

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: The Kirk Hotel
 Other names/site number: The Kirk Apartments
 Name of related multiple property listing:
N/A
 (Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 57 West Vine Street
 City or town: Toole State: UT County: Toole
 Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering g properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 X A B C D

<p>Signature of certifying official/Title: <u>Utah Division of State History/Office of Historic Preservation</u> State or Federal agency/bureau or Tribal Government</p>	<p>Date</p>
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In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
<hr/>	<hr/>
Signature of commenting official:	Date
<hr/>	<hr/>
Title :	State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site

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Structure
Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/hotel

DOMESTIC/multiple dwelling

COMMERCE/TRADE/restaurant

Current Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

DOMESTIC/hotel

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS

Mission/Spanish Colonial Revival

OTHER: Vernacular____

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK/CONCRETE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Kirk Hotel, constructed in 1928, is a two-to-three and one-half-story brick hotel building located at 57 West Vine Street in Tooele, Utah. The building is an early twentieth-century reverse “U” court style hotel originally built in 1928, but was closed in 1931 after the stock market crash of 1929 ushered in the Great Depression. In 1973 Garth Jones took over ownership of the Kirk Hotel and renovated the building from a hotel to an apartment complex. Renovations included the construction of an additional story on the west wing, replacing windows, and updating hotel rooms. Interior changes included adding kitchens and bathrooms and associated cabinetry, tile, fixtures and appliances, as well as new carpet. The majority of the renovations described below occurred during the 1973¹ renovation. The building is still used as an apartment—although some rooms are still available to rent as a hotel—and commercial space. The hotel has a small rear courtyard, but is otherwise surrounded by a parking lot on the east, south and west sides. There is some landscaping, with deciduous trees and vegetation on all but the east elevation.

¹ In 1990 another rehabilitation project updated both some interior and exterior features to add amenities and enhance public perception. A large part of the project was structural seismic upgrades for better protection.

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Narrative Description

Exterior

The Kirk Hotel is constructed of concrete and brick, consisting of three volumes framing an interior courtyard. It is predominately symmetrical with minimal ornamentation and articulation, which is limited to: use of wire-cut brick on the primary facade; delineation of brick columns on the main level of the primary facade; some minor variation in brick coursing at the tops of columns and above the first level on the main facade; arched windows at the center of the primary facade on the upper level; and balconettes on the upper level of the east and west bays. The building features a prominent metal canopy over the primary central entrance on the north façade, and a large neon sign on the upper portion of the East elevation reading “KIRK HOTEL DELUXE SUITES.” With the exception of the sign which was installed in 1990, all of these features appear to be original.

The central (primary) volume of the hotel faces north onto west Vine Street, and is 110 feet wide and three stories tall with a hipped roof. The facade is symmetrical and is organized into seven bays, consisting of a central bay which contains the primary entrance to the building, with three bays organized symmetrically on each side of the central bay. The bays are framed by brick columns and infilled with large areas of commercial storefront glazing. The eastern-most and western-most bays, are demarcated by a slight projection in the building facade which continues up all three stories to a stepped parapet wall extending upward past the hipped roof of the primary volume. The parapets on the two bookend bays of the primary façade provide the only real hint of Mission style architectural detailing.

Located in the central bay, the primary entrance is comprised of three-panel French doors, the door frame is embellished with terracotta, and framed by two sidelights. The entire central bay is covered by a decorative metal canopy supported by four cables anchored to the building. The first floor of the building is elevated from the street level, and the primary entrance is accessed by a concrete stoop with six steps and an ornamental iron railing.

The western-most bay contains two original entrances to the building. A concrete staircase accesses the main floor at this point, and a blue-painted concrete staircase descends to the basement. The two easternmost bays have had the original storefronts replaced with glass-block. An original entrance located in the easternmost bay has been removed. These changes are consistent with the 1973 renovation.

The primary facade material consists of a dark red-brown wire-cut brick laid in a common bond pattern with a single rowlock header course just above the first story. All windows on the first floor have a steel lintel above each storefront with concrete sills below each window. The glazing on the main level appears to be original fixed storefront assemblies, with minor modifications to the assembly directly east of the main entrance where an additional entrance was added as part of the 1973 renovation.

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The second and third stories of the primary facade are also mostly symmetrical with some minor variations in window placement/sizes to accommodate the interior floor plan. All of the upper-story windows have been replaced with slider aluminum window assemblies. On the third story, at the center of the facade, there are three arched window openings each with a repeating brick masonry arch above the window. The outermost openings on either end of the third story are balconettes with ornamental iron railings.

West Façade

The west facade is approximately 136 feet in length. Here the primary building mass, facing north, is visible from the side. Due to the change in elevation across the site, the basement here is partially daylit, making this portion of the structure appear to be three and one-half stories tall. Extending south from the primary building mass is the west wing of the hotel. The west wing was originally two stories tall, with a partially daylit basement. A third story was added as part of the 1973 renovation, which lines up with the third story of the primary building mass. The newer third floor addition is clearly demarcated by a change in the brick at the top of the second story. The roof of the West wing is flat. The exposed basement level of the west wing has rectangular window openings with concrete lintels and sills. The first and second floor windows have a segmented brick arch above them and brick sills. The window openings on the newer third story are square with a steel/brick lintel, and their placement is notably different than the lower floors. There are no entrances to the building on this facade.

East Façade

The east facade is approximately 136 feet in length. Here the primary building mass, facing north, is visible from the side. The primary volume is 3-stories high with a hipped roof and parapet wall. At the top of this wall there is a large neon sign reading "KIRK HOTEL DELUXE SUITES." The east wing extends south from the primary building mass and is two stories high with a flat roof. All windows on the East facade are brick segmental arched windows with brick sills. On the first floor, three original door openings have been replaced with glass block. The openings retain their original wooden pediments each supported by two simple corbels.

South Façade

The south facade reveals the U-shape courtyard defined by the East and West wings of the building. The visible side of each building wing is approximately 36 feet wide and the courtyard is approximately 37 feet wide and 77 feet deep. The primary materials on the East and West Wings is soft fired brick.

The south facade of the west wing includes staircase leading to basement access. The daylit basement level windows are square with concrete lintels and sills. The first and second story windows have a segmental brick arches and brick sills. The new fourth story windows are square with brick lintels and sills.

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The south facade of the east wing has a projecting chimney stack between the second and third windows on the east side of this portion of the building facade. All of the windows on this elevation have segmented arched windows and brick sills.

The primary building mass defines the far end of the courtyard when the building is viewed from the south. Here, an enclosed three-story stairwell with a shed roof pitching downward from left to right is located at the western-most (left) portion of the courtyard. A single-story volume on the eastern-most (right) portion of this facade contains a concrete arched opening with double metal doors and glass transom and sidelights. All of the windows visible on this facade have brick segmental arches and brick sills.

Interior

The interior of the building retains much of the original layout in terms of common spaces and circulation. The lobby located in the north-central portion of the building has been carpeted, but retains the original concrete columns. Located adjacent to the lobby is the clubhouse portion of the current apartment complex. This space is covered in intricate floor tile which appears to be original. A restroom facility appears to have been added to this space, along with a glass-block partition wall, and newer cabinetry. The third floor on the eastern end of the primary building mass has vaulted ceilings with exposed wooden beams and concrete flooring. This space appears to have been built as a dance hall for the hotel, but had apartments added to the space as part of the 1973 renovation.

All of the original hotel rooms were renovated in 1973 to convert them to apartments. This involved adding kitchens, and in some cases bathrooms to the units. The kitchen cabinetry, floor tiles, counter-top tiles, and backsplash tiles are all indicative of the 1970s. Similar period tilework can be found in the bathrooms, also indicating that these spaces have been added or modified as part of the 1973 renovation. Other 1973 renovations included wall-to-wall carpeting, and tile base-boards.

Setting

The Kirk Hotel is located on west Vine Street in the local historic center of Tooele, Utah, on the former railroad corridor. Vine Street is the site of the former street-running Tooele Valley Railway owned and operated by the Anaconda Copper corporation, founded in 1908. The Kirk Hotel sits just west of Main Street, which is lined with commercial block buildings and some government buildings. The intersection of Vine and Main Street is the oldest part of the city and is considered the heart of downtown. The Kirk Hotel is flanked on the east, south and west sides by parking lots, commercial buildings, and apartment buildings. A sidewalk and grass park strip with some deciduous trees runs along Vine Street in front of the building. There is minimal landscaping, including a grass strip and trees on the west side of the property. The courtyard, which also extends out from the rear of the building and is enclosed by a decorative wood fence, has minimal landscaping with lawn, trees and shrubs.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance
(Enter categories from instructions.)

COMMERCE

Period of Significance
1928-1973

Significant Dates
1928
1973

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Ashton & Evans

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Statement of Significance Summary Paragraph *(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)*

Construction on the Kirk Hotel in Tooele, Utah began in 1927 and was completed in 1928. The hotel is locally significant because it was a key influence of the local economy and provided lodging related to the mining and smelting industries. The Kirk Hotel also provided event space that was important to small-town life. The building remains one of Tooele's most important historic buildings in the downtown district today. It is significant under Criterion A in the area of Commerce for its use as a hotel, reputed to be the finest one in Tooele City when built. In spite of some alterations, the building has been well maintained over the years. The Kirk Hotel is also significant because it has been used continuously as either a hotel or tenement from its construction until the present. It is the oldest and best preserved historic hotel building in Tooele City. The building also housed a restaurant/coffee shop throughout the period of significance that was a mainstay in the small town of Tooele. The period of significance is 1928 through 1973 when it was converted into apartments. This covers its continual use as lodging, from its original conception as a hotel to the present as a rental, with some structural alteration to accommodate that use. The alterations made in 1973 kept it a viable rental housing unit. The Kirk Hotel was designed by Ashton & Evans, a premier Salt Lake City architecture firm that designed several notable public buildings in the region, including several meetinghouses public school and university buildings, and the second iteration of Saltair resort.

Criterion A Significance: Commerce

Hotel Use

The Kirk Hotel is significant under Criterion A for its function as the most prominent hotel in Tooele. It has been a mainstay in downtown since it opened in 1928 and continues to be a landmark situated at the oldest intersection.

The story of how the Kirk Hotel came to is a mirror of Tooele's rise from an agricultural community to a mining economy. Phillip Kirk was the son of Elizabeth Kirk and Joseph Hyrum Kirk. He who was born in England and went to work in a brick factory at age eight. He worked ten hours a day and was so small that he had to have straps placed over his shoulders to support the handles. He recalled always being hungry. When he turned ten, his parents sent him and two siblings from England with a company of Mormon Pioneers in advance of the rest of the family. They arrived in the Salt Lake Valley in 1862. Joseph worked hauling ore in the mines surrounding Tooele until 1926 at the age of 74. Elizabeth was also a Mormon pioneer.

His son Phillip Kirk became wealthy when he struck a vein containing gold, silver and lead. In 1925 Phillip had taken over the Tip Top mine at Stockton and reopened it under the name of Blue Stone Lime and Quartz Mine. He later began operating the Lime Mountain mine in

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Nevadan and other enterprises in Nevada and Idaho.² From 1926 to 1935 the mine produced 247,200 tons of high grade lead silver smelting ore.³ He decided to use his new fortune to build a large, beautiful hotel in his hometown. He named it after his father who was known for both honesty and generosity. "Granddaddy Kirk," as his father was known, visited the hotel often.

The hotel received some backing from the International Smelting company. The Tooele Transcript-Bulletin reported that, "only a small per centage of the funds has been furnished by the smelter, although this company stands as moral backers of this new enterpreise. The hotel is really owned by Phillip Kirk."⁴

The community was eager for its new hotel to open, and the newspaper gushed its praise describing the hotel as,

"Immense, even more than at first supposed, and modern to the last leter, the new hotel is easily the peer in the building history of Tooele City. From the modern heating plant under the basement floor to the large spacious ball room on the top story no city of our size can now excel us for class in hostelery...The new hotel is truly a community project and the heart of every citizen should enter into making the opening an historical event."⁵

Construction began in 1927⁶ and the paper regularly reported on its progress. A few weeks before it opened, several carloads of furniture for the building were unloaded from trains right in front of the building.⁷ The grand opening celebration of the Kirk Hotel was an important event and local businesses were urged to declare a holiday so everyone could attend the program. The Tooele Transcript Bulletin reported the following:

"Next Tuesday will make history for Tooele as the grand opening of the Kirk Hotel will officially take place, starting promptly at 6 o'clock in the evening...Invitations for the opening night have been extended to Governor George H. Dern and President Heber J. Grant as well as many other local and state dignitaries...From 1:30 to 3:30 Thursday, all the business places are asked to close and attend what may be termed a dedicatory program at the hotel...Tooele should unite in giving every aid to the different events pertaining to the grand opening of the hotel next week...The hotel is proving so popular, even before its opening that more than one third of the 81 rooms have been signed for by steady customers."⁸

² "Death Claims Mine Man of Tooele Area. Phillip C. Kirk Dies at Salt Lake Home after Month's Illness. ." *Salt Lake Tribune*. October 5, 1936.

³ "Kirk Hotel History Highlighted." *Tooele Transcript Bulletin*, Friday, January 19, 1984

⁴ "New Hotel News." *Tooele Transcript Bulletin*, Friday, January 6, 1928

⁵ Kirk Hotel is Near Opening." *Tooele Transcript Bulletin*, Friday, March 30, 1928

⁶ "Tooele Local News." *Tooele Transcript Bulletin*, Friday, August 26,

⁷ Furniture for Hotel is Here." *Tooele Transcript Bulletin*, Friday, April 27, 1928

⁸ "Hotel Progress." *Tooele Transcript Bulletin*, December 16, 1927

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Locals showed great pride in the fancy new hotel which contained 164 rooms.⁹ The Tooele Transcript Bulletin reported that, "Tooele can now boast the most modern and up-to-date hotel in the State of Utah, with the official opening of the Kirk Hotel this week." The local newspaper touted the upscale nature of the hotel and grand opening events:

"More than 200 attended the opening banquet and dance Tuesday evening and it proved a memorable occasion. The dinner menu consisted of Peerless mist, cocktail, consommé, Fillet of Sole and tartare sauce, baked chicken and dressing, au Gratin Potatoes, sliced tomatoes, strawberries and cream cake, coffee or chocolate.

The initial dance was equally as pleasurable in the large spacious ballroom, and as one of the guests remarked, a ballroom and not a dance hall."¹⁰

The Salt Lake Tribune described the building as follows:

"The new structure is of three stories, brick and cement construction and entirely fireproof throughout. It has modern equipment in the kitchen, lobby and elsewhere and is located on Vine street, about a half block west of Main. The main dining room has capacity for 200, which an additional fifty can be accommodated in the club dining room. As the building stands furnished, it represents an investment of about \$150,000. Mr. Kirk is a native of Tooele and formerly operated a hotel at Kemmerer, Wyo."¹¹

Weekly front-page newspaper ads announced a dance in the ballroom every Friday and a posh Sunday dinner menu, "Served in our beautiful dining hall, \$1.00 per plate." Each ad reads, "Come and enjoy an evening in a high class place," and ends with the slogan "For a bigger and better Tooele."

Prior to the construction of the smelter, there was one small frame hotel on Main Street in Tooele. By 1917 the state gazetteer lists seven hotels, but with the exception of the Tooele and the Oquirrh, all were small in scale and had limited amenities. For example, the Ida-Ha Inn was not promoted as a hotel after 1910 and became a boarding house. The building still stands on Date Street just west of the Hotel Tooele but has been substantially altered into apartments. The Hotel Tooele rivaled the Kirk Hotel in size but it was located in the outlying New Town area and ultimately could not compete with hotels closer to downtown. The Hotel Tooele converted into one-bedroom apartments in the 1920s and in doing left a void that may have prompted construction of the Kirk Hotel. It is currently vacant and is also seeking designation on the National Register of Historic Places. The Oquirrh Hotel was a three-story brick hotel, build in 1910 at approximately 18 E. Vine Street. The Oquirrh operated into the 1940s but has since been demolished.¹²

⁹ "Grand Opening of the Kirk Hotel Tuesday" *Tooele Transcript Bulletin*, Friday, May 18, 1928

¹⁰ "Kirk Hotel Has Grand Opening: Open to Public." *Tooele Transcript Bulletin*, Friday, May 25, 1928

¹¹ "Tooele Opens \$150,000 Hotel. Kirk Structure Accommodates 200 Guests at Its Opening Banquet." *Salt Lake Tribune*. May 28, 1928

¹² Draft - U.S. National Park Service, *National Register of Historic Places Registration Form – Hotel*. Draft dated March, 2014)

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Conversion to Apartments

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The Kirk Hotel is significant as a domestic multiple dwelling because, after it failed as a hotel during the Great Depression it became a mix of short-term hotel rooms with other longer rentals. Gradually through time most of the units were rented as apartments. 1973 was chosen as the end of the period of significance because the addition was made on the west wing and interior alterations were made to enhance its function as an apartment building. To this day, it is still one of the larger apartment buildings in Tooele. The alterations made in 1973 ensured that it would remain a viable domestic rental and prevented it from possible underuse and abandonment, such as what happened with the Hotel Tooele.

Even the very earliest mentions of the hotel seem to indicate that it experienced a high percent of repeat or long-term occupants. The Tooele Transcript Bulletin's announcement of the grand opening said, "The hotel is proving so popular, even before its opening that more than one third of the 81 rooms have been signed for by steady customers."¹³ In September the newspaper reported that:

"The new Kirk Hotel has done much to solve the rooming problem which usually confronted our faculty members each fall. To date the teachers who have established themselves at the hotel are Miss Merle Dyar, Miss Thelma Swaner, Miss Emma C. King, Miss Miss Leila Trumball, Mrs. Annette Leffler, Miss Bernice Bourne, Miss Afton Taylor, Miss Esther Tuckett, Miss Lucille Sexton and William Gerrish."¹⁴

The Kirk Hotel was reported as the finest hotel in Tooele, rivaling others in the state. The mining and smelter industries had brought an economic boom, and the Kirk Hotel was built at the height of this prosperity. Its ornamentation and quality construction are a nod to that time. It has continuously operated under the Kirk name, has been well maintained over the years, and is the oldest and the best-preserved hotel structure remaining in Tooele. It retains its original character.

The Kirk Hotel also had a popular restaurant and coffee shop. From the time it was built and through the period of significance, it housed a combination of fine dining restaurants and coffee shops. In the small town of Tooele, these establishments served not only the needs of travelers but also the community at large. Newspaper announcements throughout the state show the many business meetings, service club functions, and awards ceremonies that were held there. While the Kirk Hotel hosted dances and weddings in the early years, it is later remembered more for its coffee shop. The Kirk Coffee Shop took out advertisements in the high school yearbook and newspaper announcements wishing Tooele a happy new year.¹⁵ Since the restaurant changed names through the years, community members today simply refer to it as the coffee

¹³ "Grand Opening of the Kirk Hotel Tuesday" *Tooele Transcript Bulletin*, Friday, May 18, 1928.

¹⁴ Untitled clipping from the society announcements. *Tooele Transcript Bulletin*, Friday, September 21, 1928.

¹⁵ Various advertisements and newspaper announcements collected from newspapers throughout Utah during the Period of Significance. Printed and submitted to SHPO with this nomination.

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shop/restaurant in the Kirk Hotel. It was the kind of place where teenagers stopped in for ice cream and families met for breakfast on weekends.¹⁶

The Kirk Hotel also had commercial and office space. It served as headquarters to the local chamber of commerce starting in 1949.¹⁷ Various physicians also had offices here.

Additional Historical Context

History of Tooele, Utah

Tooele, Utah, is the seat of Tooele county, located thirty-two miles southwest of Salt Lake City, at the western base of the Oquirrh Mountains. It is also 16 miles south of Interstate 80 as the freeway runs along the southernmost tip of the Great Salt Lake.

The Tooele Valley was home to a group of Goshute Indians prior to the 1849 settlement by three families of Mormon pioneers seeking livestock grazing land outside of the Salt Lake Valley. In 1853 Captain Howard Stansbury surveyed the region for the U.S. Army and about 100 Goshute Indians lived in the Tooele valley.

The county was originally spelled “Tuilla,” and was one of six originally created by the Territorial Legislature in January of 1850. Although boundaries have been redrawn several times, Tooele is the state’s second-largest county today. The city of Tooele incorporated in 1853 and early settlers grew crops, raised livestock, and built necessary industries such as gristmills.

With a population of 1,200 by 1900, most of the in-town residents lived within blocks of what has remained the heart of downtown, the intersection of Main Street and Vine. Today the oldest remaining building in town—originally a co-op mercantile—is located at that intersection.¹⁸ The Tooele Opera House (now demolished) was situated just east of the hotel. The Kirk Hotel was built on Vine just off that intersection in 1928.

Starting in the 1860s and until World War II, mining and smelting became the County’s strongest economic factor. In 1908, the Anaconda Mining Corporation of Montana decided to build a copper smelter two miles east of Tooele. Ore for processing from nearby mines in Mercur and Bingham, and also from Park City, Utah. The Tooele Valley Railroad was organized that same year to provide access to the smelter site. By the 1920s, 85 or 90 cars from all over the west could be found unloading in the Tooele smelter rail yards. Tooele’s population doubled in the first ten years the smelter was open.¹⁹ The city was home 5,000 people by 1930.²⁰ Gradually, mining in the Tooele area declined and a shift to defense industries began during World War

¹⁶ Community memories of the Kirk Hotel shared on the Facebook group “Tooele History.” September, 2019. Comments printed and submitted to the Utah State Historic Preservation Office along with this nomination.

¹⁷ “C of C Moves Office to Kirk Hotel.” *Tooele Transcript Bulletin*, October 14, 1949.

¹⁸ Miller, Orrin P. *History of Tooele County*. Vol. II. Tooele, UT: Tooele Transcript Bulletin, 1990, P. 361

¹⁹ Miller, Orrin P. *History of Tooele County*. Vol. II. Tooele, UT: Tooele Transcript Bulletin, 1990, P. 213

²⁰ “History of Tooele City.” Accessed September 23, 2019. <https://tooelecit.org/history-of-tooele/>

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II. The rail line ran along Vine Street several times a day and bringing passenger service across the street from the Kirk Hotel until 1946.²¹

After the Kirk Hotel went bankrupt, it was bank owned by Utah Assets Corporation until 1948. Sometime in the early thirties, the bank worked with a local businesswoman named Millie Anderson Jones to resume operations. Her son Garth said, “She was a highly respected businesswoman. First Security came to her and said, ‘If anybody can do this, it would be you.’” Millie Jones formally purchased it in 1948 and operated it with her husband and later her son, Garth Jones Jr.. Garth Jones Jr. showed great love for the building saying, “It’s the best built building in town...It’s just a fortress of reinforced concrete.”²²

In 1984 the Kirk Hotel received a \$150,000 grant from the State Community Development to renovate the hotel for low and moderate income housing. The newspaper reported that plans were to renovate 35 apartments into two-bedroom or larger units. Owner Garth Jones said that over the previous five years work had already been completed to meet fire code, install a new furnace, rewire, and to install second exits.²³ Jones managed the property until his retirement and sold it in 2014.

Ashton & Evans, Architects

On February 21, 2000, the Tooele City Council passed a resolution “Recognizing the Kirk Hotel As An Historic Structure.” The resolution notes that:

During the era of its construction, the Kirk Hotel was reputed to be the finest hotel in Tooele City...The Kirk Hotel has been used continuously as either a hotel or tenement from 1928 until the present time...The Kirk Hotel has been well maintained over the years, and is the oldest and best preserved hotel building in Tooele City which is still in use as a hotel/tenement...(and) Tooele City’s Building Official, deems the Kirk Hotel to be an historic structure which is worthy of formal recognition.²⁴

General contractors for the hotel were the Harmon Building and Investment Company of Salt Lake. Construction costs were expected to total \$125,000.²⁵ The Salt Lake Tribune reported final costs at \$150,000, “as the building stands furnished.”²⁶

The Kirk Hotel was designed by prominent local architects Ashton & Evans. In 1922, Raymond J. Ashton and Raymond Leslie Evans established their partnership. Among their first projects were the old University of Utah Student Union and Library, and the 1926 Saltair resort rebuild.

²¹ Statz, Stephanie. Telephone interview September 9, 2019 [conducted by Rhonda Lauritzen].

²² “If These Walls Could Talk.” *Tooele Transcript Bulletin*, November 8, 2012.

²³ “Kirk Hotel Takes Advantage of \$150,000 Housing Grant.” *Tooele Transcript Bulletin*, January 19, 1984.

²⁴ *Resolution of the Tooele City Council Recognizing the Kirk Hotel as An Historic Structure*. Tooele, UT, February 21, 2000.

²⁵ “On New Hotel.” *Tooele Transcript Bulletin*, Friday, October 7, 1927

²⁶ “Tooele Opens \$150,000 Hotel. Kirk Structure Accommodates 200 Guests at Its Opening Banquet.” *Salt Lake Tribune*. May 28, 1928.

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Saltair may have been the most architecturally important building ever constructed in or near Tooele and has remained an important part of Utah cultural memory. Hence, hiring Ashton & Evans just after the Saltair rebuild signaled that the Kirk Hotel proprietors intended this endeavor to be of the highest standards. Ashton & Evans went on to design many more buildings now listed on the National Register of Historic Places including: Crescent Elementary School, Springville School Mechanical Arts Building, Wayne County High School (later demolished), the Capitol Hill Ward chapel (part of the Capitol Hill Historic District), Riverton elementary School, the Sprague Branch of the Salt Lake City Public Library, and many homes and buildings in the affluent Yalecrest Historic District. The National Register nomination for that district the following Ashton & Evans buildings in its boundaries:

“Raymond Ashton designed his own house at 1441 East Yale Avenue in addition to a number of other Yale Park houses as well as commercial and institutional buildings. The Jacobethan Irving School and Sprague Library in the Sugar House section of Salt Lake City show his facility with period revival styles. He also designed the Prairie Style bungalow at 1302 East Yale Avenue that was home to George Albert Smith, a President of the LDS Church [NR-listed, 3/93]. He was allied with the Ashton family businesses as well as the Ashton-Parry Company and Ashton and Evans, Architects.”²⁷

Architect Raymond J. Ashton was born in Salt Lake City in 1887. Several generations of the Ashton family were major developers in Salt Lake City and involved in real estate, development, construction, architecture and allied occupations.²⁸ He began his own career at the age of ten, serving as a water boy for the bricklayers on construction sites; he then went on to learn the trade of bricklaying. Ashton attended the University of Utah for two years, leaving to work as a draftsman for the Chief Engineer of the Union Pacific Railroad. After a few years of work, he returned to the University and graduated in 1909 with a degree in Engineering. During a two-year mission for the Church of Jesus Christ of Latter-day saints, he also attended the E'cole de Beaux Arts. In 1915, Ashton and his wife moved to Chicago where he worked as a draftsman. On returning to Salt Lake City he worked with the architectural firm of Young & Hansen. In 1918, he partnered with Francis D. Rutherford to form Rutherford & Evans. This was dissolved in 1921, and the next year Ashton entered into partnership with Raymond Evans to form Ashton & Evans. In 1930, Ashton was elected president of the Utah chapter of the AIA and became a member of the AIA's national Board of Directors. In 1943, he was elected president of the AIA. He served two terms as president and then was elected chairman of the AIA Jury of Fellows.²⁹

Raymond Leslie Evans was also a native of Salt Lake City, born in 1895. Evans began his career in 1912 with the local architectural firm of Ware & Treganza and he served in France during World War I. During his professional career, Evans was elected president of the Utah chapter of the AIA. He designed more than 150 private homes as well as the Utah State Prison at Point-of-

²⁷ U.S. National Park Service, *National Register of Historic Places Registration Form – Yalecrest Historic District*, section 8 page 4. 2007.

²⁸ U.S. National Park Service, *National Register of Historic Places Registration Form – Yalecrest Historic District*, section 8 page 4. 2007.

²⁹ U.S. National Park Service, *National Register of Historic Places Registration Form – Crescent Elementary School*, section 8 page 5. 2000.

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the-Mountain, the Federal Reserve Building, and the old Union Building, now the Music Hall on the University of Utah campus.³⁰ Other local buildings designed by Ashton & Evans include the Holladay Grade School, Capitol Hill LDS ward Building, Temple Square Hotel, Mountain States Telephone & Telegraph Company, Sears Roebuck & Company, and the Utah State Prison; all of these buildings are still standing. The firm later took on a junior partner, B. Eugene Braizer, and became Ashton, Evans, Brazier & Associates.³¹

When the Kirk Hotel was built, no one could foresee that the stock market crash in October of 1929 would usher in the Great Depression. Tooele was not spared, with the local bank foreclosing on many properties before it ultimately failed too. In what must have seemed like an instant, there were no more fancy dinners or ballroom parties, and the Kirk Hotel could not survive. Just three years after it opened, the Tooele Transcript ran this front-page headline on March 13, 1931: Kirk Hotel Passed to Receivership. The brief article that followed is worth including here because it provides a roster of many parties associated with the hotel:

The Kirk Hotel, one of Tooele's outstanding enterprises, passed into the receiver's hands Wednesday with J.E. Eudey, being appointed by the court. The hotel since opening has been under the management of Mr. and Mrs. Phil C. Kirk, who were also responsible for its construction. According to papers filed with the County Clerk the Utah Assets Corporation is Plaintiff in the receivership and the defendants are Kirk Hotel Corporation, Phil Kirk and Maggie Kirk, Sugar House Lumber Company, Portland Cement, K. & K. Engineering Co., International Smelter, Horman Building Co., Raymond J. Ashton, Builders Finance Co., H.J. McKean, Worthen Brothers, Elias Morris & Sons. Company, and Albert Pick & Company.³²

In 1930 Phillip Kirk and his wife Margaret moved to Salt Lake City. He died following a month-long illness in 1936 at the age of 54. He was survived by his wife Margaret, daughter June H. Kirk, his father and siblings.³³

³⁰ U.S. National Park Service, *National Register of Historic Places Registration Form – Sprague Branch of the Salt Lake City Public Library*, section 8 page 3. 2003.

³¹ U.S. National Park Service, *National Register of Historic Places Registration Form – Crescent Elementary School Yalecrest Historic District*, section 8 page 5. 2000.

³² "Kirk Hotel Passed to Receivership." *Tooele Transcript Bulletin*, March 13, 1931. (Note: Microfilm of the Tooele Transcript Bulletin is located at the Tooele Public Library)

³³ "Death Claims Mine Man of Tooele Area. Phillip C. Kirk Dies at Salt Lake Home after Month's Illness. ." *Salt Lake Tribune*. October 5, 1936.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Tooele Transcript Bulletin, Various issues. (Note: Microfilm of the Tooele Transcript Bulletin is located at the Tooele Public Library)

Miller, Orrin P. *History of Tooele County*. Vol. II. Tooele, UT: Tooele Transcript Bulletin, 1990, P. 361

“History of Tooele City.” Accessed September 23, 2019. <https://tooelecity.org/history-of-tooele/>

Statz, Stephanie. Telephone interview September 9, 2019 (conducted by Rhonda Lauritzen)

Resolution of the Tooele City Council Recognizing the Kirk Hotel as An Historic Structure. Tooele, UT, February 21, 2000.

U.S. National Park Service, *National Register of Historic Places Registration Form – Yalecrest Historic District*, section 8 page 4. 2007.

McCormick John S. “SALTAIR.” Utah History Encyclopedia. Accessed September 23, 2019. https://www.uen.org/utah_history_encyclopedia/s/SALTAIR.shtml. See also: Nancy D. McCormick and John S. McCormick, *Saltair* (1994) by University of Utah Press.

U.S. National Park Service, *National Register of Historic Places Registration Form – Crescent Elementary School Yalecrest Historic District*, section 8 page 5. 2000

U.S. National Park Service, *National Register of Historic Places Registration Form – Sprague Branch of the Salt Lake City Public Library*, section 8 page 3. 2003.

U.S. National Park Service, *National Register of Historic Places Registration Form – Hotel*. (Draft dated March, 2014)

Community memories of the Kirk Hotel shared on the Facebook group “Tooele History.” September, 2019. Comments printed and submitted to the Utah State Historic Preservation Office along with this nomination.

Blanthom, Ouida. *A History of Tooele, County*. Salt Lake City, Utah: Utah State Historical Society and Tooele County Commission, 1998.

Tooele County Daughters of Utah Pioneers. *History of Tooele County*. Salt Lake City, Utah: Publishers Press, 1961.

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Various advertisements and newspaper announcements clipped from digital newspapers throughout Utah from during the period of significance. Printed and submitted to SHPO with this nomination.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property Less than 1 Acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 40.530400° Longitude: -112.300266°

2. Latitude: Longitude:

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3. Latitude: Longitude:

4. Latitude: Longitude:

Or
UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

Parcel 1:

Beginning at the Northeast Corner of Lot 8, Block 4, Plat "A", Tooele City Survey; running thence South 13.573 rods; thence West 113.96 feet to a point 3½ feet West of the West wall of the Kirk Hotel; thence North 13.573 rods to Vine Street; thence East 113.96 feet to the point of beginning.

Subject to a right of way for water ditch across the South side thereof, for use and benefit of parties owning and using water for irrigation purposes on the West end of Lots 6,7, and 8.

Parcel No. 02-029-0-0016

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Boundary Justification (Explain why the boundaries were selected.)

The boundaries are the legal parcel and are historically associated with the building. Although there are two parcels associated with the property, the parcel used for the nomination includes only the building and not the adjacent parking lot

11. Form Prepared By

name/title: Shalae Larsen, Tonya Randall, and Rhonda Lauritzen
organization: Io LandArch
street & number: 795 24th Street, Ogden UT 84401
city or town: Ogden state: UT zip code: 84401
e-mail shalae@iolandarch.com
telephone: 801-390-9925
date: October 24, 2019

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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Photo Log

Name of Property: Kirk Hotel and Apartments

City or Vicinity: Tooele

County: Tooele

State: Utah

Photographer: Tonya Rose Randall, Landscape Designer at Io LandArch

Date Photographed: 08/13/2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

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1 of 42: North elevation of hotel. Camera facing south.



2 of 42: East elevation of hotel. Camera facing west.



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3 of 42: South elevation of hotel. Camera facing north.



4 of 42: South elevation of the east wing of the hotel. Camera facing north.



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5 of 42: South elevation of the west wing of the hotel. Camera facing north.



6 of 42: Interior of courtyard. Camera facing northwest.



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7 of 42: Interior of courtyard. Camera facing east.



8 of 42: West elevation of hotel. Camera facing east.



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9 of 42: Primary north-facing façade of hotel. Camera facing southwest.



10 of 42: Fenestration detail on east façade of hotel. Camera facing west.



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11 of 42: Stair detail looking into the hotel lobby. Camera facing northwest.



12 of 42: Fenestration detail on east façade of hotel. Camera facing east.



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13 of 42: Original Phonebooth and safe in hotel lobby. Camera facing southwest.



14 of 42: Hotel Lobby. Camera facing northeast.



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15 of 42: Commercial area previously serving as the apartment clubhouse. Camera facing north.



16 of 42: Commercial area previously serving as the apartment clubhouse. Camera facing west.



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17 of 42: Commercial area previously serving as the apartment clubhouse. Camera facing south.



18 of 42: Restrooms located in the commercial area previously serving as the apartment clubhouse. Camera facing east.



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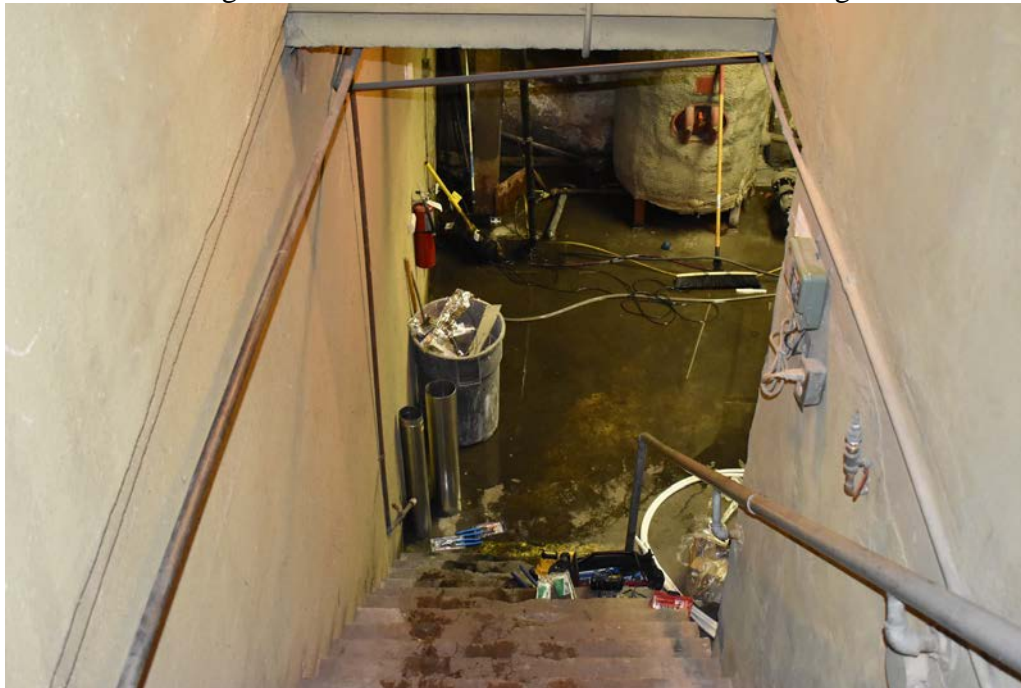
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19 of 42: Commercial area previously serving as the apartment clubhouse. Camera facing southeast.



20 of 42: Looking downstairs into the boiler room. Camera facing east.



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21 of 42:Boiler room in the basement of the hotel. Camera facing southeast.



22 of 42: Boiler room in the basement of the hotel. Camera facing east.



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23 of 42: Entrance to apartment 211, a one-bedroom apartment on the second floor. Camera facing east.



24 of 42: Kitchen in apartment 211, a one-bedroom apartment. Camera facing southwest.



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25 of 42: Bathroom in apartment 211, a one-bedroom apartment. Camera facing east.



26 of 42: Bedroom in apartment 211, a one-bedroom apartment, facing the closet. Camera facing northwest.



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27 of 42: bedroom in apartment 211, a one-bedroom apartment, facing the hallway. Camera facing northeast.



28 of 42: Hallway in apartment 211, a one-bedroom apartment. Looking towards kitchen from the bedroom. Camera facing east.



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29 of 42: Entrance into apartment 214, a two bedroom apartment on the second floor. Camera facing west.



30 of 42: Kitchen in apartment 214, a two-bedroom apartment. Camera facing northeast



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31 of 42: Bedroom A in apartment 214, a two-bedroom apartment on the second floor, looking towards closet with an abandoned chair. Camera facing east.



32 of 42: Bathroom in apartment 214, a two-bedroom apartment on the second floor. Camera facing east.



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33 of 42: Bedroom B in apartment 214, a two-bedroom apartment on the second floor, looking towards closet. Camera facing east.



34 of 42: Entrance to apartment 314, a studio apartment on the third floor. Camera facing east.



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35 of 42: Kitchen in apartment 314, a studio apartment on the third floor. Camera facing north.



36 of 42: Kitchen in apartment 314, a studio apartment on the third floor. Camera facing west.



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37 of 42: Storage closet and bathroom entrance in apartment 314, a studio apartment on the third floor. Camera facing north.



38 of 42: Bathroom in apartment 314, a studio apartment on the third floor. Camera facing east.



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39 of 42: Former ballroom on the fourth floor. Camera facing east.



40 of 42: Former ballroom on the fourth floor. Camera facing southeast.



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41 of 42: Former ballroom on the fourth floor. Camera facing east.



42 of 42: Former ballroom on the fourth floor. Camera facing north.



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Figure 1 of 7: Image of the Kirk Hotel from *The Salt Lake Tribune*, Salt Lake City, Utah, on January 29th 1928.



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Figure 2 of 7: Image of the Kirk Hotel from *The Tooele Transcript-Bulletin*, Tooele, City, Utah, on Friday January 19th 1984.



Kirk Hotel, West Vine, Tooele, Utah built by Phil Kirk in 1928. Is now an apartment building. Picture taken 1983.

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Figure 3 or 7: Cover page for The Renovation of Kirk Hotel taking place from 1973 onward.

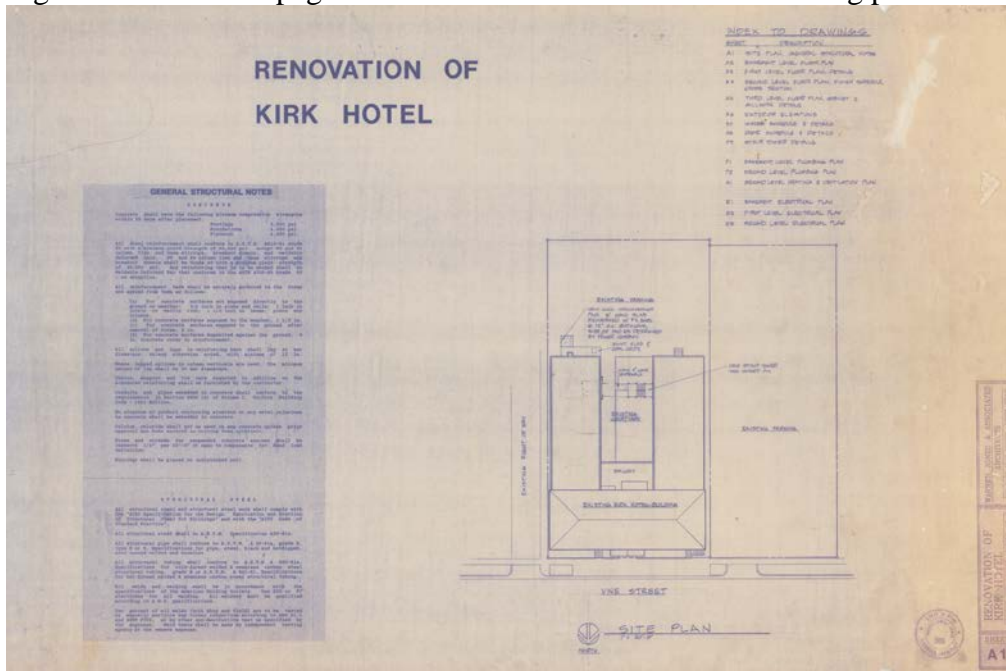
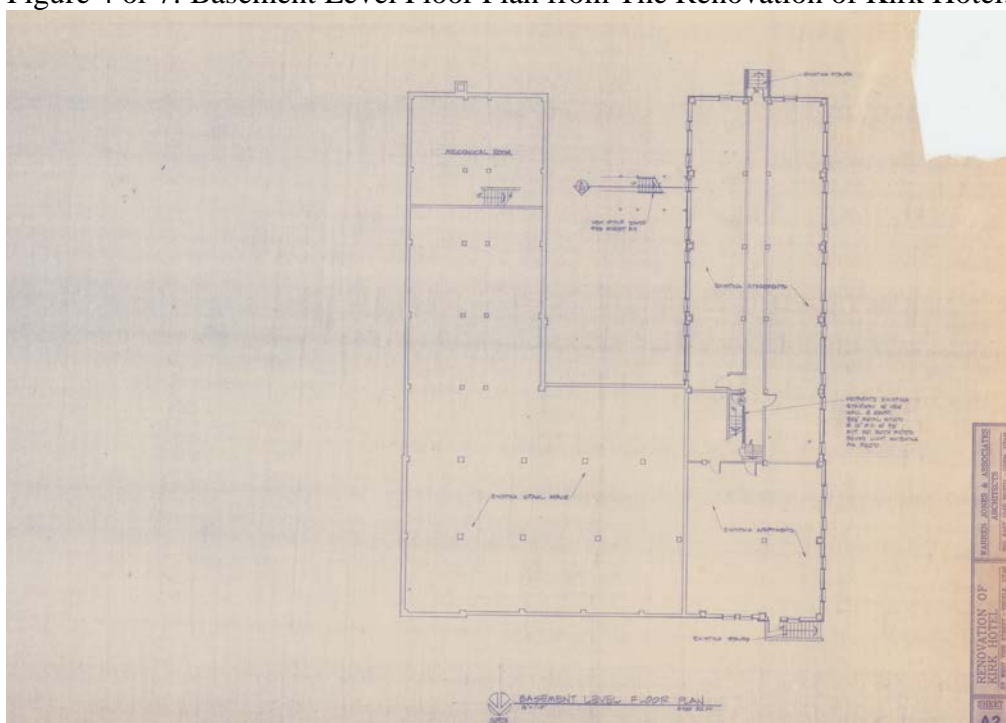


Figure 4 or 7: Basement Level Floor Plan from The Renovation of Kirk Hotel.



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Figure 5 or 7: First Level Floor Plan from the Renovation of Kirk Hotel

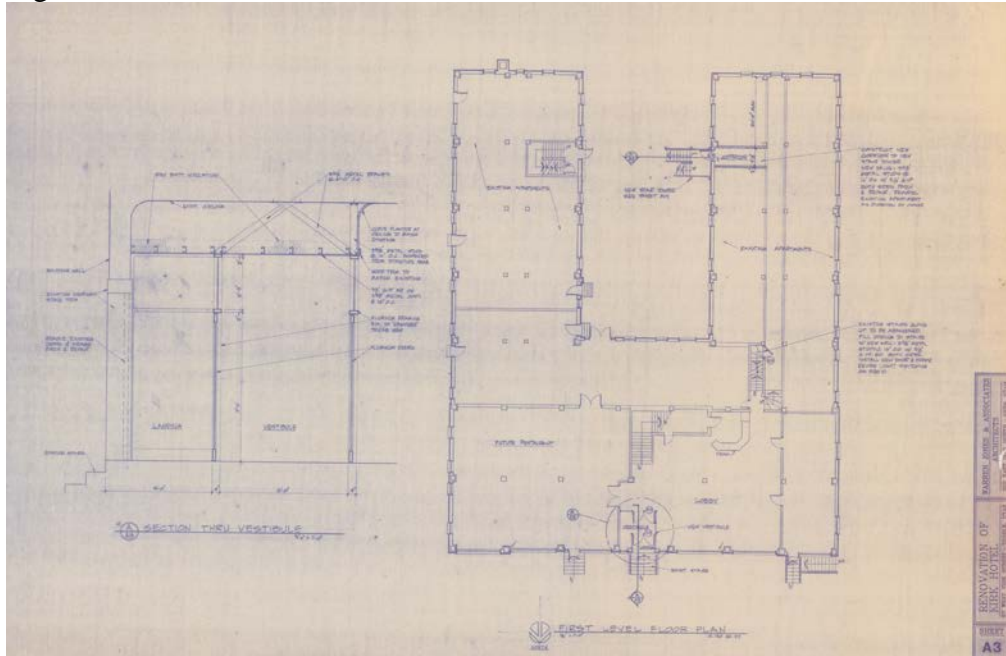


Figure 6 of 7: Second Level Floor Plan from the Renovation of Kirk Hotel

