum
☐ census records: ☑ university library(ies):
☐ biographical encyclopedias: ☑ other:
☐ newspapers:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.


4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-parlor
No. Stories: 1
Additions: ☑ major (describe below) Alterations: ☑ 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.)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008
Fair (Some problems are apparent. Describe the problems.): Boarded-being rehabilitated as part of larger development.

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: Drop siding.

Roof: Gable roof form sheathed in metal.

Windows/Doors: Vertically oriented window openings - windows have been removed.

Essential Historical Form: ☑ Retains  ☐ Does Not Retain, due to:

Location: ☐ Original Location  ☑ Moved (date __2006-08_) Original Location: Slightly north of current 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 frame hall-parlor house has been significantly altered. The original structure is described in detail in the National Register nomination (see Structure/Site Form, 1983). The structure appears on the 1889 Sanborn Insurance map with a small addition constructed between 1900 and 1907. Based on the tax photo and tax cards, the full-width front porch was constructed between c. 1940 and 1949. In 2006-08, the house was moved from its site to accommodate extensive excavation on the block and returned to a concrete foundation that raised the building nearly 6 feet above finished road grade. The house is now part of a large-scale residential development involving two other historic structures. The changes are substantial and diminish the site's original design integrity.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has been completed altered. The house is perched atop a substantial underground parking garage and raised above finished road grade by nearly 6 feet.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building and site diminishes its association with the past.

This site was listed on the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District. It was built within the historic period, defined as 1872 to 1929 in the district nomination. However, the building has subsequently had major alterations and would no longer be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: ☐ Not Known  ☑ Known: (source: )

Date of Construction: c. 1885

Structure appears as hall-parlor on 1889 Sanborn Insurance map.
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 houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.2

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. 4: Southeast oblique. Camera facing northwest, 1983.
Photo No. 5: East elevation. Camera facing west, tax photo.

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2 From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
## SERIAL NO.
### RE-APPRAISAL CARD (1940 APPR. BASE)

**Owner's Name:**

**Owner's Address:**

**Location:**

**Kind of Building**

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<th>Schedule</th>
<th>Class</th>
<th>Type</th>
<th>Cost $</th>
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<tr>
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<td>3-15%</td>
<td>1-2D4</td>
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### Schedule of Factors

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<th>Stories</th>
<th>Dimensions</th>
<th>Cu. Ft.</th>
<th>Sq. Ft.</th>
<th>Actual Factor</th>
<th>Totals</th>
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<td>492</td>
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**No. of Rooms:** 3  
**Condition:**

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<th>Description of Building</th>
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<td>None</td>
<td>V</td>
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<td>Ext. Walls</td>
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<td>InsulatedFloors Walls</td>
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<td>Roof—Type</td>
<td>C &amp; B Mat</td>
<td>B &amp; S</td>
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<td>Dormers—Small Med. Lg.</td>
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<td>Bays—Small Med. Lg.</td>
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<td>Porches—Front Rear</td>
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<td>Cellar-Basmt—1/4 1/4 3/4 1/4 full-floor</td>
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<td>Basement Apts.—Rooms Fin.</td>
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<td>Attic Rooms—Flr. Unfin.</td>
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<td>Plumbing—Tub. Toilet</td>
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<td>Heat—Stove—H. A. Steam S. Blk.</td>
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<td>Oil—Gas—Coal</td>
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<td>Radiant—Pipeless</td>
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<td>Finish—Hd. Wd. Flrs. FIr.</td>
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<td>Cabinets Mantels</td>
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<td>Tile—Walls Wainscot</td>
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<td>Lighting—Lamp Fix.</td>
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<td>Wood/med. 3 2 20</td>
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### Total Additions and Deductions

285 211 1133

### Net Additions or Deductions

-211

**REPRODUCTION VALUE**

= 1217

### Appraised

10/1949  
By C. A. J.
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<th>OUT BUILDINGS</th>
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<th>Factor</th>
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</table>
Serial No. SA7

Location: Block 2 SA, St. No. 817 Rock Ave

Kind of Bldg.: Costs $ 

Class: Type 12/3/4, Cost $943

Stories | Dimensions | Cu. Ft. | Sq. Ft. | Factor | Totals |
--- | --- | --- | --- | --- | --- |
1 | x x | 492 | | | $943 |

Gar. - Carport | Flr. Walls Cl. |

Description of Buildings

- Foundation: Stone | Conc. None |
- Ext. Walls: Siding |
- Insulation: Floors Walls Cigs. |
- Roof Type: Metal
- Dormers: Small Med. Large |
- Bays: Small Med. Large |
- Porches: Front Rear 10 x 12 120 | @ 80 96 |
- Porch |
- Metal Awnings |
- Basement Entr. |
- Planters |
- Cellar-Bsmnt.: 1/4 1/2 3/4 1/4 Full | 80 |
- Attic Rooms Fin. |
- Rooms Fin. |
- Class Tab Trays |
- Basin Sink Toilet |
- Wtr. Sfr. Shr. St. O.T. |
- Dishwasher Garbage Disp. |
- Built-in Appliances |
- Oil: Gas Coal Pipeless Radiant |
- Air Cond. |
- Finish: Fir Hd. Wd. |
- Floor: Fir Hd. Wd. Other |
- Cabinets Mantels |
- Tile - Walls Wainscot Floors |
- Storm Sash: Wood D. S. Metal D. S. |

Total Additions: 267 |

Total Additions: 267 |

Year Built: 1942 Avg. Current Value: $1656

Inf. by: Owner - Tenant

Remodel Year Est. Cost Current Value Minus Depr. $496

Garage - Class Depr. 2% 3% Carport - Factor

Cars Floor St. Other

Size: V x 30 Age Cost x %

Total Building Value: $
Owners Name

Location

Kind of Bldg. Res

St. No.

Class 3

Type 1 2 3

Cost 3313

x 1045

Stories Dimensions Sq. Ft. Factor Totals Totals

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Att. Gar.—C.P. x Flr. Walls Cl.   

Description of Buildings

Additions

Foundation—Stone Conc. Sills

Ext. Walls Alum Siding

Roof Type Gable Past

Dormers—Small Med. Large

Bays—Small Med Large

Porches—Front 96° 65 62

Rear 0

Porch 0

Planters 0

Ext. Base. Entry 0

Cellar-Bsmnt. — ¼ ¾ ¼ ¾ ¾ Full Floor

Bsmnt. Gar. 0

Basement-Apt. ___ Rms. ___ Fin. ___ Rms. ___

Attic Rooms Fin. 0 Unfin. 325

Plumbing

Class 1 Tub 1 Trays

Basin 1 Sink 1 Toilet 1

Wtr. Sftr. 0 Shr. St. 0 O.T. 0

Dishwasher 0 Garbage Disp. 0

Heat—Stove H.A. 0 FA HW Stkr Elect. 316

Oil Gas Coal Pipeless Radiant

Air Cond. — Full ___ Zone

Finish—Fir. ___ Hd. Wd. Panel

Floor—Fir. ___ Hd. Wd. Other

Cabinets 0 Mantels

Tile—Walls ___ Wainscot ___ Floors

Storm Sash—Wood D. ___ S. Metal D. ___ S.

Awnings — Metal ___ Fiberglass

Total Additions 1403

Year Built 1896

Inf. by

Replacement Cost 486.5

Age 1963 Remade

O. B. Value 0

Conv. Factor x.47

Adj. Bld. Value 0

1940 Base Cost, Less Depreciation

1940 Base 1.2 3 4 5 6

Total Value from reverse side Garage 80

Total Building Value

Appraised by 0 10 17 1968 By 1591 JUN 13 1969

By 0 19 13 128
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<th>RESIDENTIAL OUT BUILDINGS</th>
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<th>Size</th>
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Garage — Class I Depr. 2%
Cars Floor Door Walls FR Roof FR Doors
Size 12 x 23 Age 90 Cost 265 x 47 %
1940 Base Cost x 30 % Depr.

Total

REMARKS

Average Year of Construction Computation:

\[
\text{Year 1976 } \times \frac{1}{6} \times 3500 = 5.85 \quad \text{Year } = 41.829
\]

\[
\text{Year 1973 } \times \frac{1}{6} \times 3500 = 5.85 \quad \text{Year } = 29.29
\]

Average Year of Construction 41.829

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
Structure/Site Information Form

Street Address: 817 Park
Park City, Summit County, Utah
Name of Structure: Burt Kimball House
Present Owner: John H. and Barbara Cook
Owner Address: 1355 Foothill Boulevard, Suite 100, Salt Lake City, Utah 84108
Year Built (Tax Record):
Legal Description: Beginning North 28 degrees 50 minutes West 93.56 feet from Southeast corner Block 2
Snyders Addition to Park City Survey, thence South 61 degrees 20 minutes West 135.1 feet, North 31 degrees 48 minutes West 31.7 feet, North 61 degrees 10 minutes East 136.7 feet, North 32 feet along Park Avenue to beginning. Less than one acre.

Original Owner: probably Burt Kimball
Original Use: Residence
Building Condition: Integrity:

<table>
<thead>
<tr>
<th>Condition</th>
<th>Integrity</th>
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<tbody>
<tr>
<td>Excellent</td>
<td>Site</td>
</tr>
<tr>
<td>Good</td>
<td>Minor Alterations</td>
</tr>
<tr>
<td>Deteriorated</td>
<td>Major Alterations</td>
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Preliminary Evaluation:

- Significant
- Contributory
- Not Contributory
- Not of the Historic Period

Final Register Status:

- National Landmark
- District
- National Register
- Multi-Resource
- State Register
- Thematic

Photography:
Date of Slides: 1983
Date of Photographs: 1983

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.):
- Park Record. January 7, 1882, p. 4.

Researcher: Roger Roper
Date: 4/8
This house is a one story frame hall and parlor house with a gable roof and two rear extensions. The house was sided with aluminum siding in 1965. The addition of siding is considered a major change, but in this case it has not changed the original character of the building. The white lap siding approximates the look and scale of the original wood siding. If the siding were removed it is likely that the house could be restored to its original appearance. The house was raised in 1954 so that a concrete foundation could be poured. Typical of a hall and parlor house, the arrangement of openings on the facade is symmetrical. A door is centered between two double hung sash two over two light widows. There is a single six over six double hung sash window on the south end of the building. Also typical of the hall and parlor house is the plan of two rooms of unequal size. Because the house measures only 12 x 24 feet, it is likely that the rear shed extension was built as part of the original construction. That extension projects beyond the south wall, and there is an entrance into the east side of the projection. According to the present owner, Dr. John Cook, there was a wood shed in the south section of the shed extension which he enclosed in 1965. Between 1900 and 1907 another extension was added perpendicular to the rear of the house in order to provide room for a kitchen. In-period rear extensions are part of Park (See continuation sheet)

Built c. 1882, the Burt Kimball House at 817 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.

This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, having probably been built in 1882 for Burt Kimball. This property was purchased in 1884 from George G. Snyder, the original settler of Park City, by Edwin Kimball, apparently a relative of Burt's. It was not uncommon in the early decades of Park City's settlement for individuals to build their houses on property which they had obtained through unofficial rather than legal transactions. Therefore, it is possible that Burt, either by himself or in conjunction with Edwin, had already "bought" this property previous to the 1884 legal transaction, and had this house built, as the following evidence suggests.

The Park Record noted in January of 1882 that Burt Kimball had built a new 12'x24' house with a 12'x12' addition and a new two-story barn measuring 20'x30'. Those dimensions match fairly closely with those estimated for this house and the barn on the adjacent lot to the north, as shown on the 1889 Sanborn Insurance Map, although the 12'x12' addition on the house does not show up on the map. Actual measurements taken of the house in October 1983 reveal that the original section of this house is indeed 12'x24', but, since the scale and proportions of this house are typical of many other hall and (See continuation sheet)
817 Park

Description continued:

City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. There are two bedrooms in the top half story of the house. Although this house has received several major alterations, it maintains its integrity as one of the smallest extant examples of the hall and parlor house in Park City.

History continued:

Parlor houses in Park City, the correlation between those dimensions cannot conclusively prove that this was the house built by Burt Kimball in 1882. The assumption that this was Burt Kimball's house is supported, however, by the existence of the two-story barn on the lot next to this house on the 1889 Sanborn Map. There were very few barns in Park City, since it was a mining town rather than a farming town, and most barns of the size mentioned in the 1882 newspaper account were those of livery stables or freighting businesses. The barn was labeled on the 1889 Sanborn Map as Kimball's Coal Team Barn. It is known that the Kimball Brothers operated the largest livery stable in town, Dexter Livery (at the corner of Park Avenue and Heber Avenue), and that they were also involved in stage lines and freighting. The barn, which has since been torn down, apparently served the Kimball's coal wagon teams, and this house was probably occupied by the manager or caretaker of that operation, most likely one of the Kimballs. Nothing is known for certain about Burt Kimball, but it can reasonably be assumed that he was involved in the Kimball Bros.' operations, and that he was the original owner/occupant of this house. It is possible that "Burt" was the nickname for Burton T. Kimball, a long-time resident and rancher in the Park City area. Burton moved to Los Angeles in 1903 and died there in 1919.

This house remained in the Kimball family until 1917, when it was sold to Henry Kenneth Gibson. Other owners include Deyson G. Larson (1940-69), and Dr. John Cook (1969-present), who at present uses the house as his medical offices.

1Burt Kimball and Edwin Kimball were almost certainly not the same person. The assumption that they were relatives is supported by the fact that they share the same last name, and by the evidence that they were both associated with this property at about the same time. Edwin Kimball was a successful businessman and one-time mayor of Park City, and there has been nothing found that refers to him as Burt.

2Park Record, January 7, 1882, p. 4.
Burt Kimball House
817 Park
Park City, Summit County, Utah

View from Southeast corner

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