



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM	<i>Pg</i>
WORK SESSION – <i>Informational and discussion items only. No action taken. Public input is not typically taken.</i>	
▪ Historic Grant Application Policy	5
▪ Informational update on maintaining below listed mining sites as Significant Sites; Jupiter Mine Site, Silver King Aerial Tramway, Silver King Coalition Mine Site, Silver King Consolidated Mine Ore Bin, Thaynes Mine Site, and California Comstock Mine Site	9
ROLL CALL	
ADOPTION OF MINUTES OF MARCH 16, 2010	169
ADOPTION OF MINUTES OF MARCH 17, 2010	179
PUBLIC COMMUNICATIONS – <i>Items not on regular meeting schedule.</i>	
STAFF/BOARD COMMUNICATION & DISCLOSURES	
▪ Letter to Board from Roger Durst	197
▪ Historic Project(s) Update	199
REGULAR SESSION – <i>Possible public hearing and action as outlined below.</i>	
1825 Three Kings Drive, Spiro Tunnel Site – Determination of Significance	PL-09-00900 203
<i>Public hearing and possible action</i>	
1406 Park Avenue – Determination of Insignificance	PL-09-00843 239
<i>Public hearing and possible action</i>	
569 Park Avenue – Determination of Insignificance	PL-09-00846 251
<i>Public hearing and possible action</i>	
ADJOURN	

Times shown are approximate. Items listed on the Regular Meeting may have been continued from a previous meeting and may not have been published on the Legal Notice for this meeting. For further information, please call the Planning Department at (435) 615-5060.

A majority of Historic Preservation Board members may meet socially after the meeting. If so, the location will be announced by the Chair person. City business will not be conducted.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

WORK SESSION

Historic Preservation Board

Subject: Staff Updates
Author: Kayla Sintz
Date: April 7, 2010
Type of Item: Work Session



Historic District Grant Program

In the September 2, 2009 Work Session staff discussed with the Board modifying the Preservation Grants and Grant Application in the following ways:

- Clear statement in Grant Application requiring Planning Department receive ALL Applications *prior to building permit issuance and work being completed*
- Clear statement that only structures on the Historic Sites Inventory (HSI) are eligible for a grant
- Exterior painting and Roofing *would* be considered Eligible Improvements under these circumstances:
 - Natural disaster/fire repair/reconstruction
 - Landmark structures only (Significant status structure not eligible)
 - One-time only (except in case of Natural disaster/fire) or time interval
 - Owner Occupied (applies to Residential structures only with single ownership)
 - Completed in conjunction with other preservation items in application (roofing and exterior painting alone would not be eligible)
 - Painting only eligible for structures with wood siding (synthetic materials not eligible) per approved methods for wood preservation

Additionally the Board requested the following item might also be considered as criteria for eligibility for a Grant, however, staff would not recommend this restriction based on difficulty of financial verification and subjective nature of verifying financial need.

- Economic hardship

Update: During the Board's 2010 Visioning on March 16, multiple Board members had interest in the Grant program to provide more than 50% funding (not matching funding) for need-based preservation projects. Staff would like to discuss further whether or not the Board would like to consider this option and how it might be implemented.

Structure Updates

The Board asked staff to provide any information on the following important historic structures in the city:

- **176 Main** - aka *Centennial House* (Landmark Site)



- **221 Main** – aka *Imperial Hotel* (Landmark Site)



- **573 Main** – aka *Claimjumper* (Landmark Site)



- **664 Woodside** – aka *Bertinelli House* (Significant Site)



Historic Preservation Board Staff Report



Author: Thomas E. Eddington, Jr., AICP
Dina Blaes, Preservation Consultant

Subject: Historic Sites Inventory

Date: April 7, 2010

Type of Item: Informational - No action required.

PLANNING DEPARTMENT

Background

The Park City Historic Sites Inventory, adopted February 4, 2009, includes four hundred five (405) sites of which one hundred ninety-two (192) sites meet the criteria for designation as Landmark Sites. Two hundred thirteen (213) sites meet the criteria for designation as Significant Sites, including the following:

- California-Comstock Mine Site - One remaining building and one remaining structure.
- Jupiter Mine Site - Two remaining structures.
- Silver King Coalition Aerial Tramway - Thirty-five (35) remaining towers.
- Silver King Coalition Mine Site - Seven (7) remaining buildings and seven (7) remaining structures.
- Silver King Consolidated Mine Site - One remaining structure.
- Thaynes Mine Site - One remaining building and two remaining structures.

Staff's evaluation of these sites based on the criteria set forth in Title 15-11-10 and the subsequent recommendation to the HPB to include these sites on the Historic Sites Inventory as Significant Sites was based on the information gathered during fieldwork and from secondary sources, primarily:

- Previously conducted Reconnaissance Level Surveys.
- Sanborn Fire Insurance Maps dating from 1889 to 1929.
- Historic and recent photographs on file at the PCHS&M.
- Files on individual buildings held at the State Historic Preservation Office.

When the HPB voted to designate the abovementioned sites to the Historic Sites Inventory as Significant Sites, the HPB also instructed staff to do additional research on the sites to determine if Landmark Site designation was appropriate to consider.

Staff conducted additional fieldwork and gathered and reviewed additional site-specific information from the following general sources:

- Previously conducted surveys by independent historic preservation, engineering, and environmental consulting firms.
- Sanborn Fire Insurance Maps dating from 1940 and 1958.
- Historic and recent photographs on file at the State Historic Preservation Office.
- Periodicals published during the historic period such as *The Salt Lake Mining Review*, the *Park Record*, and the *Salt Lake Tribune*.

- Government reports, publications, and maps from the United States Geological Survey, the National Park Service, the Utah State Tax Commission, and the United States Census Bureau.
- Journals and handbooks from the historic period on mining and engineering practices.
- Books on mining history, architecture, construction materials, and construction methods.

After reviewing the additional information and reevaluating each site based on the criteria set forth in Title 15-11-10(A), staff recommends that the HPB not pursue a change in the status of the sites noted above. The attached exhibits include the additional analysis conducted by staff and Historic Site Forms and photographs pertaining to each of the sites listed at the top of the staff report.

Options

- If the HPB feels the additional investigation and analysis presented by staff in the attached exhibits is adequate and serves to reinforce the vote taken in February 2009 to designate the sites to the Historic Sites Inventory as Significant Sites, then no action is required.
- If the HPB feels that staff has not gathered sufficient information on the sites in question, the HPB can instruct staff to conduct broader research and investigation and return to a regular meeting to present a recommendation regarding the designation of the sites to the Historic Sites Inventory.
- If the HPB feels that staff's analysis and conclusions set forth in the attached exhibits are inaccurate, the HPB can provide specific direction to staff to reconsider the analysis and conclusions and return to a regular meeting to present a recommendation regarding the designation of the sites to the Historic Sites Inventory.

Exhibits

Exhibit A - California-Comstock Mine Site: Analysis, Historic Site Forms, and photographs.

Exhibit B - Jupiter Mine Site: Analysis, Historic Site Forms, and photographs.

Exhibit C - Silver King Coalition Mine Aerial Tramway: Analysis, Historic Site Forms, and photographs.

Exhibit D - Silver King Coalition Mine Site: Analysis, Historic Site Forms, and photographs.

Exhibit E - Silver King Consolidated Mine Site: Analysis, Historic Site Forms, and photographs.

Exhibit F - Thaynes Mine Site: Analysis, Historic Site Forms, and photographs.

California-Comstock Mine Site

Background

The Park City Historic Sites Inventory, adopted February 4, 2009, includes four hundred five (405) sites of which one hundred ninety-two (192) sites meet the criteria for designation as Landmark Sites. Two hundred thirteen (213) sites meet the criteria for designation as Significant Sites, including the California-Comstock Mine Site.

When the HPB voted to designate the California-Comstock Mine Site to the Historic Sites Inventory as a Significant Site, the HPB also instructed staff to do additional research to determine if Landmark Site designation was appropriate to consider.

After reviewing the additional information and reevaluating the site based on the criteria set forth in Title 15-11-10(A), staff recommends that the HPB not pursue a change in the status of this site.

Analysis

15-11-10. PARK CITY HISTORIC SITES INVENTORY.

(A) CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

(1) LANDMARK SITE. Any Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

Analysis: The site meets this criterion. The site is at least 50 years old. Both the California and the Comstock mine claims, along with brief descriptions of some of the early mine buildings, are noted in the 1912 Boutwell publication. Also, the sites appear on Sanborn Insurance maps as early as 1889.

(b) It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and

*Analysis: The site does not meet this criterion. The site does not retain its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places. This method of determining historic integrity for locally designated Landmark Sites was adopted by the City Council in July 2009 and is set forth in Title 15-11 (Historic Preservation) and Title 15-15 (Definitions) As noted in National Register Bulletin 42, "a mining property may be judged to have integrity as a **system** even though individual*

components of the system have deteriorated over time". This site does not effectively convey the collective image of a historically significant mining operation because of substantial alterations made to the site and the cumulative number of components (buildings and structures) that have been removed from the site over time. Though these two structures remain, they are not sufficient to convey a sense of the mining system and/or operation at this site. Therefore, the site is not eligible for listing in the National Register, and consequently, does not meet criterion (b) of the Title 15-11-10(A)(1).

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

(i) an era that has made a significant contribution to the broad patterns of our history,

Analysis: The site meets the criterion primarily because of its association with an era that has made a significant contribution to the broad patterns of our history; namely, the active mining era.

The California-Comstock mine became part of the Silver King Consolidated Mine Company operations and then part of the Silver King Coalition Mines Company. The impact of the both Silver King mines on Park City, the region and the state of Utah is well documented and generally accepted by both historians and the public.

(ii) The lives of Persons significant in the history of the community, state, region, or nation, or

Analysis: The site meets the criterion for its association with the lives of persons significant in the history of Park City; namely Solon Spiro, Samuel Newhouse, John Judge, David Keith, Thomas Kearns, Albion Emery and others. These men were prominent not only in Utah mining, but also in regional and state politics, culture, economics, and business.

(iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

(2) SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

Analysis: The site meets this criterion. The site is at least 50 years old. Both the California and the Comstock mine claims, along with brief descriptions of some of the early mine buildings, are noted in the 1912 Boutwell publication. Also, the sites appear on Sanborn Insurance maps as early as 1889.

(b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form. Major alterations that destroy the essential historical form include:

Analysis: The site meets this criterion. It retains its Essential Historical Form as defined in the Land Management Code. Essential Historical Form is defined as "the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past." This site retains the physical characteristics that identify it as relating to the mining boom era in Park City.

(i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or

Analysis: The change in the roof of the primary façade of the mill, and the structure in general, is due to years of exposure to the elements.

(ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or

Analysis: Upper stories have not been added or removed after the Period of Historic Significance to/from the structures.

(iii) Moving it from its original location to a Dissimilar Location, or

Analysis: The structures remain at their original locations.

(iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.

Analysis: There are no additions that obscure the Essential Historical Form when the structures are viewed from the primary public right-of-way.

(c) It is important in local or regional history, architecture, engineering or culture associated with at least one (1) of the following:

(i) An era of Historic importance to the community, or

Analysis: The site meets the criterion. The site meets this criterion primarily because of its association with an era of historic importance to the community; namely, the active mining era.

The California-Comstock mine became part of the Silver King Consolidated Mine Company operations and then part of the Silver King Coalition Mines Company. The impact of the both Silver King mines on Park City, the region and the state of Utah is well documented and generally accepted by both historians and the public.

(ii) Lives of Persons who were of Historic importance to the community, or

Analysis: The site is associated with lives of persons who were of Historic importance to the community; namely Solon Spiro, Samuel Newhouse, John Judge, David Keith, Thomas Kearns, Albion Emery and others. These men were prominent not only in Utah mining, but also in regional and state politics, culture, economics, and business.

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: California-Comstock Mine Site - Mill Structure

Address: UTM 0454172E 4497119N

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR?

Current Owner Name: United Park City Mines

Parent Parcel(s):

Current Owner Address: PO Box 1450, Park City UT 84060

Legal Description (include acreage):

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

- Original Use: Mining/Industrial
- Current Use: None

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1971, 2000, 2009
- historic: c. 1910

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other: HAER photo, 1971

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies): Marriott
- other:

Bibliographical References (books, articles, interviews, etc.)

- California-Comstock Mine. N. d. *Kendell Webb Collection*. Hal Compton Research Library. Park City Historical Society & Museum. 10 Oct. 2009. Photo #2002.26.250.
- Boucher, Jack E. *General View of North Side of Mill Showing Shute System*. 1971. *California-Comstock Mill, Park City vicinity, Summit County, UT*. *Historic American Engineering Record*. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/ut0087>>
- Boutwell, John Mason. *Geology and Ore Deposits of the Park City District, Utah*. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
- Morrison, Sandra. *1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City)*. Summit County: Summit County Historical Society, 2000.
- Noble, Bruce J. and Robert Spude. *Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties*. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.
- Park City Historical Society & Museum. *California-Comstock Mill: Park City Mountain Resort*. Park City: PCHS&M, [c.2000?].
- Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

Powell, Allan Kent. Boston & Newhouse Buildings, Salt Lake, c. 1915. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <<http://www.media.utah.edu/UHE/n/NEWHOUSE,SAMUEL.html>>

Sanborn, D.A. "Sheet 11, Park City, Utah, 1889." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. 10 Mar. 2009 <<http://www.lib.utah.edu/digital/sanborn/>>

---. "Sheet 13, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. 10 Mar. 2009 <<http://www.lib.utah.edu/digital/sanborn/>>

---. "Sheet 21, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. 10 Mar. 2009 <<http://www.lib.utah.edu/digital/sanborn/>>

---. "Sheet 21, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. *Hal Compton Research Library*. Park City Historical Society & Museum. 13 Oct. 2009. Electronic.

"Solon Spiro dies in Eastern Home." Park Record [Park City] 2 Aug. 1929: 1.

Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.

Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Mill - Mining related/Vernacular No. Stories: 2+
 Additions: none minor major (describe below) Alterations: none minor major (describe below)
 Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:
 Good (Well maintained with no serious problems apparent.)
 Fair (Some problems are apparent. Describe the problems.):
 Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
 Uninhabitable/Ruin: Structure is not secured against entry, severely deteriorated.

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: The site is a narrow canyon with the structure stepping with the terrain.
 Foundation: Partial stone foundation.
 Walls: Vertical wood siding/boards and the structure is primarily large exposed timbers.
 Roof: In state of collapse - no sheathing.
 Windows/Doors: Openings are framed, but none of the windows remain. Only one door is visible on the southeast façade. It is a simple wood panel door.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The multi-story remains are only a small part of what was a large mill building and complex (see c.1910? photo from PCHS&M) built c. 1900. What remains appears to be the ore house and a portion of the building that housed the crusher jigs. The wooden frame structure made of large timbers is severely weathered and in various states of collapse. There are the remains of a narrow one-story addition to the northeast with a collapsed roof that does not appear on the 1929 Sanborn Insurance maps and is likely a later addition. On the southwest façade are the remains of a small structure that connected the mill to what appears in the 1929 Sanborn Insurance map to be a covered conveyor to the dumpsite south of the structure. This small connector is standing on a stone foundation in a 1999 photograph, but has since fallen and now rests on its side near the main structure. Window and door openings are visible on various facades, but only the frames are intact, except for the northeast façade where a wood panel door is present in the one-story addition. Surrounding

the structure is quite a bit of debris, including large steel plates, parts of 6"x6" beams/posts, various pieces of weathered lumber, and sections of stone retaining walls and/or foundations.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is remote and appears to have been significantly altered over time. The most obvious alteration is the lack of other buildings along with the loss of the majority of the mill building. Sanborn Insurance maps suggest several buildings in the vicinity as late as the 1940s and the HAER photographs suggest several buildings--barn, cabin, etc.--were intact as late as 1971. The additional structures are gone, but the large dumpsite remains.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence of the mining era is the large timber framing, the utilitarian exterior wall cladding, the rough foundations and lack of any ornamentation. Because of the severe deterioration much of the workmanship has been lost.

Feeling (Describe the property's historic character.): The physical elements of the site, even lacking much of the mill structure, convey a limited sense of a Western mining site of the late nineteenth and early twentieth centuries. The lack of additional structures, the loss of such a large portion of the mill building itself, and the condition of the remaining elements do not effectively convey a sense of the mining operations at this location.

Association (Describe the link between the important historic era or person and the property.): The site and structure are linked with the active mining era in Park City. The building was likely constructed c.1900. It was part of the complete mill building as seen in the c. 1910 photograph from the Park City Historical Society & Museum. It is associated with the Silver King Consolidated Mine Company and the Silver King Coalition Mines Company, both of which had significant roles in the history of Park City, the region, and the state.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1900

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

An interpretive marker placed at the base of the mill building by the Summit County Historical Society states, *In the 1880s, there was such a flurry of prospecting and mining in Thaynes Canyon that the numerous campfires gave the place the appearance of an Army encampment. After bitter lawsuits, in 1903 the California mine to the south merged with the English-owned Comstock, its adjacent rival. In 1918, the King Con mine purchased this 135-acre property in order to pursue its three-mile long Spiro tunnel, lying 1700 feet below you. It took only four men to operate this mill, processing 150 tons of ore per day.*

From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States Geological Survey. Professional Paper 77. Department of the Interior. Washington: Government Printing Office, 1912.

Page 216: *The property comprises three claims covering an east-west band mainly on the west side of the canyon. The occurrence of good ore in the ground was demonstrated by surface work doubtless begun at the time when attention was drawn to this region by discoveries of ore on the Crescent Ridge. After various endeavors to develop it had been made, with scanty resources, the Comstock Mining Co. was organized and incorporated in London, in 1882, with a capitalization of \$1,250,000. Since that date, underground development and surface improvements have greatly improved the property....*

The plant comprises a modern mill, a hoisting equipment, an office and a bunk and boarding house.

Page 218: *The California ground is situated on the west side and near the head of Thaynes Canyon, immediately south and west of the Comstock mine.*

This property comprises about eight claims, which have been prospected from time to time...

The plant includes the small mill obtained from the Apex property, remodeled and with Wilfley tables added, a small shop and an office.

The California and Comstock mines consolidated into the California-Comstock c. 1903 (though articles in *The Mining World* at the time suggest the deal was not finalized until 1908) and were then purchased by the Silver King Consolidated c. 1918. In May 1924, Park Record announced that the Silver King Coalition purchased a controlling interest in the Silver King Consolidated.

The California and the Comstock mines, independently and as a consolidated operation, were significant, but the site's most important association is with the companies that held ownership of the operations after 1910; namely the Silver King Consolidated (King Con Mine) and the Silver King Coalition Mine. The impact of the both Silver King mines on Park City, the region and the state of Utah is well documented and generally accepted by both historians and the public.

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):

The persons most commonly associated with the Silver King Consolidated Mine are Solon Spiro (1868-1929) and Samuel Newhouse (1853-1930).

Solon Spiro was born in Kurnik, Germany and came to Park City in 1881 to join his uncle M.S. Ascheim in his mercantile business. In 1900, he left the mercantile business to pursue the development of mining properties. He organized the Silver King Consolidated Mine Company and retained control of it after a reorganization in 1908. In 1922, he moved to New York with his wife and finally sold the mine company to the Silver King Coalition Mine Company in 1924. (*The Park Record*, August 2, 1929).

Samuel Newhouse (1853-1930), born in New York City, was the son of Jewish immigrants. He grew up in Pennsylvania, studied law there, and then moved to Colorado in 1879. He moved to Utah in 1896 and purchased mining properties in Bingham Canyon. His Utah Consolidated Gold Mines was sold to Standard Oil in 1899 for \$12M. He also acquired mining properties in California and was, by many accounts, Utah's wealthiest mining magnate. He built the Boston and Newhouse buildings in SLC and remained engaged as an investor in many mining operations, including the Silver King Consolidated Mine Company. In the 1910s, Mr. Newhouse's fortunes began to change. His mining operations could not longer finance his other projects and WWI made it difficult to get loans. He and his wife separated and after selling off many of his real estate holdings, he moved to a chateau outside Paris to live with his sister. He died there in 1930 at age 76 (Powell).

The persons most commonly associated with the Silver King Coalition Mine Company are John Judge, David Keith, Thomas Kearns, Albion Emery, Susanna Bransford Emery, W.V. Rice, and W.H. Dodge. The lives of these individuals are widely known and the significance of their contributions to the local, state, and regional history is well documented.

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Southeast facade. Camera facing northwest, 2009.

Photo No. 2: Southwest facade. Camera facing northeast, 2009.

Photo No. 3: Northwest facade. Camera facing southeast, 2009.

Photo No. 4: Northeast facade. Camera facing southwest, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: California-Comstock Mine Site - Cabin

Address:

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR?

Current Owner Name: United Park City Mines

Parent Parcel(s):

Current Owner Address: PO Box 1450, Park City UT 84060

Legal Description (include acreage):

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

- Original Use: Mining/Industrial
- Current Use: None

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 2000, 2009
- historic: c. 1910

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies): Marriott
- other:

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

- California-Comstock Mine. N. d. *Kendell Webb Collection*. Hal Compton Research Library. Park City Historical Society & Museum. 10 Oct. 2009. Photo #2002.26.250.
- Boucher, Jack E. *General View of North Side of Mill Showing Shute System*. 1971. *California-Comstock Mill, Park City vicinity, Summit County, UT*. *Historic American Engineering Record*. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp.ut0087>>
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4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: One-room cabin/vernacular No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin: building is not secured against entry, floor is collapsing, structure appears unstable.

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: The site is remote and the cabin is tucked into the trees. The cabin is about 200 feet SW of the mill site.

Foundation: None, just wood sills.

Walls: Vertical wood siding/boards.

Roof: Gable roof form. Corrugated metal, but originally would have been wood shingles.

Windows/Doors: One door and one window opening. The door is a simple wood panel door. The window opening is framed, but a window unit is not extant.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The small (approx. 10'x8'), one-story wood frame cabin rests about 200 feet southwest of the mill building remains. It has a deteriorated wooden floor, walls clad in vertical wood boards, one simply framed window opening (window unit missing), and a small off-centered door opening with a simple wood panel door. The gable roof form is clad in corrugated metal. The materials are severely weathered and the cabin appears to be very near collapse. The cabin may have been built c. 1900. A small shed at this approximate location appears on the 1907 Sanborn Insurance map, but its exact date of construction cannot be verified.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is remote and quite a distance from the mill structure. Without evidence of other mining operations in the

immediate vicinity, specifically the dumpsites and boiler system debris, its relationship to the mine site cannot be justified.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements and physical evidence of the mining era is primarily the condition of the wood, the basic form, the lack of ornamentation signaling the structure was likely constructed for utilitarian use.

Feeling (Describe the property's historic character.): The physical elements of the site, rather than the cabin alone, convey a sense of a Western mining site of the late nineteenth and early twentieth centuries. However, the lack of additional structures result in the site's inability to effectively convey a sense of the mining operations at this location.

Association (Describe the link between the important historic era or person and the property.): The building is linked, primarily because of physical proximity to other mining-related structures and debris, with the active mining era in Park City. The building was likely constructed c.1900. It is tenuously associated with the Silver King Consolidated Mine Company and the Silver King Coalition Mines Company, both of which had significant roles in the history of Park City, the region and the state.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1900

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

An interpretive marker placed at the base of the mill building by the Summit County Historical Society states, *In the 1880s, there was such a flurry of prospecting and mining in Thaynes Canyon that the numerous campfires gave the place the appearance of an Army encampment. After bitter lawsuits, in 1903 the California mine to the south merged with the English-owned Comstock, its adjacent rival. In 1918, the King Con mine purchased this 135-acre property in order to pursue its three-mile long Spiro tunnel, lying 1700 feet below you. It took only four men to operate this mill, processing 150 tons of ore per day.*

From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States Geological Survey. Professional Paper 77. Department of the Interior. Washington: Government Printing Office, 1912.

Page 216: *The property comprises three claims covering an east-west band mainly on the west side of the canyon. The occurrence of good ore in the ground was demonstrated by surface work doubtless begun at the time when attention was drawn to this region by discoveries of ore on the Crescent Ridge. After various endeavors to develop it had been made, with scanty resources, the Comstock Mining Co. was organized and incorporated in London, in 1882, with a capitalization of \$1,250,000. Since that date, underground development and surface improvements have greatly improved the property...*

The plant comprises a modern mill, a hoisting equipment, an office and a bunk and boarding house.

Page 218: *The California ground is situated on the west side and near the head of Thaynes Canyon, immediately south and west of the Comstock mine.*

This property comprises about eight claims, which have been prospected from time to time...

The plant includes the small mill obtained from the Apex property, remodeled and with Wilfley tables added, a small shop and an office.

The California and Comstock mines consolidated into the California-Comstock c. 1903 (though articles in *The Mining World* at the time suggest the deal was not finalized until 1908) and were then purchased by the Silver King Consolidated c. 1918. In May 1924, Park Record announced that the Silver King Coalition purchased a controlling interest in the Silver King Consolidated.

The California and the Comstock mines, independently and as a consolidated operation, were significant, but the site's most important association is with the companies that held ownership of the operations after 1910; namely the Silver King Consolidated (King Con Mine) and the Silver King Coalition Mine. The impact of the both Silver King mines on Park City, the region and the state of Utah is well documented and generally accepted by both historians and the public.

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):

The persons most commonly associated with the Silver King Consolidated Mine are Solon Spiro (1868-1929) and Samuel Newhouse (1853-1930).

Solon Spiro was born in Kurnik, Germany and came to Park City in 1881 to join his uncle M.S. Ascheim in his mercantile business. In 1900, he left the mercantile business to pursue the development of mining properties. He organized the Silver King Consolidated Mine Company and retained control of it after a reorganization in 1908. In 1922, he moved to New York with his wife and finally sold the mine company to the Silver King Coalition Mine Company in 1924. (*The Park Record*, August 2, 1929).

Samuel Newhouse (1853-1930), born in New York City, was the son of Jewish immigrants. He grew up in Pennsylvania, studied law there, and then moved to Colorado in 1879. He moved to Utah in 1896 and purchased mining properties in Bingham Canyon. His Utah Consolidated Gold Mines was sold to Standard Oil in 1899 for \$12M. He also acquired mining properties in California and was, by many accounts, Utah's wealthiest mining magnate. He built the Boston and Newhouse buildings in SLC and remained engaged as an investor in many mining operations, including the Silver King Consolidated Mine Company. In the 1910s, Mr. Newhouse's fortunes began to change. His mining operations could not longer finance his other projects and WWI made it difficult to get loans. He and his wife separated and after selling off many of his real estate holdings, he moved to a chateau outside Paris to live with his sister. He died there in 1930 at age 76 (Powell).

The persons most commonly associated with the Silver King Coalition Mine Company are John Judge, David Keith, Thomas Kearns, Albion Emery, Susanna Bransford Emery, W.V. Rice, and W.H. Dodge. The lives of these individuals are widely known and the significance of their contributions to the local, state, and regional history is well documented.

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: North oblique. Camera facing south, 2009.

Photo No. 2: Northwest façade. Camera facing southeast, 2009.

Photo No. 3: West oblique. Camera facing east, 2009.































Jupiter Mine Site

Background

The Park City Historic Sites Inventory, adopted February 4, 2009, includes four hundred five (405) sites of which one hundred ninety-two (192) sites meet the criteria for designation as Landmark Sites. Two hundred thirteen (213) sites meet the criteria for designation as Significant Sites, including the Jupiter Mine Site.

When the HPB voted to designate the Jupiter Mine Site to the Historic Sites Inventory as a Significant Site, the HPB also instructed staff to do additional research to determine if Landmark Site designation was appropriate to consider.

After reviewing the additional information and reevaluating the site based on the criteria set forth in Title 15-11-10(A), staff recommends that the HPB not pursue a change in the status of this site.

Analysis

15-11-10. PARK CITY HISTORIC SITES INVENTORY.

(A) CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

(1) LANDMARK SITE. Any Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

Analysis: The site meets this criterion. The site is at least 50 years old. Accounts from newspapers and the 1912 Boutwell publication suggest the mine was active in the early 1880s, went through a period of inactivity, and was active again after 1906. It is not clear when the ore bin and frame were constructed, but the construction method and materials suggest they were contemporary with other ore bins and mine structures that we can positively date from the active mining period (1869-1929).

(b) It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and

Analysis: The site does not meet this criterion. The site does not retain its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places. This method of determining historic integrity for locally designated Landmark Sites was

adopted by the City Council in July 2009 and is set forth in Title 15-11 (Historic Preservation) and Title 15-15 (Definitions)

As noted in National Register Bulletin 42, "a mining property may be judged to have integrity as a **system** even though individual components of the system have deteriorated over time". This site does not effectively convey the collective image of a historically significant mining operation because of substantial alterations made to the site and the cumulative number of components (buildings and structures) that have been removed from the site over time. Though these two structures remain, they are not sufficient to convey a sense of the mining system and/or operation at this site. Therefore, the site is not eligible for listing in the National Register, and consequently, does not meet criterion (b) of the Title 15-11-10(A)(1).

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

(i) an era that has made a significant contribution to the broad patterns of our history,

Analysis: The site meets the criterion primarily because of its association with an era that has made a significant contribution to the broad patterns of our history; namely, the active mining era. The Jupiter Mine became part of the Silver King Coalition Mine Company in 1908. The impact of the Silver King Coalition on Park City, the region and the state of Utah is well documented and generally accepted by both historians and the public.

(ii) The lives of Persons significant in the history of the community, state, region, or nation, or

Analysis: The site meets the criterion for its association with the lives of persons significant in the history of Park City; namely Oscar Lawrence, John Judge, David Keith, and Thomas Kearns. These men were prominent not only in Utah mining, but also in regional and state politics, culture, economics, and business.

(iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

(2) SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

Analysis: The site meets this criterion. The site is at least 50 years old. Accounts from newspapers and the 1912 Boutwell publication suggest the mine was active in the early 1880s, went through a period of inactivity, and was active again after 1906. It is not clear when the ore bin and frame were constructed, but the construction method and materials suggest they were contemporary with other ore bins and mine structures that we can positively date from the active mining period (1869-1929).

(b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form. Major alterations that destroy the essential historical form include:

Analysis: The site meets this criterion. It retains its Essential Historical Form as defined in the Land Management Code. Essential Historical Form is defined as "the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past." This site retains the physical characteristics that identify it as relating to the mining boom era in Park City.

The ore bin reflects many years of exposure, but retains the elements-- timber frame, weathered and deteriorated wood, general form described in mining journals of the period--that relate to the active mining era.

The frame reflects the materials of the mining era, but without the close proximity of other mine-related elements--waste pile and ore bin--the frame only marginally relates to the mining era.

(i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or

Analysis: There is no evidence to suggest that the roof of the primary façade of the ore bin or the frame has been changed.

(ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or

Analysis: Upper stories have not been added or removed after the Period of Historic Significance to/from the structures.

(iii) Moving it from its original location to a Dissimilar Location, or

Analysis: The structures remain at their original locations.

(iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.

Analysis: There are no additions that obscure the Essential Historical Form when the structures are viewed from the primary public right-of-way.

(c) It is important in local or regional history, architecture, engineering or culture associated with at least one (1) of the following:

(i) An era of Historic importance to the community, or

Analysis: The site meets the criterion. The site meets this criterion primarily because of its association with an era of historic importance to the community; namely, the active mining era.

The Jupiter Mine became part of the Silver King Coalition Mine Company in 1908. The impact of the Silver King Coalition on Park City, the region and the state of Utah is well documented and generally accepted by both historians and the public.

(ii) Lives of Persons who were of Historic importance to the community, or

Analysis: The site is associated with lives of persons who were of Historic importance to the community; namely Oscar Lawrence, John Judge, David Keith, and Thomas Kearns. These men were prominent not only in Utah mining, but also in regional and state politics, culture, economics, and business.

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Jupiter Mine Ore Bin and Frame

Address: UTM 0455777E 4495950N & 0453802E 4495939N

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR

Current Owner Name: United Park City Mines

Parent Parcel(s): S-98

Current Owner Address: POB 1450, Park City, Utah 84060-1450

Legal Description (include acreage): 2538.88 acres, see Summit County Recorder for full description.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date: _____
- Permit #: _____
- Full Partial

Use

- Original Use: Industrial
- Current Use: None

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1995 & 2009
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

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Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

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Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.

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Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Industrial/None No. Stories: n/a

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.): General weathering and deterioration.
- 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.):

Site: Very remote on the eastern slope of the south end of Thaynes Canyon in the Jupiter Bowl. The ore bin is adjacent to the waste pile from the mine operations.

Foundation: None (appears to be a fixed frame) and n/a

Walls: n/a, the bin is a wood frame structure. The frame is also a wood frame structure.

Roof: n/a, top is wood boards. n/a

Windows/Doors: n/a, n/a

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The ore bin is tucked back against a waste pile just below the shaft frame. These three elements provide the only indication that mining activity occurred in the area. The small rectangular wooden fixed frame structure utilizes vertical posts on two exterior facades and horizontal boards attached to those posts to enclose the interior bin space. On the northwest elevation at the bottom of the bin are two chutes constructed of wood. The base of the frame is secured with large carriage bolts, but in other areas, the joinery is made up of simple notches in the timber posts with horizontal elements being toe nailed into place. The exterior frame is not a complete rectangle, but rather reflects an inclined

base to facilitate emptying the contents of the bin through the chutes. Early engineering records state that the inclined-bottom bins were not as structurally sound or efficient as flat-bottomed bins (Kellogg, 258). Aside from the nails and carriage bolts, the bin is constructed entirely out of wood. Other ore bins located in the area are constructed using steel and wood, suggesting that this bin was built earlier than some of the others. Accounts could not be found recording the existence of any surface improvements at this location and it is not clear when the ore bin was constructed. The Boutwell publication suggests that the mine was worked methodically and was producing in 1887. Further, he reports that in 1890 the Jupiter property was incorporated at Council Bluffs with a capitalization of \$3,000,000. In addition, there was a period of inactivity between 1901 and 1906. The Jupiter Mine does not appear on any of the Sanborn Insurance Maps from 1889, 1900, 1907, or 1929.

The small wooden timber frame is tucked into the hill above the nearby ore bin. It is a small rudimentary structure that, viewed alone, does not contribute significantly to the understanding of the site. It is not clear if the frame once surrounded a horizontal shaft or is simply framing a prospecting hole. It is assumed that the frame was built prior to or concurrently with the ore bin and its proximity to the ore bin suggests it was more than just a prospecting site.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting for both structures is remote. They are located in the Jupiter Bowl of the Park City Mountain Resort in the southern end of Thaynes Canyon southeast of Shadow Lake.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence of the mining era are the materials themselves--significantly deteriorated wood structures--and the proximity of the elements, including the frame, ore bin and waste pile. The ore bin is, by far, the most distinctive element on the site.

Feeling (Describe the property's historic character.): Despite the lack of additional mine-related buildings, these structures convey a limited sense of mining activities in the late nineteenth and early twentieth centuries. They do not, however, convey a sense of the mining operations or systems at this site.

Association (Describe the link between the important historic era or person and the property.): These structures are associated with the Jupiter Mine and its principal Oscar E. Lawrence as well as the Silver King Coalition Mine Company and its most commonly known principals, David Keith, Thomas Kearns, and John Judge.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1900

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

As stated in the Salt Lake Mining Review dated May 30, 1901 (Page 15):

On the Jupiter in the locality mentioned [near the Silver King and Crescent] work is being pushed and it is stated that fine ore has been encountered in it workings...

From Salt Lake Mining Review dated January 30, 1903 (page 18):

According to reports, work will soon be commenced on the old Jupiter mine. At one time the Jupiter produced some high-grade ore, but was never fully developed. The new owners will spend considerable money in development during the coming season.

According to an article in the Salt Lake Mining Review dated September 30, 1905 (Page 22), Mr. Oscar E. Lawrence had a lease and bond for two years on the Jupiter mine, which was a group of claims southwest of the Kearns-Keith in Thaynes Canyon. The report further notes that a 1,600-foot tunnel travels approximately 350 vertical feet. The article continues by noting that Mr. Lawrence is confident in the mine's success, but is

lacking capital for the endeavor. He had three men working on the tunnel and was preparing to erect several surface buildings.

Throughout 1907, reports in both the *Park Record* and *Salt Lake Mining Review* noted that the largest investor and mine manager, Oscar Lawrence, was seeking investors from New York in order to bring much needed capital to the mine operations. The investments did not materialize and in 1908, the Silver King Coalition Mine Company purchased the Jupiter holdings totaling 113 acres (reported in the *Park Record* of June 13, 1908). The news reports do not mention Mr. Lawrence, but rather Charles E. Street as the Jupiter Mine company representative involved in the negotiations.

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): Oscar Lawrence (Jupiter Mine) and David Keith, Thomas Kearns, and John Judge (Silver King Coalition Mine).

Oscar E. Lawrence was born in Sweden in 1867 and emigrated to the United States in 1884. In 1910, he lived with his family in the 500 block of Woodside Avenue and was employed with a silver lead mine (1910 U. S. Census records).

Charles E. Street was born in June 1859 in Iowa and in 1900 was a cigar dealer living in Salt Lake City. He never lived in Park City, instead residing on 900 East and 1400 South in SLC from at least 1900 through 1920. He is listed in 1910 census records as a miner, but by 1920 is listed as working for a railroad company (1900, 1910, and 1920 U. S. Census records).

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 photographs are on file with the Planning Department, Park City Municipal Corp.

ORE BIN

Photo No. 1: Site/context. Camera facing southeast, 2009.

Photo No. 2: Northeast elevation. Camera facing southwest, 2009.

Photo No. 3: Northwest elevation. Camera facing southeast, 2009.

Photo No. 4: West oblique. Camera facing east, 2009.

Photo No. 5: Southeast elevation from above. Camera facing northwest, 2009.

Photo No. 6: South oblique. Camera facing north, 1999.

FRAME

Photo No. 7: Northwest elevation. Camera facing southeast, 2009.

Photo No. 8: Northwest elevation. Camera facing southeast, 1999.



Jupiter Mine Ore Bin (context), 2009



Jupiter Mine Ore Bin (northeast elevation), 2009



Jupiter Mine Ore Bin (northwest elevation), 2009



Jupiter Mine Ore Bin (west oblique), 2009



Jupiter Mine Ore Bin (southeast from above), 2009



Jupiter Mine Frame (northwest elevation), 2009



Jupiter Mine Frame, 1999 RLS



Jupiter Mine Ore Bin, 1999 RLS

Silver King Coalition Mine Aerial Tramway

Background

The Park City Historic Sites Inventory, adopted February 4, 2009, includes four hundred five (405) sites of which one hundred ninety-two (192) sites meet the criteria for designation as Landmark Sites. Two hundred thirteen (213) sites meet the criteria for designation as Significant Sites, including the Silver King Coalition Mine Aerial Tramway.

When the HPB voted to designate the Silver King Coalition Mine Aerial Tramway to the Historic Sites Inventory as a Significant Site, the HPB also instructed staff to do additional research to determine if Landmark Site designation was appropriate to consider.

After reviewing the additional information and reevaluating the site based on the criteria set forth in Title 15-11-10(A), staff recommends that the HPB not pursue a change in the status of this site.

Analysis

15-11-10. PARK CITY HISTORIC SITES INVENTORY.

(A) CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

(1) LANDMARK SITE. Any Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

Analysis: The site meets this criterion. The site is at least 50 years old. Newspaper accounts and reports in professional journals indicate the tramway was completed and operating in 1901. In addition, two of the original tramway towers appear in a photograph from the manufacturers catalog dated 1907.

(b) It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and

Analysis: The site does not meet this criterion. The site does not retain its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places. This method of determining historic integrity for locally designated Landmark Sites was adopted by the City Council in July 2009 and is set forth in Title 15-11 (Historic Preservation) and Title 15-15 (Definitions).

As noted in National Register Bulletin 42, "a mining property may be judged to have integrity as a **system** even though individual components of the system have deteriorated over time". This site does not effectively convey the collective image of a historically significant mining operation because of substantial alterations made to the site and the cumulative number of associated structures and buildings that have been removed from the site over time. The towers (alone or in conjunction with the other extant Silver King Mine structures) are not sufficient to convey a sense of the mining system and/or operation at this site. Therefore, the site is not eligible for listing in the National Register, and consequently, does not meet criterion (b) of the Title 15-11-10(A)(1).

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

(i) an era that has made a significant contribution to the broad patterns of our history,

Analysis: The site meets the criterion primarily because of its association with an era that has made a significant contribution to the broad patterns of our history; namely, the active mining era. The impact of the Silver King Mine on Park City, the region, and the state of Utah is well documented and generally accepted by both historians and the public.

(ii) The lives of Persons significant in the history of the community, state, region, or nation, or

Analysis: The site meets the criterion for its association with the lives of persons significant in the history of Park City; namely David Keith, and Thomas Kearns. These men were prominent not only in Utah mining, but also in regional and state politics, culture, economics, and business.

(iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

Analysis: It may also meet this criterion for its association with a distinctive method of construction; namely the Finlayson type steel tower, though additional research would be required to determine the extent of significance based on this criterion.

(2) SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

Analysis: The site meets this criterion. The site is at least 50 years old. Newspaper accounts and reports in professional journals indicate the tramway was completed and operating in 1901. In addition, two of the original tramway towers appear in a photograph from the manufacturers catalog dated 1907.

(b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form. Major alterations that destroy the essential historical form include:

Analysis: The site meets this criterion. It retains its Essential Historical Form as defined in the Land Management Code. Essential Historical Form is defined as "the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past." This site retains the physical characteristics that identify it as existing in or relating to the mining boom era in Park City.

(i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or

Analysis: N/A

(ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or

Analysis: N/A

(iii) Moving it from its original location to a Dissimilar Location, or

Analysis: The structures remain at their original locations.

(iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.

Analysis: There are no additions that obscure the Essential Historical Form when the structures are viewed from the primary public right-of-way.

(c) It is important in local or regional history, architecture, engineering or culture associated with at least one (1) of the following:

(i) An era of Historic importance to the community, or

Analysis: The site meets the criterion. The site meets this criterion primarily because of its association with an era of historic importance to the community; namely, the active mining era. The impact of the Silver

King Mine on Park City, the region, and the state of Utah is well documented and generally accepted by both historians and the public.

(ii) Lives of Persons who were of Historic importance to the community, or

Analysis: The site is associated with lives of persons who were of Historic importance to the community; namely, David Keith and Thomas Kearns. These men were prominent not only in Utah mining, but also in regional and state politics, culture, economics, and business.

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

Analysis: It may also meet this criterion for its association with a distinctive method of construction; namely the Finlayson type steel tower, though additional research would be required to determine the extent of significance based on this criterion.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Aerial Tramway Towers

Address: Multiple addresses

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR

Current Owner Name: United Park City Mines

Parent Parcel(s): S-98

Current Owner Address: Post Office Box 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; See Summit County Recorder for description.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Industrial
Current Use: None

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1999 and 2009
- historic: date unknown

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other: HAER

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

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Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

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4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Tram Tower /None No. Stories: N/A

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.): General rusting and some deterioration of the foundations.

- 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.):

Site: Multiple sites - towers run parallel to the Town Lift line.

Foundation: Concrete for a few of the towers, stone for most.

Walls: N/A

Roof: N/A

Windows/Doors: N/A

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): Thirty-five towers remain, although one of the towers has collapsed. The towers are steel structures that range in size from 16 to approximately 65 feet in height and have either concrete or stone foundations. The towers follow the current Town Lift line from the city up and over Treasure Hill to the location of the Silver King Mine Site. The A. Leschen & Sons Rope Company of St. Louis Missouri supplied the towers in 1900. The tramway was completed and operating by May 1901. None of the cables or buckets remain.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The physical environment is remote and steep in areas. The setting has not significantly changed over time, though the mountain is now crossed with ski runs and a modern ski lift runs parallel with the former tramway line.

This article also states the tramway ceased working in 1952.

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): The tramway is most commonly associated Thomas Kearns and David Keith.

David Keith (1847-1918) was born in Nova Scotia and came to Park City in 1883. Having considerable experience in mines in Nevada, he joined the Ontario Mine as the foreman. He left the Ontario in 1885 to join the Anchor Mining Company--later the Judge Mine Company--as the mine manager. He and John Judge were responsible for the Alliance Tunnel and eventually joined with Thomas Kearns, E.P. Ferry, and Albion Emery in the Mayflower claims; these claims became the Silver King Coalition Mines Company. At the time of his death, Mr. Keith was president of the company (*The Park Record*, April 19, 1918).

Thomas Kearns (1862-1918) was born in Ontario, Canada in 1862. His family moved to Nebraska when he was a young boy and at age twenty-one, he was drawn to Park City by the mining activity. He married Jennie Judge, the niece of his business partner John Judge, and became an alderman in Park City. He and several other investors including David Keith, Thomas Kearns, Albion B. Emery, and John Judge purchased the Silver King property the summer of 1892 for \$65,000. In 1901, he was elected as a U.S. Senator and along with his partner, David Keith, purchased the Salt Lake Tribune the same year. Kearns died from a stroke in 1918 after having been struck by a car near his home in Salt Lake City (Murphy & Larsen).

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Tram Tower 1.

Photo No. 2: Tram Tower 2.

Photo No. 3: Tram Tower 3.

Photo No. 4: Tram Tower 4.

Photo No. 5: Tram Tower 5.

Photo No. 6: Tram Tower 6.

Photo No. 7: Tram Tower 7.

Photo No. 8: Tram Tower 9.

Photo No. 9: Tram Tower 11.

Photo No. 10: Tram Tower 28.

Photo No. 11: Tram Tower 35.

Photo No. 12: Tram Tower 36.



Tram Tower 1



Tram Tower 2



Tram Tower 3



Tram Tower 4



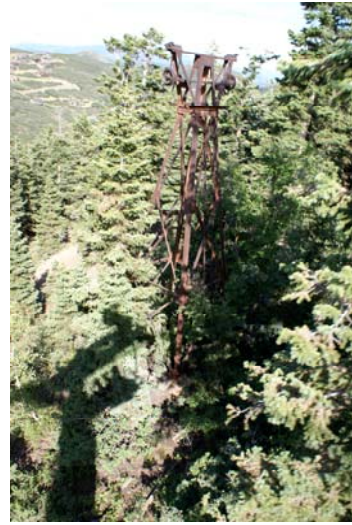
Tram Tower 5



Tram Tower 6



Tram Tower 7



Tram Tower 9



Tram Tower 11



Tram Tower 28



Tram Tower 35



Tram Tower 36



Silver King Aerial Tramway. N.d. *Bea Kummer Collection*. *Hal Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1990.31.21. Electronic.



Tramway Towers 1999 RLS

Silver King Coalition Mine Site

Background

The Park City Historic Sites Inventory, adopted February 4, 2009, includes four hundred five (405) sites of which one hundred ninety-two (192) sites meet the criteria for designation as Landmark Sites. Two hundred thirteen (213) sites meet the criteria for designation as Significant Sites, including the Silver King Coalition Mine Site.

When the HPB voted to designate the Silver King Coalition Mine Site to the Historic Sites Inventory as a Significant Site, the HPB also instructed staff to do additional research to determine if Landmark Site designation was appropriate to consider.

After reviewing the additional information (See Historic Site Forms and accompanying staff report for details) and reevaluating the site based on the criteria set forth in Title 15-11-10(A), staff recommends that the HPB not pursue a change in the status of this site.

Analysis

15-11-10. PARK CITY HISTORIC SITES INVENTORY.

(A) CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

(1) LANDMARK SITE. Any Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

Analysis: The site meets this criterion. The site is at least 50 years old. The site was actively mined in the late 1890s and early 1900s. The buildings and structures were built at different times within the history of the site, but all were built during the mature mining era in Park City (1894-1929). The dates of construction range from c. 1894 to 1921. All of the structures and building appear on the 1929 Sanborn Insurance map.

(b) It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and

Analysis: The site does not meet this criterion. The site does not retain its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places. This method of determining historic integrity for locally designated Landmark Sites was

adopted by the City Council in July 2009 and is set forth in Title 15-11 (Historic Preservation) and Title 15-15 (Definitions)

As noted in National Register Bulletin 42, "a mining property may be judged to have integrity as a **system** even though individual components of the system have deteriorated over time". This site does not effectively convey the collective image of a historically significant mining operation because of substantial alterations made to the site and the cumulative number of components (buildings and structures) that have been removed from the site over time. The number and condition of extant resources at this site seems substantial, but important elements of the mining operations--tramways, conveyors, and other ancillary structures--have been removed. The extant resources are not sufficient to convey a sense of the complete mining system and/or operation at this site. Therefore, the site is not eligible for listing in the National Register, and consequently, does not meet criterion (b) of the Title 15-11-10(A)(1).

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

(i) an era that has made a significant contribution to the broad patterns of our history,

Analysis: The site meets the criterion primarily because of its association with an era that has made a significant contribution to the broad patterns of our history; namely, the active mining era. The impact of the Silver King Mine on Park City, the region, and the state of Utah is well documented and generally accepted by both historians and the public.

(ii) The lives of Persons significant in the history of the community, state, region, or nation, or

Analysis: The site meets the criterion for its association with the lives of persons significant in the history of Park City; namely John Judge and Albion Emery (in the early years), David Keith, and Thomas Kearns. These individuals were prominent not only in Utah mining, but also in regional and state politics, culture, economics, and business.

(iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

(2) SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

Analysis: The site meets this criterion. The site is at least 50 years old. The site was actively mined in the late 1890s and early 1900s. The buildings and structures were built at different times within the history of the site, but all were built during the mature mining era in Park City (1894-1929). The dates of construction range from c. 1894 to 1921. All of the structures and building appear on the 1929 Sanborn Insurance map.

(b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form. Major alterations that destroy the essential historical form include:

Analysis: The site meets this criterion. It retains its Essential Historical Form as defined in the Land Management Code. Essential Historical Form is defined as "the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past." This site retains the physical characteristics that identify it as existing in or relating to the mining boom era in Park City. The site reflects many years of deterioration and the substantial loss of historic fabric, but the extant buildings and structures relate to the active mining era in Park City.

(i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or

Analysis: There is no evidence to suggest that the roof pitch of any of the buildings has been altered. Several buildings reflect general deterioration and portions of the roof on several of the buildings have collapsed, but the original roof forms have not been altered.

(ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or

Analysis: Upper stories have not been added or removed after the Period of Historic Significance to/from the buildings or structures.

(iii) Moving it from its original location to a Dissimilar Location, or

Analysis: Except for the boarding house, the structures remain at their original locations. The boarding house was moved upslope from its original site, but it was moved to a location that is not dissimilar from its original location.

(iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.

Analysis: There are no additions that obscure the Essential Historical Form when the structures or buildings are viewed from the primary public rights-of-way.

(c) It is important in local or regional history, architecture, engineering or culture associated with at least one (1) of the following:

(i) An era of Historic importance to the community, or

Analysis: The site meets the criterion. The site meets this criterion primarily because of its association with an era of historic importance to the community; namely, the active mining era. The impact of the Silver King Mine on Park City, the region, and the state of Utah is well documented and generally accepted by both historians and the public.

(ii) Lives of Persons who were of Historic importance to the community, or

Analysis: The site is associated with lives of persons who were of Historic importance to the community; namely, John Judge and Albion Emery (until their deaths in the late 1890s) and with David Keith, and Thomas Kearns. These individuals were prominent not only in Utah mining, but also in regional and state politics, culture, economics, and business.

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Boarding House

Address: 40°37'25.26"N 111°31'25.14"W

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR

Current Owner Name: United Park City Mines

Parent Parcel(s): S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; see Summit County for description.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Residential
Current Use: Commercial

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1999 and 2009
- historic: dates unknown

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other: HAER, 1971.

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.)

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- . DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
- . General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
- . Mine Shaft Bldg from E: Note Roof removed from ore car track enclosure to extreme left. Terminal bldg is in left center. Cupola-like enclosure on mineshaft bldg houses shaft lift. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
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Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record. American Memory.* Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>

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Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library.* Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.

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4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Institutional Housing / Victorian: Other No. Stories: 2.5

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- POOR (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: The building was not originally built on this site, but the current site is not topographically dissimilar to the original. The building is tucked against a hillside with a ski run parallel to the long axis.

Foundation: Concrete.

Walls: Concrete on lower level, drop-novelty wood siding.

Roof: Gable with pediment gable over entry doors. Gable on the northeast end with two wall dormers.

Windows/Doors: Doors are newer commercial glazed panel doors. Windows are one-over-one double-hung sash type windows. Windows are single and paired. The ribbon of windows on the second floor was modified prior to 1971.

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

Location: Original Location Moved (date: _1987_) Original Location: approx. 2700 feet to northeast, nearer the other Silver King Mine buildings/structures.

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 boarding house is located approximately 2,730 feet up slope and southwest of the change house. The U.S. Ski Association first renovated the building in 1973 to accommodate 120 athletes. In 1986, the building was vacated and finally moved to its current location a year later. The building has been modified significantly as a result of changes to the window and door openings on the primary façade (some made prior to 1971), window replacement, changes to the northeast addition, the addition of an expansive two-level deck, the concrete foundation and lower level, and the loss of original interior configuration. The building was constructed in a Victorian style with lathe turned porch posts and modest trim above the windows and doors. The building reflects the relatively utilitarian use as worker housing. According to the PCHS&M, the boarding house was constructed in 1897 and it appears on the 1900, 1907, 1929, and 1940 Sanborn Insurance maps. Photographs taken for the Historic American Engineering Record of other Silver King Mine structures show the boarding house, as well as two other bunkhouses, in its original location.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is more remote now than when it was constructed. The building was originally part of a dense complex of buildings and structures that are no longer extant. The building sits alone farther up the hillside than the other Silver King Mine buildings and no longer relates physically to the original site. Its context has been completely lost.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence of the time is the drop-novelty siding, which was commonly used on residential buildings constructed during the active mining era in Park City. The turned posts, lack of ornamentation, simple wood siding, fenestration patterns, and simple window forms are all typical of the time.

Feeling (Describe the property's historic character.): The building does not effectively convey its place in the history of mining in Park City. It is removed from other buildings that serve to create a context and its historic character is evident only in the few exterior materials.

Association (Describe the link between the important historic era or person and the property.): The building is associated with the Silver King Mine and its most prominent and well-known principal owners David Keith and Thomas Kearns. Owners Albion Emery and John Judge died prior to the construction of this particular building.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1895

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

The full history of the Silver King Mine is not restated here - it is available in several publications listed in the Bibliographical References section of this document.

The Silver King Mining Company was incorporated for \$3,000,000 in 1892 with David Keith as president, Thomas Kearns as vice president, and John Judge, W.V. Rice, W.H. Dodge, and Albion Emery as directors (Thompson, 52). The Silver King Mine, and several others, generated great wealth for those involved in the business and had an enormous impact on Park City, the region, and the state. The history of the Silver King Mine and its principals has been widely and thoroughly documented and the impact of the silver mining industry in general, as well as this mine in particular, on Utah's economic, political, business, and cultural life is also well-documented in numerous publications and is accepted by historians and the general public.

From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States Geological Survey. Professional Paper 77. Department of the Interior. Washington: Government Printing Office, 1912:

The Silver King Mine is situated in Woodside Gulch, 1 mile southwest of Park City (178).

The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).

The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).

The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).

From Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?]:

In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.

The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s. Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.

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): The building is associated with the Silver King Mine and its principal owners David Keith and Thomas Kearns.

David Keith (1847-1918) was born in Nova Scotia and came to Park City in 1883. Having considerable experience in mines in Nevada, he joined the Ontario Mine as the foreman. He left the Ontario in 1885 to join the Anchor Mining Company--later the Judge Mine Company--as the mine manager. He and John Judge were responsible for the Alliance Tunnel and eventually joined with Thomas Kearns, E.P. Ferry, and Albion Emery in the Mayflower claims; these claims became the Silver King Coalition Mines Company. At the time of his death, Mr. Keith was president of the company (*The Park Record*, April 19, 1918).

Thomas Kearns (1862-1918) was born in Ontario, Canada in 1862. His family moved to Nebraska when he was a young boy and at age twenty-one, he was drawn to Park City by the mining activity. He married Jennie Judge, the niece of his business partner John Judge, and became an alderman in Park City. He and several other investors including David Keith, Thomas Kearns, Albion B. Emery, and John Judge purchased the Silver King property the summer of 1892 for \$65,000. In 1901, he was elected as a U.S. Senator and along with his partner, David Keith, purchased the Salt Lake Tribune the same year. Kearns died from a stroke in 1918 after having been struck by a car near his home in Salt Lake City (Murphy & Larsen).

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: South oblique. Camera facing north, 2009.

Photo No. 2: Primary façade detail. Camera facing northwest, 2009.

Photo No. 3: Primary façade detail. Camera facing northeast, 2009.

Photo No. 4: Primary façade detail. Camera facing northwest, 1999.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Boarding House Vault

Address: 40°37'53.31"N 111°30'50.88"W

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR

Current Owner Name: United Park City Mines

Parent Parcel(s): S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; see Summit County for description.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full
 - Partial

Use

- Original Use: Residential
- Current Use: None

- *National Register of Historic Places: ineligible eligible
- listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1999 and 2009
- historic: dates unknown

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other: HAER, 1971.

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.)

- Boucher, Jack E. Covered Track W of Mill Repair shed to Right. 1971. Silver King Mining Company, Covered Tramway, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
- . DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
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- . Mine Shaft Bldg from E: Note Roof removed from ore car track enclosure to extreme left. Terminal bldg is in left center. Cupola-like enclosure on mineshaft bldg houses shaft lift. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
- . Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
- . GV of Mill from SE. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

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Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.

Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].

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Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.

Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.

Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.

Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.

Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Block /None No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

POOR (Major problems are apparent and constitute an imminent threat. Describe the problems.): **General deterioration.**

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.):

Site: The site is a remote area now crossed with ski runs. The building is perched on a hillside and tucked into it at the rear. There is a deep gulch to the northeast and the mountain rising behind it. The building was attached to the boarding house that now sits nearly 2800 feet up slope

Foundation: concrete.

Walls: concrete.

Roof: Gable roof form, not likely original to the structure.

Windows/Doors: One steel door.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The small concrete structure is approximately 10' square with a gable roof. The door is steel and the gable roof is not likely original to the structure. The vault is tucked into the hillside where a large boarding house used to sit. The boarding house, now known as the Mid-Mountain Lodge, was moved from this to its current location in 1987. The vault was attached to the boarding house by a 15' wood frame passage that extended east to meet the boarding house. The boarding house appears with various interior space configurations in the 1900 Sanborn Insurance map, but the vault does not appear on the map until 1929.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is remote and completely different now compared to what the setting was during the historic period. This accessory structure that was attached to a much larger structure is all that remains at this site. In addition, historic photographs show a dense complex of buildings and structures that are no longer extant. The open expanse of the area is not indicative of the site during the historic period (1894 to 1929).

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The building was built as an accessory structure attached to the site's boarding house so it reflects its utilitarian use. The distinctive elements are its lack of ornamentation, utilitarian form and basic materials--concrete and steel.

Feeling (Describe the property's historic character.): The building does not effectively convey its place in the history of mining in Park City. It is removed from the main building that provides a context and its historic character is evident only because of its proximity to other mine buildings and structures.

Association (Describe the link between the important historic era or person and the property.): The building is associated specifically with the Boarding House and generally with Silver King Mine but does not have a strong or direct link with the well-known principal owners. John Judge and Albion Emery died before the turn of the century but David Keith and Thomas Kearns were still involved with the mine when this structure was added to the boarding house.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1915

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

Settlement & Mining Boom Era (1868-1893)

- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

The full history of the Silver King Mine is not restated here - it is available in several publications listed in the Bibliographical References section of this document.

The Silver King Mining Company was incorporated for \$3,000,000 in 1892 with David Keith as president, Thomas Kearns as vice president, and John Judge, W.V. Rice, W.H. Dodge, and Albion Emery as directors (Thompson, 52). The Silver King Mine, and several others, generated great wealth for those involved in the business and had an enormous impact on Park City, the region, and the state. The history of the Silver King Mine and its principals has been widely and thoroughly documented and the impact of the silver mining industry in general, as well as this mine in particular, on Utah's economic, political, business, and cultural life is also well-documented in numerous publications and is accepted by historians and the general public.

From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States Geological Survey. Professional Paper 77. Department of the Interior. Washington: Government Printing Office, 1912:

The Silver King Mine is situated in Woodside Gulch, 1 mile southwest of Park City (178).

The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).

The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).

The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).

From Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?]:

In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.

The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s. Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.

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): David Keith and Thomas Kearns.

David Keith (1847-1918) was born in Nova Scotia and came to Park City in 1883. Having considerable experience in mines in Nevada, he joined the Ontario Mine as the foreman. He left the Ontario in 1885 to join the Anchor Mining Company--later the Judge Mine Company--as the mine manager. He and John Judge were responsible for the Alliance Tunnel and eventually joined with Thomas Kearns, E.P. Ferry, and Albion Emery in the Mayflower claims; these claims became the Silver King Coalition Mines Company. At the time of his death, Mr. Keith was president of the company (*The Park Record*, April 19, 1918).

Thomas Kearns (1862-1918) was born in Ontario, Canada in 1862. His family moved to Nebraska when he was a young boy and at age twenty-one, he was drawn to Park City by the mining activity. He married Jennie Judge, the niece of his business partner John Judge, and became an alderman in Park City. He and several other investors including David Keith, Thomas Kearns, Albion B. Emery, and John Judge purchased the Silver King property the summer of 1892 for \$65,000. In 1901, he was elected as a U.S. Senator and along with his partner, David Keith, purchased the Salt Lake Tribune the same year. Kearns died from a stroke in 1918 after having been struck by a car near his home in Salt Lake City (Murphy & Larsen).

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Southwest elevation. Camera facing northeast, 2009.

Photo No. 2: South oblique. Camera facing north, 1999.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Change House

Address: 40°37'50.52"N 111°30'51.20"W

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR

Current Owner Name: United Park City Mines

Parent Parcel(s): S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; see Summit County for description.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full
 - Partial

Use

- Original Use: Industrial
- Current Use: None

- *National Register of Historic Places: ineligible eligible
- listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1999 and 2009
- historic: dates unknown

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other: HAER, 1971.

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.)

- Boucher, Jack E. Covered Track W of Mill Repair shed to Right. 1971. Silver King Mining Company, Covered Tramway, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
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Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

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4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Industrial building / none No. Stories: 1+

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

POOR (Major problems are apparent and constitute an imminent threat. Describe the problems.): Significantly deteriorated - not secured against entry - lights missing or broken.

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.):

Site: The site is a remote area now crossed with ski runs. The building is tucked into the hill at the rear with a deep gulch to the northeast and the mountain rising behind it. The building no longer sits within a complex of structures and buildings related to the mining operations.

Foundation: Concrete.

Walls: Concrete.

Roof: Gable roof form clad in corrugated metal roofing materials.

Windows/Doors: Severely damaged rolled steel multi-light windows. Doors are one overhead garage door and two steel man doors.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This building is approximately 35' x 60' and is located southwest of and slightly uphill from the hoist house. The building is constructed of concrete with a gable roof. The main entrance is located on the north elevation and includes a pediment and date above the door in concrete relief. Unfortunately, the date is incomplete and shows "_91_." Openings on the main floor include the central entry door and a large garage-type opening. The window openings along the long axis are rectangular with concrete sills and rolled steel pivot windows with eight lights each. In the gable ends there are large rolled steel casement windows in the upper part of the gables - the west elevation includes a slightly oversized man door on the main level. The 1929 Sanborn Insurance map shows a small connector between the change house and the hoist house, but it has been removed. An undated document from the PCHS&M states, *to ensure the workers could not "pocket" the valuable ore, the concrete change room was constructed in 1917. Here miners changed into their work clothes before descending into the mine and could shower and change at the end of the day's shift...* It is not clear what evidence was used to determine the construction date of 1917. The change house does not appear on the 1907 Sanborn Insurance map, but does appear on the updated map from 1929. The date of 1917 is in question because the Boutwell publication from 1912 refers to a change house as one of the surface improvements and, again, a change house does not appear anywhere on the 1907 Sanborn Insurance map. The change house was likely constructed c. 1910.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is remote. Historic photographs show extensive dump piles that have been removed or regraded to accommodate use of the area for skiing. Historic photographs also show a dense complex of buildings and structures that are no longer extant. The open expanse of the area is not indicative of the site during the historic period (1894 to 1929).

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence of the mining era includes the concrete structure, the minimal detail over the main entry door, and the rolled steel windows. The distinctive elements are the austere nature of the building, which reflects its industrial use.

Feeling (Describe the property's historic character.): This building, along with the surrounding buildings, conveys a limited sense of mining activities in the late nineteenth and early twentieth centuries. However, without the historically dense complex of surrounding buildings and structures, the site does not convey a strong sense of historic character.

Association (Describe the link between the important historic era or person and the property.): The building is generally associated with the Silver King Mine, but does not have a strong link with the well-known principal owners. John Judge and Albion Emery died before the turn of the century, but Thomas Kearns and David Keith were still involved with the mine when this building was thought to have been constructed.

5 SIGNIFICANCEArchitect: Not Known Known: (source:)

Date of Construction: c. 1910

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

The full history of the Silver King Mine is not restated here - it is available in several publications listed in the Bibliographical References section of this document.

The Silver King Mining Company was incorporated for \$3,000,000 in 1892 with David Keith as president, Thomas Kearns as vice president, and John Judge, W.V. Rice, W.H. Dodge, and Albion Emery as directors (Thompson, 52). The Silver King Mine, and several others, generated great wealth for those involved in the business and had an enormous impact on Park City, the region, and the state. The history of the Silver King Mine and its principals has been widely and thoroughly documented and the impact of the silver mining industry in general, as well as this mine in particular, on Utah's economic, political, business, and cultural life is also well-documented in numerous publications and is accepted by historians and the general public.

From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States Geological Survey. Professional Paper 77. Department of the Interior. Washington: Government Printing Office, 1912:

The Silver King Mine is situated in Woodside Gulch, 1 mile southwest of Park City (178).

The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).

The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).

The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).

From Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?]:

In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.

The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s.

Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.

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): The site is generally associated with the Silver King Mine and its principal owners David Keith and Thomas Kearns.

David Keith (1847-1918) was born in Nova Scotia and came to Park City in 1883. Having considerable experience in mines in Nevada, he joined the Ontario Mine as the foreman. He left the Ontario in 1885 to join the Anchor Mining Company--later the Judge Mine Company--as the mine manager. He and John Judge were responsible for the Alliance Tunnel and eventually joined with Thomas Kearns, E.P. Ferry, and Albion Emery in the Mayflower claims; these claims became the Silver King Coalition Mines Company. At the time of his death, Mr. Keith was president of the company (*The Park Record*, April 19, 1918).

Thomas Kearns (1862-1918) was born in Ontario, Canada in 1862. His family moved to Nebraska when he was a young boy and at age twenty-one, he was drawn to Park City by the mining activity. He married Jennie Judge, the niece of his business partner John Judge, and became an alderman in Park City. He and several other investors including David Keith, Thomas Kearns, Albion B. Emery, and John Judge purchased the Silver King property the summer of 1892 for \$65,000. In 1901, he was elected as a U.S. Senator and along with his partner, David Keith, purchased the Salt Lake Tribune the same year. Kearns died from a stroke in 1918 after having been struck by a car near his home in Salt Lake City (Murphy & Larsen).

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Northeast oblique. Camera facing southwest, 2009.

Photo No. 2: North elevation. Camera facing south, 2009.

Photo No. 3: West elevation. Camera facing east, 2009.

Photo No. 4: Northeast oblique. Camera facing southwest, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Hoist House

Address: 40°37'51.12"N 111°30'49.81"W

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR

Current Owner Name: United Park City Mines

Parent Parcel(s): S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; see Summit County for description.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Industrial
Current Use: None

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1999 and 2009
- historic: dates unknown

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other: HAER, 1971.

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.)

- Boucher, Jack E. Covered Track W of Mill Repair shed to Right. 1971. Silver King Mining Company, Covered Tramway, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
- . DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
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- . Mine Shaft Bldg from E: Note Roof removed from ore car track enclosure to extreme left. Terminal bldg is in left center. Cupola-like enclosure on mineshaft bldg houses shaft lift. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
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- . GV of Mill from SE. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

- . GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record. American Memory.* Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
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- "The Shadow of Death (John Judge)." Park Record [Park City] 17 Sept. 1892: 3. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <<http://digitalnewspapers.org>>
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- Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
- Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library.* Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.
- Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Industrial Building / None

No. Stories: 1+

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # ____; structure(s), # ____.

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.): Extremely deteriorated,

broken windows, collapsed sections, building is not secured against entry.

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.):

Site: The site is a remote area now crossed with ski runs. The building sits on a narrow level area with a deep gulch to the northeast and the mountain rising behind it. The building no longer sits within a complex of structures and buildings related to the mining operations.

Foundation: Concrete.

Walls: Steel structure clad in corrugated metal.

Roof: Various gable roof forms clad in corrugated metal roofing material.

Windows/Doors: Windows are multi-light rolled steel pivot and continuous pivot type.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The hoist house (approximately 250'x50') is located nearly 2 miles up Woodside Canyon. The building is steel frame with a concrete floor and 4' concrete knee wall at the rear (south elevation). The interior of the building is divided into five sections along the long axis that historically housed a machine shop, the hoist room, the hoisting engine room, the area for furnaces, and a room labeled BLSM (1929 Sanborn Insurance map). The exterior of the building is organized in three sections. The east section is a long narrow gable with a modified monitor roof form with a ribbon of clerestory windows. The central section is the hoist room and the building rises to approximately 45 feet in this section and is a cross wing element that springs from the midpoint of the roof. The west section is nearly two stories in height and has a sweeping gable roof form and small L wing on the west elevation. The building had several additions that served as connectors to adjacent buildings, but none of the connectors or adjacent buildings (except for the change house) is extant. The exterior is clad in corrugated metal material that obstructs all of the openings on the main floor. The upper windows are multi-light rolled steel pivot windows (horizontal pivot), which were commonly used in the 1920s for industrial buildings. The clerestory windows are a ribbon of continuous pivot rolled steel multi-light windows. A Historic American Engineering Record (HAER) photograph from 1971 shows large multi-light rolled steel pivot windows on the main floor. Information from the PCHS&M states, *the building contains a three-compartment shaft, which is 1300 feet deep, and the hoisting works for three cages. Originally built in 1895, the building retains its historic integrity and use.* The Sanborn Insurance maps, however, indicate that by 1929 this building had replaced an earlier wood frame structure. Based on newspaper accounts and other publications of the time, the building was likely constructed c. 1910.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is remote. Historic photographs show extensive dump piles that have been removed or regraded to accommodate use of the area for skiing. Historic photographs also show a dense complex of buildings and structures where are no longer extant. The open expanse of the area is not indicative of the site during the historic period (1894 to 1929).

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence of the mining era includes the steel structure and the rolled steel windows. The corrugated metal material was likely added later as a means of securing the building. Aside from the form and some of the building materials, very few of the distinctive elements remain.

Feeling (Describe the property's historic character.): This building, along with the surrounding buildings, conveys a limited sense of mining activities in the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The building is generally associated with the Silver King Mine, but does not have a strong link with the well-known principal owners. Owners David Keith and Thomas Kearns were still involved with the building when it was constructed, but Albion Emery and John Judge died well before this building was constructed.

5 SIGNIFICANCEArchitect: Not Known Known: (source:)

Date of Construction: c. 1910

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

The full history of the Silver King Mine is not restated here - it is available in several publications listed in the Bibliographical References section of this document.

The Silver King Mining Company was incorporated for \$3,000,000 in 1892 with David Keith as president, Thomas Kearns as vice president, and John Judge, W.V. Rice, W.H. Dodge, and Albion Emery as directors (Thompson, 52). The Silver King Mine, and several others, generated great wealth for those involved in the business and had an enormous impact on Park City, the region, and the state. The history of the Silver King Mine and its principals has been widely and thoroughly documented and the impact of the silver mining industry in general, as well as this mine in particular, on Utah's economic, political, business, and cultural life is also well-documented in numerous publications and is accepted by historians and the general public.

From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States Geological Survey. Professional Paper 77. Department of the Interior. Washington: Government Printing Office, 1912:

The Silver King Mine is situated in Woodside Gulch, 1 mile southwest of Park City (178).

The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).

The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).

The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).

From Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?]:

In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.

The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s.

Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.

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):

David Keith (1847-1918) was born in Nova Scotia and came to Park City in 1883. Having considerable experience in mines in Nevada, he joined the Ontario Mine as the foreman. He left the Ontario in 1885 to join the Anchor Mining Company--later the Judge Mine Company--as the mine manager. He and John Judge were responsible for the Alliance Tunnel and eventually joined with Thomas Kearns, E.P. Ferry, and Albion Emery in the Mayflower claims; these claims became the Silver King Coalition Mines Company. At the time of his death, Mr. Keith was president of the company (*The Park Record*, April 19, 1918).

Thomas Kearns (1862-1918) was born in Ontario, Canada in 1862. His family moved to Nebraska when he was a young boy and at age twenty-one, he was drawn to Park City by the mining activity. He married Jennie Judge, the niece of his business partner John Judge, and became an alderman in Park City. He and several other investors including David Keith, Thomas Kearns, Albion B. Emery, and John Judge purchased the Silver King property the summer of 1892 for \$65,000. In 1901, he was elected as a U.S. Senator and along with his partner, David Keith, purchased the Salt Lake Tribune the same year. Kearns died from a stroke in 1918 after having been struck by a car near his home in Salt Lake City (Murphy & Larsen).

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Northeast oblique. Camera facing southwest, 2009.

Photo No. 2: Northwest oblique. Camera facing southeast, 2009.

Photo No. 3: West elevation. Camera facing east, 2009.

Photo No. 4: East elevation. Camera facing west, 2009.

Photo No. 5: South elevation detail. Camera facing north, 2009.

Photo No. 6: Northeast oblique. Camera facing southwest, 1999.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Mill Building

Address: 40°37'57.2" N 111°30'39.1"W

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR

Current Owner Name: United Park City Mines

Parent Parcel(s): S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; see Summit County for description.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

- Original Use: Industrial
- Current Use: None

- *National Register of Historic Places: ineligible eligible
- listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1999 and 2009
- historic: dates unknown

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other: HAER, 1971.

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.)

- Boucher, Jack E. Covered Track W of Mill Repair shed to Right. 1971. Silver King Mining Company, Covered Tramway, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
- . DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
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- . Mine Shaft Bldg from E: Note Roof removed from ore car track enclosure to extreme left. Terminal bldg is in left center. Cupola-like enclosure on mineshaft bldg houses shaft lift. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
- . Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
- . GV of Mill from SE. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record. American Memory.* Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>

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"Hon. A.B. Emery." Park Record [Park City] 16 June 1894: 2. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <<http://digitalnewspapers.org>>

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Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.

Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.

Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].

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Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library.* Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.

Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library.* Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.

Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.

Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library.* Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.

Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Industrial / None

No. Stories: 8

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.): Extremely deteriorated,

collapsing in several areas, not secured against entry, damaged windows and doors.

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.):

Site: The building is located in a narrow gully below the other mine buildings. It no longer sits within a complex of structures and buildings related to the mining operations at the site.

Foundation: Concrete.

Walls: Corrugated metal panels.

Roof: Shed and gable roof forms - clad in metal roofing materials.

Windows/Doors: Multi-light rolled steel casement, pivot, and continuous pivot type.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The large building located northeast of the hoist house was constructed in 1921 and replaced a wood frame mill constructed in 1898 that burned. The building is constructed of steel frame with concrete floors and is currently clad in corrugated metal. The building is situated in a gully with a section extending up the hill nearly 80 feet to meet what was originally a covered tramway. The tramway, seen in HAER photographs from 1971 has been removed. The lower level originally housed the concentrate bins, the blower and drier, a furnace room, carpenter's shop, and machine shop. Moving up the slope, the building included flotation cells, several ball mills and a Symons crusher. At the top was a crusher, several above ground crushed ore bins and extending west from the mill building, several underground crushed ore bins made of concrete. These bins, along with a large amount of debris from the former adjacent structures are extant on the site. Some of the mill workings are still inside the structure.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is remote. Historic photographs show extensive dump piles that have been removed or regraded to accommodate use of the area for skiing. Historic photographs also show a dense complex of buildings and structures that are no longer extant. The open expanse of the area is not indicative of the site during the historic period (1894 to 1929).

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements are those from the 1920s when the building was constructed, including the windows, industrial form, steel structure, and lack of all ornamentation.

Feeling (Describe the property's historic character.): This building, along with the surrounding buildings, conveys a limited sense of mining activities in the late nineteenth and early twentieth centuries. However, without the historically dense complex of buildings and structures, the site does not convey a strong sense of historic character. In addition, the building was constructed near the end of the mature mining era.

Association (Describe the link between the important historic era or person and the property.): The building is generally associated with the Silver King Mine, but does not have a strong association with the individuals that developed the site at the apex of the mature mining era.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1921

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

The full history of the Silver King Mine is not restated here - it is available in several publications listed in the Bibliographical References section of this document.

The Silver King Mining Company was incorporated for \$3,000,000 in 1892 with David Keith as president, Thomas Kearns as vice president, and John Judge, W.V. Rice, W.H. Dodge, and Albion Emery as directors (Thompson, 52). The Silver King Mine, and several others, generated great wealth for those involved in the business and had an enormous impact on Park City, the region, and the state. The history of the Silver King Mine and its principals has been widely and thoroughly documented and the impact of the silver mining industry in general, as well as this mine in particular, on Utah's economic, political, business, and cultural life is also well-documented in numerous publications and is accepted by historians and the general public.

From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States Geological Survey. Professional Paper 77. Department of the Interior. Washington: Government Printing Office, 1912:

The Silver King Mine is situated in Woodside Gulch, 1 mile southwest of Park City (178).

The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).

The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).

The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).

From Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?]:

In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.

The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s. Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: South elevation. Camera facing north, 2009.

Photo No. 2: West elevation. Camera facing east, 2009.

Photo No. 3: Southeast oblique. Camera facing northwest, 2009.

Photo No. 4: West elevation-upper section. Camera facing east, 2009.

Photo No. 5: East elevation detail. Camera facing west, 2009.

Photo No. 6: Southeast oblique. Camera facing northwest, 1999.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Fire Hose Shacks & Stone Wall

Address: Shacks: 40°37'56.39"N 111°30'40.23"W and wall: 40°37'53.77"N 111°30'44.07"W

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR

Current Owner Name: United Park City Mines

Parent Parcel(s): S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; see Summit County for description.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Industrial
Current Use: None

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 2009
- historic: dates unknown

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other: HAER, 1971.

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.)

- Boucher, Jack E. Covered Track W of Mill Repair shed to Right. 1971. Silver King Mining Company, Covered Tramway, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
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- . Mine Shaft Bldg from E: Note Roof removed from ore car track enclosure to extreme left. Terminal bldg is in left center. Cupola-like enclosure on mineshaft bldg houses shaft lift. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
- . Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
- . GV of Mill from SE. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record. American Memory*. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>

Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.

"Death of David Keith." Park Record [Park City] 19 Apr. 1918: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 6 Oct. 2009 <<http://digitalnewspapers.org>>

Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.

"Hon. A.B. Emery." Park Record [Park City] 16 June 1894: 2. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 6 Oct. 2009 <<http://digitalnewspapers.org>>

Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 30 Nov. 1913: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <<http://digitalnewspapers.org>>

Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.

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Murphy, Miriam B. Thomas Kearns. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <historytogo.utah.edu/people/thomas_kearns.html>

Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.

Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.

Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].

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Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.

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Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Small Shack & stone wall / None No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.): The fire hose shacks are severely deteriorated and in various states of collapse. The stone wall appears stable, but shows signs of deterioration.

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.):

Site: The site of the fire hose shacks is a densely wooded section north of the mill building. The stone wall sits on the northeast slope of the gully where the mill building is located.

Foundation: Shacks - none. Stone wall - stone

Walls: Shacks - wood frame with board and batten siding.

Roof: Shacks - gable roof forms with corrugated metal panels.

Windows/Doors: Shacks - single door openings with no doors.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): **Shacks:** Two small wood frame fire hose houses are located north and slightly west of the upper section of the mill building. They are clad in board and batten siding, painted red, and have simple gable roofs. They sit atop level ground held in place by stone retaining walls (same stone as used in the transformer house) and are tucked into trees and shrubs along with substantial wood and steel debris. The fire hose shacks appear as two of many hydrant or hose houses on the 1900, 1907, and 1929 Sanborn Insurance maps. They are minor structures in poor condition and, alone, do not convey a complete picture of the fire suppression efforts at the site.

Stone wall: A stone wall is located west of and perpendicular to the mill building's west facade. Stone walls do not appear in the Sanborn Insurance maps, but a photograph taken for the Historic American Engineering Record in 1971 clearly shows several stone walls and a stone foundation for an aerial tramway tower. The walls are supporting a trestle for the covered tramway.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The general setting for both is remote with the stone wall exposed in the gully and the shacks tucked within the dense growth behind the mill building. Historic photos show a large complex of mine buildings, structures, and waste piles most of which are no longer extant.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Shacks do not possess any distinctive elements other than the general form as it reflects the use. Also, a few of these structures exist elsewhere in the mining district and serve as a universal indicator of the fire suppression efforts at the mining sites (See Daly West and Thaynes sites).

Stone Wall: The distinctive elements are the way in which the wall is constructed using the same ashlar with natural or quarry finish and irregular courses used in the stonework of the transformer house. The distinction is in the relationship to the other stonework on the site. The wall in and of itself is not remarkable.

Feeling (Describe the property's historic character.): These accessory buildings and structure convey the weakest sense of mining activities in the late nineteenth and early twentieth centuries. It is only through their proximity to other extant mine-related buildings and structures that they contribute to the historic character of the site.

Association (Describe the link between the important historic era or person and the property.): The buildings and structure are associated with the Silver King Mine operations, but do not have a strong link with the individuals who owned and operated the mine during the apex of the mature mining era.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1900

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

The full history of the Silver King Mine is not restated here - it is available in several publications listed in the Bibliographical References section of this document.

The Silver King Mining Company was incorporated for \$3,000,000 in 1892 with David Keith as president, Thomas Kearns as vice president, and John Judge, W.V. Rice, W.H. Dodge, and Albion Emery as directors (Thompson, 52). The Silver King Mine, and several others, generated great wealth for those involved in the business and had an enormous impact on Park City, the region, and the state. The history of the Silver King Mine and its principals has been widely and thoroughly documented and the impact of the silver mining industry in general, as well as this mine in particular, on Utah's economic, political, business, and cultural life is also well-documented in numerous publications and is accepted by historians and the general public.

From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States Geological Survey. Professional Paper 77. Department of the Interior. Washington: Government Printing Office, 1912:

The Silver King Mine is situated in Woodside Gulch, 1 mile southwest of Park City (178).

The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).

The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).

The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).

From Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?]:

In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.

The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s. Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.

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):

David Keith (1847-1918) was born in Nova Scotia and came to Park City in 1883. Having considerable experience in mines in Nevada, he joined the Ontario Mine as the foreman. He left the Ontario in 1885 to join the Anchor Mining Company--later the Judge Mine Company--as the mine manager. He and John Judge were responsible for the Alliance Tunnel and eventually joined with Thomas Kearns, E.P. Ferry, and Albion Emery in the Mayflower claims; these claims became the Silver King Coalition Mines Company. At the time of his death, Mr. Keith was president of the company (*The Park Record*, April 19, 1918).

Thomas Kearns (1862-1918) was born in Ontario, Canada in 1862. His family moved to Nebraska when he was a young boy and at age twenty-one, he was drawn to Park City by the mining activity. He married Jennie Judge, the niece of his business partner John Judge, and became an alderman in Park City. He and several other investors including David Keith, Thomas Kearns, Albion B. Emery, and John Judge purchased the Silver King property the summer of 1892 for \$65,000. In 1901, he was elected as a U.S. Senator and along with his partner, David Keith, purchased the Salt Lake Tribune the same year. Kearns died from a stroke in 1918 after having been struck by a car near his home in Salt Lake City (Murphy & Larsen).

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Fire hose shacks located north of the mill building, 2009

Photo No. 2: Stone wall near mill building, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Stores Dept Building

Address: 40°37'50.57"N 111°30'45.82"W

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR

Current Owner Name: United Park City Mines

Parent Parcel(s): S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; see Summit County for description.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Industrial
Current Use: None

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1999 and 2009
- historic: dates unknown

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other: HAER, 1971.

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.)

- Boucher, Jack E. Covered Track W of Mill Repair shed to Right. 1971. Silver King Mining Company, Covered Tramway, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
- . DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
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- . Mine Shaft Bldg from E: Note Roof removed from ore car track enclosure to extreme left. Terminal bldg is in left center. Cupola-like enclosure on mineshaft bldg houses shaft lift. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
- . Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
- . GV of Mill from SE. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record. American Memory*. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>

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Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.

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---. "Sheet 15, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1929. Hal Compton Research Library. Park City Historical Society & Museum. 12 Dec. 2009. Electronic.

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"The Shadow of Death (John Judge)." Park Record [Park City] 17 Sept. 1892: 3. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 6 Oct. 2009 <<http://digitalnewspapers.org>>

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Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.

Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.

Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.

Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Industrial Block / None No. Stories: 1.5

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.): Boarded and deteriorated - not secured against entry.

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.):

Site: The site is remote area not crossed with ski runs. The building sits on a narrow level area with a deep gulch to the northeast and the hoist house to the south. The building no longer sits within a dense complex of structures and buildings related to the mining operations of the site.

Foundation: Concrete.

Walls: Steel structure and wood frame.

Roof: Gable roof form clad in corrugated metal roofing panels.

Windows/Doors: Windows are wood two-over-two double hung sash type windows. Doors include an overhead garage door and various man doors of wood and metal.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This building, sometimes referred to as the carpenter's shop, is approximately 140' x 30' and stands slightly northwest of and parallel to the hoist house. The building is steel and wood frame with a gable roof. The exterior is clad in corrugated metal and the windows are two-over-two double hung sash type windows, though they have been covered by corrugated metal (windows appear in a 1999 photograph). Sanborn maps from 1929 suggest two small additions to this building that have been removed. A small storage room was attached at the east end of the north elevation and a structure labeled "iron rack" was removed from the west elevation. Information from the PCHS&M states, *Built around 1900, the carpenter's shop served to maintain the workings of the Silver King Mine, Mill and even the complex community that arose around the two workings.* This building, however, is not the carpenter's shop, but rather a structure labeled in the 1929 Sanborn Insurance map as the Stores Dept. building. The Stores Dept. building does not appear on Sanborn maps before 1929. A wood frame building labeled as the carpenter's shop is indicated on the 1900, 1907, and 1929 Sanborn Insurance maps, but it was located farther west on the site and was connected to the hoist house by a small wood frame connector. The Stores Dept. building was likely built when the new hoist house was constructed, c. 1910.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is remote. Historic photographs show extensive dump piles that have been removed or regraded to accommodate use of the area for skiing. Historic photographs also show a dense complex of buildings and structures that are no longer extant. The open expanse of the immediate area is not indicative of the site during the historic period (1894-1929).

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Thy physical evidence of the mining era includes the window materials, lack of ornamentation, and general form of this utilitarian building. As a utilitarian building, its lack of distinctive elements is significant.

Feeling (Describe the property's historic character.): This building, along with the surrounding buildings, conveys a limited sense of mining activities in the late nineteenth and early twentieth century. The lack of the historically dense complex of structures and buildings significantly diminishes the historic character.

Association (Describe the link between the important historic era or person and the property.): The building is generally associated with the Silver King Mine, but does not have a strong link with the well-known principal owners. Owners David Keith and Thomas Kearns were still involved with the mine operations when this building was constructed, but Albion Emery and John Judge died well before this building was constructed.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1910

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

The full history of the Silver King Mine is not restated here - it is available in several publications listed in the Bibliographical References section of this document.

The Silver King Mining Company was incorporated for \$3,000,000 in 1892 with David Keith as president, Thomas Kearns as vice president, and John Judge, W.V. Rice, W.H. Dodge, and Albion Emery as directors (Thompson, 52). The Silver King Mine, and several others, generated great wealth for those involved in the business and had an enormous impact on Park City, the region, and the state. The history of the Silver King Mine and its principals has been widely and thoroughly documented and the impact of the silver mining industry in general, as well as this mine in particular, on Utah's economic, political, business, and cultural life is also well-documented in numerous publications and is accepted by historians and the general public.

From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States Geological Survey. Professional Paper 77. Department of the Interior. Washington: Government Printing Office, 1912:

The Silver King Mine is situated in Woodside Gulch, 1 mile southwest of Park City (178).

The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).

The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).

The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).

From Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?]:

In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.

The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s. Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.

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):

David Keith (1847-1918) was born in Nova Scotia and came to Park City in 1883. Having considerable experience in mines in Nevada, he joined the Ontario Mine as the foreman. He left the Ontario in 1885 to join the Anchor Mining Company--later the Judge Mine Company--as the mine manager. He and John Judge were responsible for the Alliance Tunnel and eventually joined with Thomas Kearns, E.P. Ferry, and Albion Emery in the Mayflower claims; these claims became the Silver King Coalition Mines Company. At the time of his death, Mr. Keith was president of the company (*The Park Record*, April 19, 1918).

Thomas Kearns (1862-1918) was born in Ontario, Canada in 1862. His family moved to Nebraska when he was a young boy and at age twenty-one, he was drawn to Park City by the mining activity. He married Jennie Judge, the niece of his business partner John Judge, and became an alderman in Park City. He and several other investors including David Keith, Thomas Kearns, Albion B. Emery, and John Judge purchased the Silver King property the summer of 1892 for \$65,000. In 1901, he was elected as a U.S. Senator and along with his partner, David Keith, purchased the Salt Lake Tribune the same year. Kearns died from a stroke in 1918 after having been struck by a car near his home in Salt Lake City (Murphy & Larsen).

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Northeast oblique. Camera facing southwest, 2009.

Photo No. 2: Southeast oblique. Camera facing northwest, 2009.

Photo No. 3: West elevation. Camera facing east, 2009.

Photo No. 4: North elevation. Camera facing south, 1999.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Transformer House

Address: 40°37'50.81"N 111°30'42.31"W

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR

Current Owner Name: United Park City Mines

Parent Parcel(s): S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; see Summit County for description.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full
 - Partial

Use

- Original Use: Industrial
- Current Use: None

- *National Register of Historic Places: ineligible eligible
- listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1999 and 2009
- historic: dates unknown

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other: HEAR, 1971.

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.)

- Boucher, Jack E. Covered Track W of Mill Repair shed to Right. 1971. Silver King Mining Company, Covered Tramway, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
- . DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
- . General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
- . Mine Shaft Bldg from E: Note Roof removed from ore car track enclosure to extreme left. Terminal bldg is in left center. Cupola-like enclosure on mineshaft bldg houses shaft lift. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
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Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

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Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.

Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].

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Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.

Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.

Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.

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Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Industrial block / None

No. Stories: 1.5

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.): General deterioration, windows broken and/or boarded, overgrown vegetation around foundation, and not secured against entry.

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.):

Site: The site is remote and now crossed by ski runs. The building sits on a narrow level area with a deep gully to the north and the mountain rising above it in the rear. The building use to be part of a larger complex of mining buildings and structures that are no longer extant.

Foundation: Stone.

Walls: Stone

Roof: Standing seam metal material.

Windows/Doors: Wooden six-over-six double hung sash type windows.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The transformer house, approximately 20' x 35', is located slightly northeast of the Stores Dept. building. It is 1.5 stories with a gable roof and is constructed of stone. The entry door is located on the long axis and is flanked by wooden six-over-six double hung sash type windows with stone sills. Within the west gable end, the window also a six-over-six double hung sash type. The transformer house appears on the 1907 Sanborn Insurance map and was likely built c. 1905. The building is in fair condition and much of the equipment remains inside.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): the setting is remote and the building is adjacent to a steep slope in the rear and an open expanse in the front. The transformers are located directly north of the building and a wooden tower sits directly west of the building. Historic photographs show a large complex of mine buildings, structures, and waste piles, most of which are not longer extant.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The building is constructed of stone. The stone on the lower section of the building is lighter in color and is made up of square-cut ashlar with a natural or quarry finish. The mortar joints in this area are raked and the stones are set without courses. The upper walls include much darker stones set in irregular courses; the courses are less carefully crafted in the upper part of the building. The mortar joints are uneven and sloppily applied.

Feeling (Describe the property's historic character.): This building, along with the nearby mine buildings, conveys a limited sense of mining activities in he late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The building is associated with the Silver King Mine, but does not have a strong association with the individuals that operated the mine during the apex of the mature mining era. Several of those principals died before this building was constructed.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1905

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

The full history of the Silver King Mine is not restated here - it is available in several publications listed in the Bibliographical References section of this document.

The Silver King Mining Company was incorporated for \$3,000,000 in 1892 with David Keith as president, Thomas Kearns as vice president, and John Judge, W.V. Rice, W.H. Dodge, and Albion Emery as directors (Thompson, 52). The Silver King Mine, and several others, generated great wealth for those involved in the business and had an enormous impact on Park City, the region, and the state. The history of the Silver King Mine and its principals has been widely and thoroughly documented and the impact of the silver mining industry in general, as well as this mine in particular, on Utah's economic, political, business, and cultural life is also well-documented in numerous publications and is accepted by historians and the general public.

From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States Geological Survey. Professional Paper 77. Department of the Interior. Washington: Government Printing Office, 1912:

The Silver King Mine is situated in Woodside Gulch, 1 mile southwest of Park City (178).

The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).

The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).

The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).

From Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?]:

In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.

The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s. Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.

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): Prominent businessmen and owners David Keith and Thomas Kearns owned the mine when the building was constructed.

David Keith (1847-1918) was born in Nova Scotia and came to Park City in 1883. Having considerable experience in mines in Nevada, he joined the Ontario Mine as the foreman. He left the Ontario in 1885 to join the Anchor Mining Company--later the Judge Mine Company--as the mine manager. He and John Judge were responsible for the Alliance Tunnel and eventually joined with Thomas Kearns, E.P. Ferry, and Albion Emery in the Mayflower claims; these claims became the Silver King Coalition Mines Company. At the time of his death, Mr. Keith was president of the company (*The Park Record*, April 19, 1918).

Thomas Kearns (1862-1918) was born in Ontario, Canada in 1862. His family moved to Nebraska when he was a young boy and at age twenty-one, he was drawn to Park City by the mining activity. He married Jennie Judge, the niece of his business partner John Judge, and became an alderman in Park City. He and several other investors including David Keith, Thomas Kearns, Albion B. Emery, and John Judge purchased the Silver King property the summer of 1892 for \$65,000. In 1901, he was elected as a U.S. Senator and along with his partner, David Keith, purchased the Salt Lake Tribune the same year. Kearns died from a stroke in 1918 after having been struck by a car near his home in Salt Lake City (Murphy & Larsen).

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: North elevation. Camera facing south, 2009.

Photo No. 2: West elevation. Camera facing east, 2009.

Photo No. 3: East elevation. Camera facing west, 2009.

Photo No. 4: Northwest oblique. Camera facing southeast, 1999.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Water Tanks

Address: Tanks A & B: 40°37'57.86"N 111°30'58.17"W , Tanks D & E: 40°37'49.54"N 111°30'39.76"W

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR

Current Owner Name: United Park City Mines

Parent Parcel(s): S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; see Summit County for description.

2 STATUS/USE

Property Category

- building(s), main
 building(s), attached
 building(s), detached
 building(s), public
 building(s), accessory
 structure(s)

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Industrial
Current Use: None

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints: 1971, 1999, and 2009
 historic: dates unknown

Drawings and Plans

- measured floor plans
 site sketch map
 Historic American Bldg. Survey
 original plans:
 other: HAER, 1971.

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
 tax card
 original building permit
 sewer permit
 Sanborn Maps
 obituary index
 city directories/gazetteers
 census records
 biographical encyclopedias
 newspapers
 city/county histories
 personal interviews
 Utah Hist. Research Center
 USHS Preservation Files
 USHS Architects File
 LDS Family History Library
 Park City Hist. Soc/Museum
 university library(ies):
 other:

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- . General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
- . Mine Shaft Bldg from E: Note Roof removed from ore car track enclosure to extreme left. Terminal bldg is in left center. Cupola-like enclosure on mineshaft bldg houses shaft lift. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
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- . GV of Mill from SE. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. Historic American Engineering Record. American Memory. Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

- . GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record. American Memory.* Library of Congress. 7 Mar. 2009. <<http://hdl.loc.gov/loc.pnp/hhh.ut0094>>
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- . "Sheet 15, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1929. Hall Compton Research Library. Park City Historical Society & Museum. 12 Dec. 2009. Electronic.
- . "Sheet , Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Research Center of Utah State Archives and Utah State History. 15 Dec. 2009. Microfilm: Reel 2, Grid 8880.
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- Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library.* Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.
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4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Water Tank / None

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.) Tanks A & B.

Fair (Some problems are apparent. Describe the problems.): Tanks D & E show signs of general deterioration, roofing materials are deteriorated or missing, roofs are failing in areas, metal straps are missing and the bases show some signs of rot.

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.):

Site: Tanks A & B are located atop the steep hill rising up to the west of the other mine buildings. Tanks D & E are located atop a small hill behind and to the east of the transformer house. Both areas have narrow level building pads on which the tanks sit, both are surrounded by vegetation and both have various pipes and debris around the base of the structures.

Foundation: They appear to have concrete foundations.

Walls: Wood planks on end with iron straps.

Roof: Octagonal pavilion roof forms with wood shingles. Tanks A & B had new roofs installed in 1994, but Tanks D & E are severely deteriorated.

Windows/Doors: The only window appears in 1971 HAER photographs of Tank F (now collapsed) in the gable dormers. In 1971, the window was a six-over-six wooden double hung sash type window. The gable dormer that sits directly opposite this dormer has a small single paneled door.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): Water Tanks A & B are located 500 feet northwest (approx. 350' higher in elevation) of the hoist house. Each tank holds 50,000 gallons of water and is constructed of wood planks on end with iron straps. Both tanks have octagonal pavilion roofs clad in wood shingles. Directly opposite each other, projecting east and west are narrow gable dormers. These tanks are not shown, but are referenced on the 1907 Sanborn Insurance map. They may have been constructed much earlier, however, as the 1900 Sanborn Insurance map shows the 5" wide water pipe running along the west and south end of the boarding house building but the line of the pipe leaves the page without reference to tanks. In the 1907 Sanborn map, a note is made that these pipes are service pipes to these tanks. The PCHS&M prepared a marker that is attached to Tank A and reads, "these redwood water tanks were fed by a pipe from Shadow Lake at the base of Jupiter lift and provided water for the Silver King mine and mill below. They were built in 1894 and 1906 respectively...These tanks were restored in 1994, 100 years after the first one was built."

Water Tanks D & E are located slightly southeast of the transformer house and approximately 40 feet higher in elevation. The tanks first appear on Sanborn Insurance maps in 1907. The 1929 Sanborn Insurance map indicates the tanks receive water from the Alliance Tunnel through and 8" water pipe and from the Hanover Tunnel through a 10" water pipe. Tanks D & E are in poor condition and were not restored in 1994 as Tanks A & B were. These tanks were the subject of a study by Calder Richard Consulting Engineers in 2005 which served to record the general conditions in drawings and to provide recommendations for stabilization (recommendations were not implemented). The tanks reflect the same form and construction methods of Tanks A & B, including the wood planks on end, iron straps, octagonal pavilion roofs, wood shingles, and gable dormers. The tanks were photographed for the Historic American Engineering Record in 1971 and one of the tanks that is now completely collapsed appears to have been full or partially full of water (water is spouting from between two of the boards in the photo). These tanks were likely constructed c. 1906.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The general setting is remote and the immediate setting around either Tanks A & B or Tanks D & E do not appear to have been altered significantly over time.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The tanks are constructed of redwood and were commonly used for railroad and other industrial facilities in the in the early twentieth century. The distinctive elements are the basic materials used to construct this utilitarian type of structure and the cylindrical form with pavillion roof.

Feeling (Describe the property's historic character.): The structures, along with the nearby mine buildings, convey a limited sense of mining activities in the late nineteenth and early twentieth centuries. Alone, the structures simply indicate industrial activities occurring at or around their respective locations.

Association (Describe the link between the important historic era or person and the property.): The structures are associated with the Silver King Mine operations, but do not have a specific link with the individuals who owned and/or operated the mine. It is not clear who constructed the tanks and/or the company that supplied them.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c.1894 - c.1906

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

The full history of the Silver King Mine is not restated here - it is available in several publications listed in the Bibliographical References section of this document.

The Silver King Mining Company was incorporated for \$3,000,000 in 1892 with David Keith as president, Thomas Kearns as vice president, and John Judge, W.V. Rice, W.H. Dodge, and Albion Emery as directors (Thompson, 52). The Silver King Mine, and several others, generated great wealth for those involved in the business and had an enormous impact on Park City, the region, and the state. The history of the Silver King Mine and its principals has been widely and thoroughly documented and the impact of the silver mining industry in general, as well as this mine in particular, on Utah's economic, political, business, and cultural life is also well-documented in numerous publications and is accepted by historians and the general public.

From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States Geological Survey. Professional Paper 77. Department of the Interior. Washington: Government Printing Office, 1912:

The Silver King Mine is situated in Woodside Gulch, 1 mile southwest of Park City (178).

The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).

The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).

The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).

From Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort.
Park City: PCHS&M, [c.2000?]:

In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.

The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s. Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.

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):* Individuals most commonly associated with the Silver King Mine are David Keith, Thomas Kearns, Albion Emery, and John Judge:

David Keith (1847-1918) was born in Nova Scotia and came to Park City in 1883. Having considerable experience in mines in Nevada, he joined the Ontario Mine as the foreman. He left the Ontario in 1885 to join the Anchor Mining Company--later the Judge Mine Company--as the mine manager. He and John Judge were responsible for the Alliance Tunnel and eventually joined with Thomas Kearns, E.P. Ferry, and Albion Emery in the Mayflower claims; these claims became the Silver King Coalition Mines Company. At the time of his death, Mr. Keith was president of the company (*The Park Record*, April 19, 1918).

Thomas Kearns (1862-1918) was born in Ontario, Canada in 1862. His family moved to Nebraska when he was a young boy and at age twenty-one, he was drawn to Park City by the mining activity. He married Jennie Judge, the niece of his business partner John Judge, and became an alderman in Park City. He and several other investors including David Keith, Thomas Kearns, Albion B. Emery, and John Judge purchased the Silver King property the summer of 1892 for \$65,000. In 1901, he was elected as a U.S. Senator and along with his partner, David Keith, purchased the Salt Lake Tribune the same year. Kearns died from a stroke in 1918 after having been struck by a car near his home in Salt Lake City (Murphy & Larsen).

Albion B. Emery (1846-1894) was born in Maine and moved around a lot within the Rocky Mountain west until he settled in Park City in 1880. He worked with the Daly Mining Company and served as the Postmaster in Park City from 1881 to 1886. Emery purchased an interest in the Mayflower claim in 1889 and became one of the partners in the Silver King Coalition Mines Company. Emery died of an acute illness while traveling in California. At the time of his death, Mr. Emery was the Speaker of the Utah House of Representatives, the first gentile to hold that position (*Treasure Mountain Home: Park City Revisited*, page 53 and *The Park Record*, June 16, 1894, Page 2).

John Judge (1845-1892) was born in Ireland. His family immigrated to the United States in 1846 and purchased a farm in Moriah, New York. John worked in the iron mines near the farm and later fought in the Civil War. He married Mary Harney in 1867 moved to Salt Lake City where he worked as a guard at the territorial prison before going to work in 1889 as a foreman at the Daly Mine in Park City. He was awarded a contract to construct the Alliance Mine drain tunnel, which he successfully completed. He met David Keith and Thomas Kearns and became a part owner of the famous Silver King Mine. He was one of 23 Park City millionaires and built a house on South Temple (later demolished - date unknown) and his widow (1841-1909) contributed to the construction of the Cathedral of the Madeleine, Judge Memorial Hospital and the Judge Building. He died in September 1892 at the age of 48. (*Treasure Mountain Home* and *The Park Record*, September 17, 1892, Page 3).

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Water Tank A, north elevation. Camera facing south, 2009.

Photo No. 2: Water Tank A, southwest elevation. Camera facing northeast, 2009.

Photo No. 3: Water Tank B southeast elevation. Camera facing northwest, 2009.

Photo No. 4: Water Tank B, northwest elevation. Camera facing southeast, 2009.

Photo No. 5: Water Tanks D & E, north elevation. Camera facing south, 2009.

Photo No. 6: Water Tanks D & E, south elevation. Camera facing north, 2009.

Photo No. 7: Water Tank C (collapsed), 2009.

Photo No. 8: Water Tank F (collapsed), 2009.

Photo No. 9: Water Tanks A & B, southwest elevation. Camera facing northeast, 1999.

Photo No. 10: Water Tank D, west elevation. Camera facing east, 1999.



Boarding House (south oblique), 2009



Boarding House (primary façade detail), 2009



Boarding House (primary façade detail), 2009



Boarding House (primary façade detail), 1999



Boarding House Vault, 2009



Boarding House Vault, 1999



Change House (northeast oblique), 2009



Change House (north elevation), 2009



Change House (west elevation), 2009



Change House (northeast oblique), 1999



Hoist House (northeast oblique), 2009



Hoist House (northwest oblique), 2009



Hoist House (west elevation), 2009



Hoist House (east elevation), 2009



Hoist House (south elevation detail), 2009



Hoist House (northeast oblique), 1999



Mill Building (south elevation), 2009



Mill Building (west elevation), 2009



Mill Building (southeast oblique), 2009



Mill Building (west elevation - upper section), 2009



Mill Building (east elevation detail), 2009



Mill Building (southeast oblique), 1999



Fire Hose Houses located north of the Mill Building, 2009



Stone Wall near Mill Building, 2009



Stores Dept Building (northeast oblique), 2009



Stores Dept Building (southeast oblique), 2009



Stores Dept Building (west elevation), 2009



Stores Dept Building (north elevation), 1999



Transformer House (north elevation), 2009



Transformer House (west elevation), 2009



Water Tank A (north elevation), 2009



Water Tank A (southwest elevation), 2009



Water Tank B (southeast elevation), 2009



Water Tank B (northwest elevation), 2009



Water Tanks A & B (northwest elevation), 1999



Water Tank D (west elevation), 1999



Water Tanks D & E (north elevation), 2009



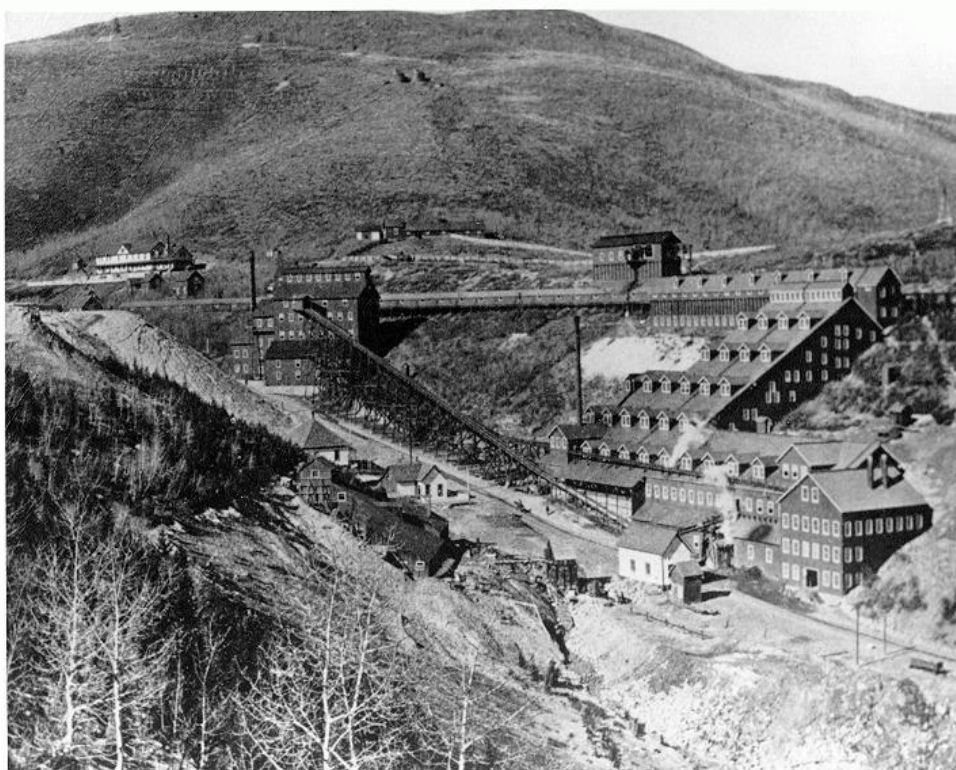
Water Tanks D & E (south elevation), 2009



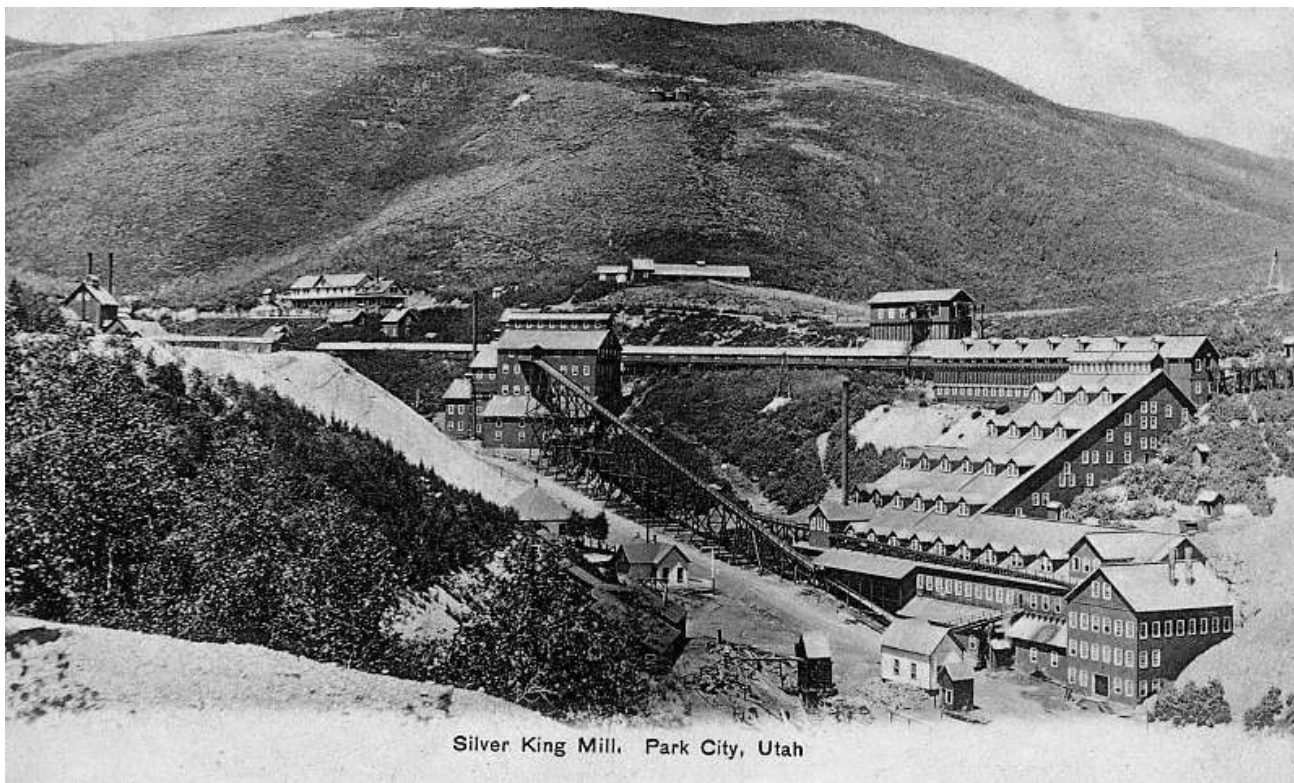
Water Tank C, 2009



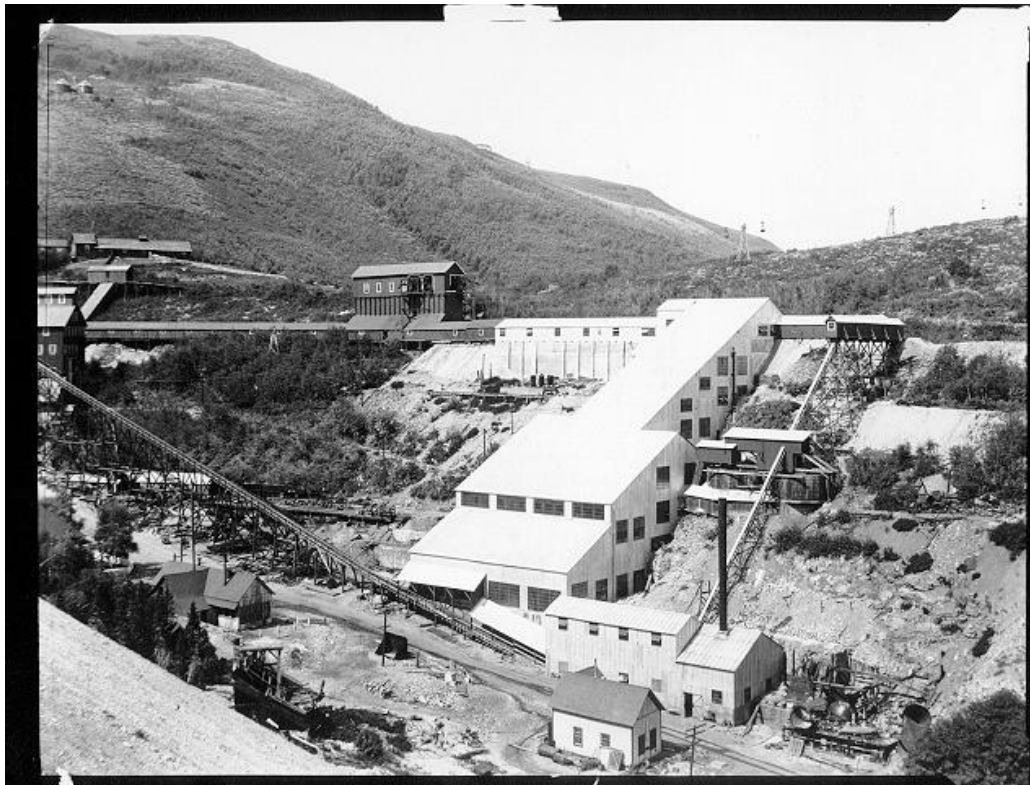
Water Tank F, 2009



Silver King Mine. N.d. *Bea Kummer Collection*. *Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.



Walter Bros. Silver King Mine. N.d. *Bob Graham Collection*. *Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.



Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection*. *Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.



Silver King Mine. N.d. *Park City Mountain Resort Collection*. *Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.



Transformer House (east elevation), 2009



Transformer House (northwest oblique), 1999

Silver King Consolidated Mine Site - Ore Bin

Background

The Park City Historic Sites Inventory, adopted February 4, 2009, includes four hundred five (405) sites of which one hundred ninety-two (192) sites meet the criteria for designation as Landmark Sites. Two hundred thirteen (213) sites meet the criteria for designation as Significant Sites, including the Silver King Consolidated Mine Site.

When the HPB voted to designate the Silver King Consolidated Mine Site to the Historic Sites Inventory as a Significant Site, the HPB also instructed staff to do additional research to determine if Landmark Site designation was appropriate to consider.

After reviewing the additional information (see Historic Site Form for list of sources) and reevaluating the site based on the criteria set forth in Title 15-11-10(A), staff recommends that the HPB not pursue a change in the status of this site.

Analysis

15-11-10. PARK CITY HISTORIC SITES INVENTORY.

(A) CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

(1) LANDMARK SITE. Any Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

Analysis: The site meets this criterion. The site is at least 50 years old. The site is referred to and described in publications from 1901 through the 1920s. Though the construction date of the ore bin cannot be verified with certainty, it was likely constructed between 1907 and 1929; an ore bin of similar size and orientation appears on the 1929 Sanborn Insurance map in the center of a larger tramway terminal building.

(b) It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and

Analysis: The site does not meet this criterion. The site does not retain its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places. This method of determining historic integrity for locally designated Landmark Sites was adopted by the City Council in July 2009 and is set forth in Title 15-11 (Historic Preservation) and Title 15-15 (Definitions)

*As noted in National Register Bulletin 42, "a mining property may be judged to have integrity as a **system** even though individual components of the system have deteriorated over time". This site does not effectively convey the collective image of a historically significant mining operation because of substantial alterations made to the site and the cumulative number of components (buildings and structures) that have been removed from the site over time. The ore bin is the only structure that provides any indication of mining activity in this immediate area and it is not sufficient to convey a sense of the mining system and/or operation at this site. Therefore, the site is not eligible for listing in the National Register, and consequently, does not meet criterion (b) of the Title 15-11-10(A)(1).*

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

(i) an era that has made a significant contribution to the broad patterns of our history,

Analysis: The site meets the criterion primarily because of its association with an era that has made a significant contribution to the broad patterns of our history; namely, the active mining era.

The Bogan Silver Mining Company became part of the Silver King Consolidated Mine Company in 1903. The impact of the Silver King Consolidated Mine on Park City, the region and the state of Utah is well documented and generally accepted by both historians and the public.

(ii) The lives of Persons significant in the history of the community, state, region, or nation, or

Analysis: The site meets the criterion for its association with the lives of persons significant in the history of Park City; namely John Bogan, Solon Spiro, Samuel Newhouse, and after 1925 with David Keith, and Thomas Kearns. These individuals were prominent not only in Utah mining, but also in regional and state politics, culture, economics, and business.

(iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

(2) SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

Analysis: The site meets this criterion. The site is at least 50 years old. The site is referred to and described in publications from 1901 through the 1920s. Though the construction date of the ore bin cannot be verified with certainty, it was likely constructed between 1907 and 1929; an ore bin of similar size and orientation appears on the 1929 Sanborn Insurance map in the center of a larger tramway terminal building.

(b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form. Major alterations that destroy the essential historical form include:

Analysis: The site meets this criterion. It retains its Essential Historical Form as defined in the Land Management Code. Essential Historical Form is defined as "the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past." This site retains the physical characteristics that identify it as relating to the mining boom era in Park City.

The ore bin reflects many years of exposure, but retains the elements-- timber frame weathered and deteriorated wood, general form described in mining journals of the period, but unique construction method--that relate to the active mining era.

(i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or

Analysis: There is no evidence to suggest a change in the roof of the primary façade of the structure.

(ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or

Analysis: Upper stories have not been added or removed after the Period of Historic Significance to/from the structure.

(iii) Moving it from its original location to a Dissimilar Location, or

Analysis: The structure remains in its original location.

(iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.

Analysis: There is "ghosting" on some of the facades that suggests additions were once extant, but have been removed. Regardless, there

are no additions that obscure the Essential Historical Form when viewed from the primary public right-of-way.

(c) It is important in local or regional history, architecture, engineering or culture associated with at least one (1) of the following:

(i) An era of Historic importance to the community, or

Analysis: The site meets the criterion. The site meets this criterion primarily because of its association with an era of historic importance to the community; namely, the active mining era.

The Bogan Silver Mining Company became part of the Silver King Consolidated Mine Company in 1903. The impact of the Silver King Consolidated on Park City, the region and the state of Utah is well documented and generally accepted by both historians and the public.

(ii) Lives of Persons who were of Historic importance to the community, or

Analysis: The site is associated with lives of persons who were of Historic importance to the community; namely John Bogan, Solon Spiro, and Samuel Newhouse, and after 1925 with David Keith, and Thomas Kearns. These individuals were prominent not only in Utah mining, but also in regional and state politics, culture, economics, and business.

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Consolidated Mine - Ore Bin

Address: UTM 0455882E 4498193N

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR

Current Owner Name: United Park City Mines

Parent Parcel(s): S-98

Current Owner Address: POB 1450, Park City, UT 84060

Legal Description (include acreage): 2,538.33 acres; see Summit County Recorder for description.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Industrial
Current Use: None

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1995 and 2009
- historic:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.)

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Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

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- . "Sheet 21, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1929. Hal Compton Research Library. Park City Historical Society & Museum. 13 Dec. 2009. Electronic.
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4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Ore bin / None

No. Stories: n/a

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.): **General deterioration.**
- 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.):

Site: The ore bin is located in a remote area of the eastern slope of Thaynes Canyon below Crescent Ridge.

Foundation: None.

Walls: Wood

Roof: None.

Windows/Doors: N/A

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The wood frame structure (approx. 8'x18') is different from any of the other ore bins in the Park City mining area. Instead of a typical post-and-beam construction, the walls of this bin are made up of 2"x6" boards lying vertically and stacked to a height of nearly 16 feet. The corners of the bin are locked together with simple lap joints and secured on the interior of the bin with internal corner boards. In addition, the upper half of the exterior shows buttress boards that appear to have been secured to the exterior with steel tie rods. A column of lap joints bisects the interior of the bin into two equal areas. The bin itself is raised above the ground on a post-and-lintel frame with bracing elements and the sleeper that supports the bin is made up of 2"x6" boards standing on the short end (soldier course) and pressed together to form the bin floor. The northwest elevation includes four openings, three of which have steel chutes and gates. The lower half of the bin is unpainted and shows signs of weathering. The upper half of the bin is painted red and the narrow north end paint pattern indicates a gable-roofed addition that was removed at some point. The exact date of construction is unknown, but records from the early mining era suggest this site was actively mined as early as 1893. None of the engineering manuals from the early 1900s refer to this type of lumber-intensive construction method. The bin was likely constructed between 1907 and 1929; an ore bin of similar size and orientation appears on the 1929 Sanborn Insurance map in the center of a larger tramway terminal building.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is remote. The ore bin is located on a ski run in Thaynes Canyon below Crescent Ridge. There is a small wooden structure near collapse in the vicinity.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence of the mining era is the use of wood frame structure, steel chutes, and steel gates. This bin differs greatly from others in the area because of the construction method. Rather than a standard frame structure, the bin is made up of stacked boards with simple lap joints at the corners of the entire bin and also at the center where the interior space is divided into two sections.

Feeling (Describe the property's historic character.): The structure conveys a limited sense of mining activities in the late nineteenth and early twentieth centuries. Because the area is devoid of other mine-related buildings and or structures, the historic character of the site is substantially diminished. The bin, either alone or with the debris in the area does not sufficiently convey the sense of mining operations at the site.

Association (Describe the link between the important historic era or person and the property.): The structure is associated with the Silver King Consolidated Mine and its principal owners, including Solon Spiro and Samuel Newhouse. The Silver King Coalition Mine later acquired the site, which is most commonly associated with David Keith and Thomas Kearns.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1915

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Marker that was prepared by the Park City Historical Society & Museum using 1999 Summit County Restaurant funds and is attached to the structure states:

This sturdy old ore bin is all that remains of the Bogan Shaft of the King Con Mine. John and Ann Bogan came to Park City in 1877, acquired claims on this hillside and started the mine. But by 1895 they were in debt to Ascheim General Store and traded 5,000 shares of stock to Solon Spiro, the bright, aggressive nephew of the proprietor. Though the ore was rich, the difficulty with the 1800-foot shaft was underground water, a constant problem in Park City mines. Later, the Spiro Tunnel at the bottom of the mountain was dug to drain the shaft. At this mine there was a deep shaft, hoisting works, three modern boarding houses, an office and an aerial tramway to the King Con Mill below Park City.

From Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912. Page 215.

The Silver King Consolidated property is situated at the head of an unnamed gulch, which descends to Thaynes Canyon from the east and lies next west of Nigger Hollow. The ground adjoins the Silver King Coalition ground on the northwest. The nucleus of the property is the old Cumberland claim, which with two others, formed the Bogan property. Considerable work was done on the Cumberland, and in 1893, 1894, and 1895 ore strikes were reported. In July 1903, the old company passed into the hands of the new organization under the name Silver King Consolidated. The Bogan shaft, which had then reached a depth of 610 feet, was sunk to 790 feet, in spite of the difficulty of handling a heavy flow of water. New machinery of greater capacity, both for hoisting and pumping, was then installed. It is reported by the company that the shaft was sunk to a depth of 800 feet.

The publication goes on to describe the geological features of the property and notes the existence of an office and bunkhouse.

Prior to the mine being owned formally by the Silver King Consolidated, it was purchased and held by Solon Spiro and several investors, as noted in the March 15, 1901 edition of the Salt Lake Mining Review, *A deal was closed in this city last week whereby Solon Spiro, the veteran business man and mining operator of Park City, secured an option on 70,000 of the 125,000 shares embracing the capitalization of the Bogan Silver Mining company, the consideration being 30 cents a share. As Mr. Spiro already owns quite a large block of the stock of the company, this will give him control... The Bogan group is located west of the Silver King and is regarded as being valuable ground. Upon the consummation of the deal the directory of the company was reorganized as follows: Solon Spiro, president and general manager; G.A. Gibbs, secretary, Max E. Smith, treasurer, W.H. Clark and W.H. Harris.*

The Bogan Silver Mine continued to operate under the name "Bogan Silver Mine" until 1903 when the mine was referred to the Bogan shaft of the Silver King Consolidated.

On May 23, 1924, *The Park Record* reported the Silver King Coalition Mine Company had purchased a controlling interest in the Silver King Consolidated Mining Company. Spiro's claims were adjacent to those being mined by the Silver King Coalition and Thomas Kearns formed the Silver King Western Mining and Milling Company with the purpose of mining these areas. The 1,400 acres of Silver King Con was absorbed into the holdings of Silver King Coalition, then made up of more than 3,800 contiguous acres.

Sanborn maps from 1889 and 1900 do not reflect either Cumberland or Bogan in any of the titles, but the 1907 map shows a Silver King Consolidation Hogan Mine located 2.5 miles west of city hall in Thaynes Canyon.

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): Solon Spiro, Samuel Newhouse and after 1925 with Thomas Kearns and David Keith.

Solon Spiro (1881-1929) was born in Kurnik, Germany and came to Park City in 1881 to join his uncle M.S. Ascheim in his mercantile business. In 1900, he left the mercantile business to pursue the development of mining properties. He organized the Silver King Consolidated Mine Company and retained control of it after a reorganization in 1908. In 1922, he moved to New York with his wife and finally sold the mine company to the Silver King Coalition Mine Company in 1924. (*The Park Record*, August 2, 1929).

Samuel Newhouse (1853-1930), born in New York City, was the son of Jewish immigrants. He grew up in Pennsylvania, studied law there, and then moved to Colorado in 1879. He moved to Utah in 1896 and purchased mining properties in Bingham Canyon. His Utah Consolidated Gold Mines was sold to Standard Oil in 1899 for \$12M. He also acquired mining properties in California and was, by many accounts, Utah's wealthiest mining magnate. He built the Boston and Newhouse buildings in SLC and remained engaged as an investor in many mining operations, including the Silver King Consolidated Mine Company. In the 1910s, Mr. Newhouse's fortunes began to change. His mining operations could no longer finance his other projects and WWI made it difficult to get loans. He and his wife separated and after selling off many of his real estate holdings, he moved to a chateau outside Paris to live with his sister. He died there in 1930 at age 76 (Powell).

David Keith (1847-1918) was born in Nova Scotia and came to Park City in 1883. Having considerable experience in mines in Nevada, he joined the Ontario Mine as the foreman. He left the Ontario in 1885 to join the Anchor Mining Company--later the Judge Mine Company--as the mine manager. He and John Judge were responsible for the Alliance Tunnel and eventually joined with Thomas Kearns, E.P. Ferry, and Albion Emery in the Mayflower claims; these claims became the Silver King Coalition Mines Company. At the time of his death, Mr. Keith was president of the company (*The Park Record*, April 19, 1918).

Thomas Kearns (1862-1918) was born in Ontario, Canada in 1862. His family moved to Nebraska when he was a young boy and at age twenty-one, he was drawn to Park City by the mining activity. He married Jennie Judge, the niece of his business partner John Judge, and became an alderman in Park City. He and several other investors including David Keith, Thomas Kearns, Albion B. Emery, and John Judge purchased the Silver King property the summer of 1892 for \$65,000. In 1901, he was elected as a U.S. Senator and along with his partner, David Keith, purchased the Salt Lake Tribune the same year. Kearns died from a stroke in 1918 after having been struck by a car near his home in Salt Lake City (Murphy & Larsen).

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Ore Bin

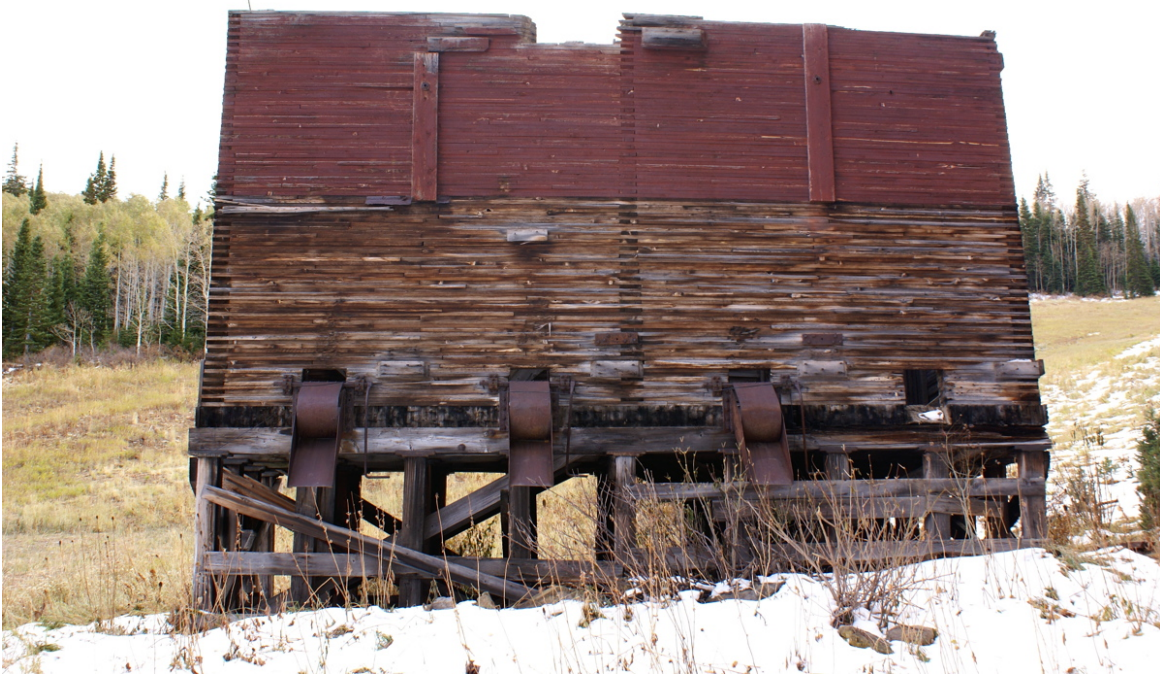
Photo No. 1: Northwest elevation. Camera facing southeast, 2009.

Photo No. 2: North oblique. Camera facing south, 2009.

Photo No. 3: South oblique. Camera facing north, 2009.

Photo No. 4: Southwest elevation. Camera facing northeast, 2009.

Photo No. 5: North oblique. Camera facing south, 1999.



Ore Bin (Northwest elevation), 2009



Ore Bin (North oblique), 2009



Ore Bin (South oblique), 2009



Ore Bin (southwest elevation), 2009



Ore Bin (North oblique), 1999



Unknown Structure (southwest oblique), 2009



Counterweight (East elevation), 2009

Thaynes Mine Site

Background

The Park City Historic Sites Inventory, adopted February 4, 2009, includes four hundred five (405) sites of which one hundred ninety-two (192) sites meet the criteria for designation as Landmark Sites. Two hundred thirteen (213) sites meet the criteria for designation as Significant Sites, including the Thaynes Mine Site.

When the HPB voted to designate the Thaynes Mine Site to the Historic Sites Inventory as a Significant Site, the HPB also instructed staff to do additional research to determine if Landmark Site designation was appropriate to consider.

After reviewing the additional information and reevaluating the site based on the criteria set forth in Title 15-11-10(A), staff recommends that the HPB not pursue a change in the status of this site.

Analysis

15-11-10. PARK CITY HISTORIC SITES INVENTORY.

(A) CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

(1) LANDMARK SITE. Any Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

Analysis: The site meets this criterion. The site, but not all of the buildings and/or structures, meets this criterion. The site is at least 50 years old. The site appears on Sanborn Insurance maps beginning in 1940 and the site was originally constructed in 1937.

(b) It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and

Analysis: The site meets this criterion. The site retains its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places. This method of determining historic integrity for locally designated Landmark Sites was adopted by the City Council in July 2009 and is set forth in Title 15-11 (Historic Preservation) and Title 15-15 (Definitions).

*As noted in National Register Bulletin 42, "a mining property may be judged to have integrity as a **system** even though individual*

components of the system have deteriorated over time". This site effectively conveys the collective image of a mining operation because the physical evidence of the overall mining system remains intact and visible, though in generally poor condition.

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

(i) an era that has made a significant contribution to the broad patterns of our history,

Analysis: The site does not meet this criterion. The site is not associated with an era that has made a significant contribution to the broad patterns of our history. It is important in the local history with regard to the decline in mining activity and the emergence of the recreation industry.

(ii) The lives of Persons significant in the history of the community, state, region, or nation, or

(iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

(2) SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

Analysis: The site, but not all of the buildings and/or structures, meets this criterion. The site is at least 50 years old. The site appears on Sanborn Insurance maps beginning in 1940. The Hoist House, Fire Hydrant Shack, and the N-S running section of the Conveyor Gallery were constructed between 1936 and 1940 and appear on the 1940 Sanborn Insurance map.

(b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form. Major alterations that destroy the essential historical form include:

Analysis: The site meets this criterion. It retains its Essential Historical Form as defined in the Land Management Code. Essential Historical Form is defined as "the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past." This site retains the physical characteristics that identify it as relating to the mining boom era in Park City.

(i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or

Analysis: There is not evidence to suggest the roof pitch was changed on any of the three remaining structures.

(ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or

Analysis: Upper stories have not been added or removed after the Period of Historic Significance to/from the structures.

(iii) Moving it from its original location to a Dissimilar Location, or

Analysis: The structures remain at their original locations.

(iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.

Analysis: There are no additions that obscure the Essential Historical Form when the structures are viewed from the primary public right-of-way.

(c) It is important in local or regional history, architecture, engineering or culture associated with at least one (1) of the following:

(i) An era of Historic importance to the community, or

Analysis: The site meets this criterion. The site is important in local or regional history, architecture, engineering or culture associated with an era of historic importance to the community; namely, the era of mining decline and emergence of the ski industry.

(ii) Lives of Persons who were of Historic importance to the community, or

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Thaynes Mine Conveyor Gallery

Address: UTM 0454388E 4497242N

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR

Current Owner Name: United Park City Mines

Parent Parcel(s): S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; See Summit County Recorder for description.

2 STATUS/USE

Property Category

- building(s), main
 building(s), attached
 building(s), detached
 building(s), public
 building(s), accessory
 structure(s)

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Industrial
Current Use: None

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints: 2009
 historic:

Drawings and Plans

- measured floor plans
 site sketch map
 Historic American Bldg. Survey
 original plans:
 other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
 tax card
 original building permit
 sewer permit
 Sanborn Maps
 obituary index
 city directories/gazetteers
 census records
 biographical encyclopedias
 newspapers
 city/county histories
 personal interviews
 Utah Hist. Research Center
 USHS Preservation Files
 USHS Architects File
 LDS Family History Library
 Park City Hist. Soc/Museum
 university library(ies):
 other:

Bibliographical References (books, articles, interviews, etc.)

Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.

Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.

Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.

Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.

Park City Historical Society & Museum. Thaynes Shaft: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].

*Sanborn, D.A. "Sheet 16, Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Research Center of Utah State Archives and Utah State History. 15 Dec. 2009. Microfilm: Reel 2, Grid 8880.

---. "Sheet 16, Park City, Utah, 1907 (corrected to 1958)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., Unofficial Copy, unpublished.

Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. N.d. George Barben Collection. Hal Compton Research Library. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1986.5.2. Electronic.

Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. [c.1970?] Leon Stanley Collection. Hal Compton Research Library. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1990.5.27. Electronic.

Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Industrial / None

No. Stories: n/a

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.): **General deterioration, unsecured structure, collapsing in several places.**

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.):

Site: The site is a remote location in Thaynes Canyon. The site is in a steep gully northeast of the California-Comstock mine site.

Foundation: Concrete footings.

Walls: n/a, but the structure is made of wood and steel.

Roof: n/a

Windows/Doors: n/a

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): **The Conveyor Gallery is a wood frame structure that runs perpendicular from the shaft gallows north across the large dumpsite. The section of the conveyor gallery that runs north-south appears in the 1940 and 1958 Sanborn Insurance maps. The turn tower and section that runs east-west was constructed after 1958. The structural elements of the conveyor gallery are failing and the entire structure is in various states of collapse.**

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): **The setting is a level building pad tucked into a fairly steep gully in Thaynes Canyon. The waste pile is the most prominent land feature and the conveyor gallery extends from the hoist house over the waste pile.**

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): **Its distinctive elements are those that reflect its use - its form follows its function in the mining operation.**

Feeling (Describe the property's historic character.): **The conveyor gallery, in conjunction with the adjacent mine structures, buildings, and waste dump conveys a sense of mining activities in the early twentieth century.**

Association (Describe the link between the important historic era or person and the property.): **The structure is part of the Silver King Coalition Mine Company' Thaynes Shaft Surface Plant. It is associated with the decline of mining operations in Park City.**

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1937

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

From an undated document prepared by the Park City Historical Society & Museum,
The Silver King Coalition Mining Company dug a deep shaft in 1934 to access its western ground and to explore for ore. None was ever found, but a secondary use developed decades later. In 1965, skiers were delighted to ride into the Spiro Tunnel in underground rail cars, then hoisted 1700 feet up the Thaynes Shaft to alight near the bottom of the Thaynes ski lift (taken from markers prepared by PCHS&M in 1999).

Although mining operations ceased in 1948, most of the complex still remains. The one casualty is a large two-story boarding house, now collapsed from heavy snow. The complex consists of the shaft house with three compartment shaft, two cages, hoisting works, and large conveyor system to carry off the waste rock. The huge waste rock dump still remains today.

From the 2006 publication of From the Ground Up: The History of Mining in Utah, Page 335.

In the spring of 1936, the Silver King Coalition announced plans to sink a new shaft east of the old California-Comstock shaft in Thaynes Canyon. At the 1,800-foot level, it would connect with the western end of the Spiro Tunnel. The shaft reached the Spiro Tunnel in May 1939, helping ventilate some of the old workings and providing access to new ore bodies.

Despite the discrepancy in dates between the two accounts, the site was constructed well after the mature mining period and represents the era of mining decline in Park City. This was the last mine complex constructed before mining operations ceased in Park City.

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Northeast elevation. Camera facing southwest, 2009.

Photo No. 2: Northwest elevation. Camera facing southeast, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Thaynes Mine Hoist House

Address: UTM 0454380E 4497226N

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR

Current Owner Name: United Park City Mines

Parent Parcel(s): S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; See Summit County Recorder for description.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Industrial
Current Use: None

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 2009
- historic:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.)

Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.

Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.

Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.

Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.

Park City Historical Society & Museum. Thaynes Shaft: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].

*Sanborn, D.A. "Sheet 16, Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Research Center of Utah State Archives and Utah State History. 15 Dec. 2009. Microfilm: Reel 2, Grid 8880.

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Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. N.d. George Barben Collection. Hal Compton Research Library. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1986.5.2. Electronic.

Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. [c.1970?] Leon Stanley Collection. Hal Compton Research Library. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1990.5.27. Electronic.

Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Industrial / None

No. Stories: 1.5+

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.): **General deterioration, unsecured building, broken windows, parts in various states of collapse.**

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.):

Site: The site is a remote location up Thaynes Canyon. The site is in a steep gully northeast of the California-Comstock mine site.

Foundation: Concrete.

Walls: Steel structure clad in corrugated metal panels. Some concrete.

Roof: Multiple roof forms sheathed in corrugated metal roofing materials.

Windows/Doors: Most are boarded. Rolled steel multi-light casement and partial-pivot windows.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The Hoist House is a steel structure with concrete floors. The building originally housed a coal bin, furnace room, shaft room, change room, showers, and ore bins. The building is clad in corrugated metal material and much of the interior equipment remains intact. A small wood framed structure with concrete foundation was built east of the hoist house, but was attached to the main building sometime after 1958. The building is in poor condition with broken windows, sections in various states of collapse, and inadequate measures against entry.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is a level building pad tucked into a fairly steep gully in Thaynes Canyon. The waste pile is the most prominent land feature and the hoist house sits up against the wooded hillside. The setting does not appear to have changed dramatically since the building was constructed.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence of the mining era is the steel shaft gallows and the overall industrial nature of the building. The steel windows and concrete floors, in addition to the remaining equipment.

Feeling (Describe the property's historic character.): The site conveys a sense of mining activities in the early part of the twentieth century. The structures, including the hoist house, that make up the overall mining system are visible and intact, albeit in poor condition. Some newer elements are compatible with the historic structures and serve to neither diminish nor enhance the site's historic character.

Association (Describe the link between the important historic era or person and the property.): The building is part of the Silver King Coalition Mine Company' Thaynes Shaft Surface Plant. It is associated with the decline of mining operations in Park City.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1937

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

From an undated document prepared by the Park City Historical Society & Museum,

The Silver King Coalition Mining Company dug a deep shaft in 1934 to access its western ground and to explore for ore. None was ever found, but a secondary use developed decades later. In 1965, skiers were delighted to ride into the Spiro Tunnel in underground rail cars, then hoisted 1700 feet up the Thaynes Shaft to alight near the bottom of the Thaynes ski lift (taken from markers prepared by PCHS&M in 1999).

Although mining operations ceased in 1948, most of the complex still remains. The one casualty is a large two-story boarding house, now collapsed from heavy snow. The complex consists of the shaft house with three compartment shaft, two cages, hoisting works, and large conveyor system to carry off the waste rock. The huge waste rock dump still remains today.

From the 2006 publication of From the Ground Up: The History of Mining in Utah, Page 335.

In the spring of 1936, the Silver King Coalition announced plans to sink a new shaft east of the old California-Comstock shaft in Thaynes Canyon. At the 1,800-foot level, it would connect with the western end of the Spiro Tunnel. The shaft reached the Spiro Tunnel in May 1939, helping ventilate some of the old workings and providing access to new ore bodies.

Despite the discrepancy in dates between the two accounts, the site was constructed well after the mature mining period and represents the era of mining decline in Park City. This was the last mine complex constructed before mining operations ceased in Park City.

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: West oblique. Camera facing east, 2009.

Photo No. 2: North oblique. Camera facing south, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Thaynes Mine Fire Hydrant Shack

Address: UTM 0454350E 4497176N

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR

Current Owner Name: United Park City Mines

Parent Parcel(s): S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; See Summit County Recorder for description.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Industrial
Current Use: None

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 2009
- historic:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.)

Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.

Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.

Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.

Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.

Park City Historical Society & Museum. Thaynes Shaft: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].

*Sanborn, D.A. "Sheet 16, Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Research Center of Utah State Archives and Utah State History. 15 Dec. 2009. Microfilm: Reel 2, Grid 8880.

---. "Sheet 16, Park City, Utah, 1907 (corrected to 1958)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., Unofficial Copy, unpublished.

Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. N.d. George Barben Collection. Hal Compton Research Library. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1986.5.2. Electronic.

Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. [c.1970?] Leon Stanley Collection. Hal Compton Research Library. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1990.5.27. Electronic.

Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Industrial / None

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.): **General deterioration, unsecured structure.**

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.):

Site: The site is a remote location in Thaynes Canyon. The site is in a steep gully northeast of the California-Comstock mine site.

Foundation: Concrete.

Walls: Wood board & batten siding covered with corrugated metal panels.

Roof: Gable roof form sheathed in corrugated metal roofing materials.

Windows/Doors: Single doorway - T-111 panel door.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The hydrant shack is a small wooden frame structure located east of the boarding house debris. It appears as one of two hydrant shacks on the 1940 Sanborn Insurance map. Like the other fire hose/hydrant shacks in the mining district, it is painted red, clad in board and batten siding (corrugated metal panels cover the wood siding), has a gable roof with corrugate metal roofing material, and has a single doorway. Its contribution to our understanding of the site is limited. It is a minor structure in poor condition and, alone, does not convey a complete picture of the fire suppression efforts at the site.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is a level building pad tucked into a fairly steep gully in Thaynes Canyon. The waste pile is the most prominent land feature and the fire hydrant shack sits up against the wooded hillside between the pump house and the boarding house.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): It does not possess any distinctive elements other than the general form as it reflects the use. Also, a few of these structures exist elsewhere in the mining district and serve as a universal indicator of the fire suppression efforts at the mining sites (See Daly West Mine and Silver King Mine sites).

Feeling (Describe the property's historic character.): This accessory building conveys the weakest sense of mining activities in the early twentieth century. It is only through its proximity to other extant mine-related buildings and structures that it contributes to the character of the site.

Association (Describe the link between the important historic era or person and the property.): The building is part of the Silver King Coalition Mine Company' Thaynes Shaft Surface Plant. It is associated with the decline of mining operations in Park City.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1937

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

From an undated document prepared by the Park City Historical Society & Museum,

The Silver King Coalition Mining Company dug a deep shaft in 1934 to access its western ground and to explore for ore. None was ever found, but a secondary use developed decades later. In 1965, skiers were delighted to ride into the Spiro Tunnel in underground rail cars, then hoisted 1700 feet up the Thaynes Shaft to alight near the bottom of the Thaynes ski lift (taken from markers prepared by PCHS&M in 1999).

Although mining operations ceased in 1948, most of the complex still remains. The one casualty is a large two-story boarding house, now collapsed from heavy snow. The complex consists of the shaft house with three compartment shaft, two cages, hoisting works, and large conveyor system to carry off the waste rock. The huge waste rock dump still remains today.

From the 2006 publication of From the Ground Up: The History of Mining in Utah, Page 335.

In the spring of 1936, the Silver King Coalition announced plans to sink a new shaft east of the old California-Comstock shaft in Thaynes Canyon. At the 1,800-foot level, it would connect with the western end of the Spiro Tunnel. The shaft reached the Spiro Tunnel in May 1939, helping ventilate some of the old workings and providing access to new ore bodies.

Despite the discrepancy in dates between the two accounts, the site was constructed well after the mature mining period and represents the era of mining decline in Park City. This was the last mine complex constructed before mining operations ceased in Park City.

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: West oblique. Camera facing east, 2009.

Photo No. 2: North oblique. Camera facing south, 2009.



Conveyor Gallery (northeast elevation), 2009



Conveyor Gallery detail (northwest elevation), 2009



Conveyor Gallery extension, 2009



Hoist House (west oblique), 2009



Hoist House (north oblique), 2009



Fire Hydrant Shack (west oblique), 2009



Hoist House (east oblique), 2009



Boarding House ruins, 2009



Accessory Building 1, 2009



Accessory Building 2, 2009



Pump House, 2009



Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. N.d. *George Barben Collection.* Hal Compton Research Library. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1986.5.2. Electronic.



Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. [c.1970?] *Leon Stanley Collection.* Hal Compton Research Library. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1990.5.27. Electronic.

MINUTES OF MARCH 16, 2010

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
VISIONING SESSION
MARCH 16, 2010

BOARD MEMBERS IN ATTENDANCE: Roger Durst – Chair; Ken Martz – Vice-Chair;
Brian Guyer, Sara Werbelow, David White, Adam Opalek

EX OFFICIO: Thomas Eddington, Brooks Robinson, Katie Cattan, Kirsten Whetstone,
Francisco Astorga, Liza Simpson

Planning Director Eddington welcomed the Board members to the visioning meeting, and recognized that the HPB has new members since the last visioning was held a year ago.

Director Eddington stated that he had spoken with Chair Durst and other Board members who provided suggestions for discussion topics. An agenda was created based on those conversations; but the meeting was open to a free discussion format.

Chair Durst suggested that they begin with the first agenda item and asked each Board member what they see as the future of the Board. Chair Durst felt the Board needed to be much more pro-active in order to fulfill the purpose of the HPB as identified in the Land Management Code. He was concerned about their limitations with regards to the design review process. Chair Durst noted that the HPB spent a considerable amount of time re-writing the design guidelines and it was a step in the right direction. However, he now has a problem with how the guidelines are being reviewed and evaluated. Chair Durst believed this was an area where the Board needed to be more pro-active.

Board Member White asked Chair Durst to clarify how they should be pro-active in the design review process and if he was suggesting that they should be involved in the design review on every project in Old Town. Chair Durst replied that it was what he was suggesting. Board Member White pointed out that this was done in the past, but it slowed down the process. He personally would not like to see the HPB involved in a way that could potentially back log the system.

Chair Durst felt HPB participation in the design review would be a starting point for getting the HPB concerned with the design impacts from either new construction or a renovation or restoration. Chair Durst was not bothered by the constraints of prescriptive remedies in the Land Management Code and the judgments made by the Staff. However, he thought it was important to have a historian and a member of the Building Department on the design review committee. He was gratified that Kayla Sintz was on the committee as an architect. Chair Durst stated that if he is called upon as a board member to review the determinations made by the design review committee, he did not think it was enough to give the City what it deserves.

Board Member White clarified that he was not against Chair Durst's intent, but it needs to be done in an efficient way. Chair Durst stated that he deals with this where he lives in Salt Lake City. It is a travesty to see what is happening to a very viable community in the historic districts.

Chair Durst remarked that the purpose of the HPB is to preserve the City's unique character, to encourage compatible design and construction, to identify and resolve conflicts between preservation and culture resources, and to provide input with regards to the heritage. Chair Durst did not believe the HPB was being given the opportunity to carry out what they were charged to do. He pointed out that the LMC states that they should participate in design review for City-owned projects. He could not understand why they were not able to participate in design review for any project in the Historic District. Chair Durst personally thought design review should be a City-wide process. He was not interested in slowing down the process and pointed out that there is always room for appeal. Chair Durst felt the HPB should have a say in matters related to the design of the City.

Board Member Martz stated that he and David White sat on the Historic District Commission and were involved in much of the design review. When he came to the Historic Preservation Board they worked on the guidelines for three or four years with guidance from the Planning Staff. In addition, they went through the entire inventory of historic structures and spent hundreds of hours on preservation and a set of design guidelines. Board Member Martz stated that during that period, there were times when he was concerned about oversight. However, over time the process was refined. He believed the HPB should wait to see how it all works together with the new guidelines and the Historic Site Inventory before they consider making major changes. He preferred to leave the design review process to the Staff and other experts. If the process does not appear to work, then the HPB could discuss changes.

Board Member Martz thought the HPB should be kept informed and updated on what was going on in the Historic District, but he could not see a need to be directly involved in the design review at this time.

City Council Member, Liza Simpson, explained that the HPB is not involved in design review because previous Board members chose to hold on to the appeal responsibility. She clarified that the Board cannot be both the review body and the appeal body. Council Member Simpson noted that the HPB has the ability to make a request to the City Council to change their responsibilities if there is agreement, but she was not prepared to say whether or not the City Council would grant that request.

Chair Durst asked if anyone had a vision for the Board separate from the design review issue.

Board Member Werbelow was happy that the HPB was having this visioning session and suggested that visioning occur more often than once a year to refine the goals. Board Member Werbelow expressed other interests outside of design review where she would like to be involved. She thought it would be beneficial for the HPB to have more liaisons with other boards and commissions. She asked if it was possible to have one HPB member be actively involved with design review rather than the HPB as a whole.

Director Eddington stated that the Staff is still tweaking the design review process based on the new guidelines. He would keep the HPB updated on how the process unfolds over the next few months.

Planner Cattan explained that when the Staff first started with the process, they were asking the applicant for a lot of details. Many were upset because they were incurring a large expense before knowing whether their project could move forward. In addition, the Staff was frustrated because they were perceived as the “bad guys”. Planner Cattan stated that the Staff cut back on what was required for a pre-application review and waits to request the additional information in the final application process. She explained that once an applicant has gone through the pre-application process and received direction, the requirements are much stricter and more documentation is required before a project can be reviewed. Planner Cattan stated that the biggest hurdle under the new guidelines is enforcing the new application requirements.

Board Member Werbelow asked if anyone outside of the Staff looks at the design review application. Director Eddington replied that Roger Evans and others participate in the review. Chair Durst asked if the Building Department conducts their review separately or with the Staff. Planner Cattan replied that the review is done collectively.

Planner Whetstone explained the application process for design review in the Historic District.

Board Member White stated that as an architect in Park City, he finds the pre-application process to be helpful and useful and it saves the designer a lot of time. With the pre-application, he is more comfortable having a project go to the DRT.

Board Member Werbelow noted that there is no aesthetic review under the review process, with the exception of Dina Blaes. Chair Durst was not comfortable with having Dina Blaes make those judgments. He has the highest regard for what she does with historic preservation, but her work does not relate to this issue. Chair Durst thought Dina Blaes should sit on the design review team and provide historic perspective, but the National Standard Guidelines do not apply to these matters. He believed Park City should be making history and not just holding on to it. It is evident that things change and how it changes is what they need to look at.

Chair Durst felt the Staff does a good job evaluating the design guidelines in terms of scope and scale, but it takes design out of context. They need a broader view. He could design a structure that meets all the guidelines, but it could be a disaster that is not compatible with the town.

Board Member Brian Guyer stated that he agreed more with Board Member Martz. He is not a designer and if the HPB became a design review board, he would not have the capacity or expertise to participate. He preferred to wait and see how the guidelines work under the current review process.

Board Member Werbelow stated that she was interested in education, communication, tourist, visitor, locals, and incentive programs. She is a history major who has lived in Europe and she would like to contribute some of that knowledge. Board Member Werbelow was interested in forming a relationship with the Historic Society so they could share ideas and become a unified force.

City Council Simpson commented on a discussion with City Council over a year ago about expanding the role of the HPB. At that time the City Council told the HPB to look at their purview under the LMC and move with it. She felt it was important to understand

that the Historic Society and the HPB have different roles, and they need to be careful about stepping over the boundaries of the Historical Society. City Council Simpson agreed that there could be more collaboration between the HPB and the Historical Society. She suggested that public outreach was another example where the HPB could be more involved. They could also get involved with grants and funding programs.

Board Member Opalek expressed an interest in getting more involved with the funding process. The Board and the Staff discussed funding options. Director Eddington noted that there was still a fair amount of money in the Lower Park Avenue RDA that has not been allocated. He noted that a lot of the Main Street money has been allocated for the Garage bonds.

Board Member Martz stated that when he was on the old Historic District Commission in the 1990's, they awarded 30 and 40 grants every year for small projects. It created a mini-renaissance and provided incentives for people to keep up their houses. Since he has been on the HPB, they only see grant requests every three or four months and most of the requests are for large amounts. Board Member Martz pointed out that in the 1990's more people lived in their homes full-time and they were more involved. Today, many of the homes are second homes and there is not the same activism.

Board Member Werbelow asked if anyone knew the ratio of primary residences in the historic district. Director Eddington replied that it was one of the numbers they were researching for the General Plan. It used to be 60/40 but now it is closer to 40/60.

Board Member Werbelow stated that even with a higher percentage of second homes, the homeowner still has an interest in upgrading and taking care of their investment, because the time has passed for other opportunities with those properties.

Chair Durst stated that given the current economic climate, this was a good opportunity to catch their breath. In the past a lot was going on and it was intense. He thought the HPB should initiate a recognition program for not only significant restorations, but also for smaller items such as front porches or doors. It is important to recognize that small projects make a contribution to the historic legacy. He felt it should also carry over to contemporary designs that that are complimentary and respect the type of scale, massing, form and nuance of design. Chair Durst suggested that the HPB devise an annual recognition program for the people who make contributions and respect Park City's historic legacy. Board Member Werbelow agreed.

Planner Whetstone agreed with Chair Durst about the contributions of contemporary design and pointed out that half of the design guidelines are dedicated to new construction. It is not just about new construction but also additions that preserve and compliment the historic form.

The suggestion was made to use the City owned property on Park Avenue as a visual model for what the City expects.

Chair Durst stated that he has had conversations with the Assistant City Attorney regarding the role of the HPB and the appeal function. He noted that Assistant City Attorney McLean made a legal argument that the HPB could not serve on the design review team because of the apparent conflict with the appeal process. He did not understand her argument. As a first step, he believed an HPB member should be invited

to sit on the design review committee. Chair Durst felt strongly that the Board should have a member present and that the HPB should be involved in the process. They do not have to speak but they should be allowed to participate.

Planner Francisco Astorga stated that any member of the HPB was welcome to sit in on the design review; but if for any reason an application is appealed and a Board member was present, that member would have to recuse himself from hearing the appeal.

Board Member Werbelow asked if they could try to have an HPB member attend the weekly DRT meeting to see how it works. Director Eddington replied that it would not be an issue. However, he believed one section in the LMC would need to be amended to add the HPB as a participating member.

Chair Durst stated that he would entertain a motion from the Board to request that a representative from the Historic Preservation Board be included at a DRT meeting. Board Member White pointed out that the motion would have to be made during the regular meeting the next evening.

The suggestion was made for HPB members to informally participate with the DRT for a trial period before making a formal request to amend the LMC. The Board discussed the process and Chair Durst questioned why the applicant or the project architect were present during the design review. Planner Cattan noted that applicant participation was written into the design guidelines. Chair Durst felt that the architect or designer would have a design bias.

Planner Whetstone clarified that in the pre-application review the Staff provides information on the guidelines that apply and make suggestions, but they are not critiquing a design. Board Member White noted that the applicant is not present during the design review meeting. Director Eddington clarified that the pre-application meeting and the DRT review is the same meeting. The purpose is to help an applicant understand the process and what is required before they spend a lot of money. A project is not fully designed at that point.

Director Eddington was unsure if the LMC prohibits an HPB member from attending a design review meeting. The language states that the applicant or the applicant's representative shall be required to attend a pre-application process with representatives of the Planning and Building Departments for the purpose of determining the general scope of the proposed development and to identify impacts, etc. Director Eddington stated that if an HPB member was present for a design review, it would need to be documented and that person would need to be recused in the event of an appeal. He offered to explore the possibility of having a participant from the HPB on a trial basis.

Chair Durst stated that he thinks of visioning as projecting five or tens into the future and what can be done to sustain the historic as the City changes with development.

Chair Durst asked how the HPB could interface with the impacts of a current project in the Historic District and whether it was part of their obligation and duty and purpose. He was told that it was within their purview only if a project is appealed. Director Eddington pointed out that occasionally the Planning Commission forwards projects to the HPB for review and input.

The Board discussed ways to involve the HPB in the re-write of the General Plan. Board Member Werbelow wanted to be involved from the standpoint of interfacing with the community and understanding what they want.

Director Eddington estimated that the General Plan re-write would take approximately two years. They intend to look to the HPB for input, particularly on the historic preservation element. Director Eddington stated that they would also look to the HPB for input on land use, economic development, and historic preservation as a form of economic development. They would also be asked to provide input on environmental issues. Director Eddington offered to send the Board members the agenda for the Planning Commission General Plan meeting, which is the fourth Wednesday of every month. He invited the Board to attend those meetings and provide input. He noted that some of the Board members have signed up for subcommittees and they will be contacted to participate in a subcommittee meeting to help prepare specific elements of the General Plan.

City Council Member Simpson stated that there would be public hearings on the General Plan, but the vital involvement by the public already occurred during the community visioning. That visioning drives the General Plan and the Land Management Code. Board Member Werbelow clarified that her particular interest was a more hands on interface with the community.

Director Eddington reported that the Staff would be presenting general grant information to the HPB at their next meeting. He noted that there is still money available in the Main Street RDA and the Lower Park Avenue RDA and he requested that the Board discuss how they would like to utilize that money in the future as the funds dwindle.

Board Member Martz wanted to look at varying the criteria and the percentage for grants to encourage property owners who do not have a lot of money to restore their home or save a structure. He suggested that the City allow more flexibility in allocating grants on a need based situation. Director Eddington stated that the Staff would be prepared at the next meeting to address some of their concerns regarding grants.

City Council Member Simpson left the meeting.

Chair Durst commented on the agenda for their meeting the next evening and the structures that the HPB were being asked to determine as historically significant. He believes they are losing a number of historic treasures by benign neglect. He asked if it was possible to use RDA grant money and establish a non-profit corporation to restore these properties so they could be sold. He was not interested in the City making a profit, but he was anxious to salvage some of the properties that are being lost.

Board Member Martz commented on a project that was done by the Historical Society. He believed there were things that could be done to preserve certain structures or at least keep them from deteriorating.

Director Eddington asked if the HPB was comfortable with the information they were receiving in their Staff report. Board Member Martz remarked that floor plans and other exhibits included in the Staff report were difficult to read or understand on an 8-1/2 x 11 sheet of paper. He suggested that the Staff not include those exhibits and wait to present them with an explanation during the meeting. Planner Whetstone asked if the

Board would like the exhibits on 11x17 sheets. Board Member White thought that 11x17 was a much better size. Board Member Martz still preferred to wait until the meeting to see the exhibits as a way to reduce the size of the Staff report and the amount of paper.

In terms of overall information, Board Member Martz wanted to receive more information in terms of what is happening in Old Town. It does not have to be written but he would like a verbal report at each meeting. He felt it was important for the Board members to be informed and aware when they are approached by the public on certain items. Director Eddington suggested that the HPB check the website for the Planning Commission or City Council agendas. If they find something that interests them, they could ask the Staff for an update or explanation on that specific item.

Director Eddington recalled a previous concern from Board Member McFawn about the timing of the Staff report and whether it could be available earlier. Board Member Opalek thought it would be helpful if the Staff report could be available Friday afternoon rather than Monday or Tuesday. Director Eddington stated that currently the Staff reports are delivered on Friday. Planner Whetstone noted that the Staff report is also posted on the website on Friday. Therefore, if a Board Member is out of town or does not receive their Staff report, they could access it on the website. Director Eddington stated that they would try to have the Staff report printed by noon on Friday and the Board members could pick it up from the Planning Department if they do not want to wait until it is delivered.

Chair Durst asked when the Planning Commission would hold the next General Plan meeting. Director Eddington replied that a General Plan meeting was scheduled for Wednesday, March 24th, at 5:30 p.m. The Bonanza/Park District is the topic for that discussion.

Chair Durst requested that Board Members volunteer for various topics discussed this evening, such as working with the Historical Society, to reach out and create an awards or incentive program, to find ways to seek more publicity, and other ways to become more pro-active within the community. Director Eddington suggested that the Staff could outline a list of items for the Board to discuss during a work session and members could volunteer for a subcommittee to work with a planner. Planner Whetstone remarked that the Staff could compile a list of projects that were approved in the Historic District in the past year. The HPB could discuss the projects and nominate the ones they think are appropriate for an award.

Board Member Martz thought the Board should have a field trip to the Museum for a tour and overview of how the Museum works. Planner Whetstone offered to schedule a meeting at the Museum in May or June.

Director Eddington thanked the Board members for their input this evening and encouraged them to email the Staff with other thoughts or ideas that could be scheduled for discussion at a work session.

The meeting adjourned at 7:00 p.m.

MINUTES OF MARCH 17, 2010

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MARCH 17, 2010

BOARD MEMBERS IN ATTENDANCE: Roger Durst – Chair; Ken Martz – Vice-Chair;
Brian Guyer, Sara Werbelow, Adam Opalek, David White

EX OFFICIO: Thomas Eddington, Dina Blaes, Brooks Robinson, Polly Samuels McLean,
Patricia Abdullah

ROLL CALL

Chair Durst called the meeting to order at 5:05 p.m. and noted that all Board Members were present except for Dave McFawn, who was excused.

MINUTES

August 5, 2009

MOTION: Board Member White moved to adopt the minutes of August 5, 2010 as written. Board Member Werbelow seconded the motion.

VOTE: The motion passed unanimously.

February 3, 2010

MOTION: Board Member Martz moved to adopt the minutes of February 3, 2010 as written. Board Member White seconded the motion.

PUBLIC COMMUNICATIONS

There was no comment.

STAFF/BOARD MEMBERS COMMUNICATIONS AND DISCLOSURES

Director Eddington remarked that the visioning session the HPB held the prior evening was a good session and allowed the Board and Staff to look at possible opportunities to expand incentive programs. The Staff will be working on additional updates to keep the HPB informed on activities in the Planning Department, particularly with regard to HDDR. During visioning they also talked about getting the HPB involved in the General Plan re-write, as well as other ideas with regard to public participation, letters to the Park Record, and a possible KPCW update.

Director Eddington stated that once the minutes from the visioning are complete, the Staff will create a list of items to be discussed. The next HPB meeting in April will be a work session dedicated to finding out if individual Board members are interested in working with a Planner on a specific interest.

City Council Member, Liza Simpson, thanked the Board members for their enthusiasm and input during the visioning session. She was excited about the direction they were taking and believes it will be helpful for the historic district as a whole. Council Member Simpson suggested that Ron Ivie or someone from the Building Department update the HPB on some of the larger, more endangered buildings.

Chair Durst commented on a rumor that Ron Ivie was leaving.

Director Eddington replied that tentatively it appears that Ron Ivie would be leaving this summer. At this point nothing has been finalized, but the City may contract with Mr. Ivie to work on specific projects. Chair Durst thought it would be helpful to have Mr. Ivie attend their next meeting to provide an update and answer questions.

Chair Durst questioned the distinction between significance versus landmark. He had read through the criteria and found that the only difference was Item B, which deals with building form and context. Chair Durst asked Dina Blaes for clarification on the distinction.

Dina Blaes explained that if a building is deemed eligible for the National Register of Historic Places, it would be a locally designated landmark site. It has to do with its integrity based on the seven criteria incorporated into the Land Management Code, such as location, workmanship, etc. Ms. Blaes pointed out that none of the sites being determined this evening meet that level of integrity for designation to the National Register. She remarked that sites can be significant to the local history even if they cannot be designated to the National Register. It is a common approach used in jurisdictions all around the Country. If a site can be elevated to that higher level of integrity, the City should strive for that. However, if it cannot, it is important to acknowledge its significance to local history.

Chair Durst asked if any of the structures being considered this evening could be deemed a landmark if it was still in use at the present time. Ms. Blaes answered yes, because all of the related structures would be intact. The biggest problem is what was lost in terms of historic material and structures of the mining system. She noted that a site does not need to be active but it does need to retain most of its historic fabric. Ms. Blaes stated that the Thayne mine sites are the closest they would get to a possible landmark status, and that is based on its historic significance rather than the integrity of site and structures. Ms. Blaes clarified that "integrity" is historic integrity and not structural integrity. The criteria for landmark designation is defined in the LMC under the Historic Preservation Section and in the definitions.

Board Member Martz asked if Ms. Blaes could see any underground sites with possible eligibility. Ms. Blaes stated that the HPB would be looking at the Spiro Tunnel site for determination at a future meeting. The process of that tunnel and its connection to the Thaynes shaft was reviewed by the National Parks Service and denied National Register status. She pointed out that underground sites typically fall under the realm of archeology as opposed to historic preservation.

REGULAR MEETING – Discussion, Public Hearing and Possible Action

Ms. Blaes requested that the HPB review each site individually and take separate action on each application.

9100 Marsac Avenue – Daly West Site – Determination of Significance (Application #PL-09-00839)

Ms. Blaes presented photos of the Daly West Mine site and indicated the roundabout and the Empire Pass Lodge. She reviewed the 1929 Sanborn Map and identified the existing head frame in the context of all the other structures that were part of the Daly

West. Ms. Blaes stated that the site was not accessible during the survey due to construction. However, using past history and previous surveys and research, two small shacks and the head frame are all that remain of the site.

Ms. Blaes noted that the Staff analysis in the Staff report provided a brief history of the Daly West Mine Site. Also included was general information about the head frame and the fire hydrant shacks. The Staff report also highlighted previous research on the site.

Ms. Blaes stated that the analysis provided indicates that the site does not meet the criteria set forth in the LMC for designation as a landmark site. It does meet the criteria for designation as a significant site. It is at least 50 years old, it retains its essential historical form as defined by the LMC, and it is important in the local or regional history.

Ms. Blaes stated that the HPB had the option to either vote to designate Daly West as a significant site, which would automatically place it on the historic sites inventory, based on the findings of fact and the conclusions of law provided in the Staff report. If the HPB cannot make that determination, the Board needs to provide their own findings of fact and conclusions of law to support their decision. If additional information is needed, the Board could continue this item to a future meeting.

Board Member Werbelow asked for an update on the process for sites that are not within the Historic District but are still on the sites inventory list. Ms. Blaes explained that when the design guidelines were re-written and the Land Management Code was adopted in July, there was specific reference to the design guidelines and the protections normally seen on historic buildings in the "H" zones that would be afforded to sites outside of the "H" zones that are deemed historic and meet the criteria.

Chair Durst opened the public hearing.

There was no comment.

Chair Durst closed the public hearing.

MOTION: Board Member White moved to APPROVE the Daly West Mine Site as a significant site on the Park City Historic Site Inventory according to the Findings of Fact and Conclusions of Law. Board Member Martz seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – Daly West Mine Site

1. The three remaining structures that make up the Daly West Mine Site are located in the Residential Development (RD) District and are included in a Master Planned Development (MPD), but are not located within a Historic zone.
2. The head frame was constructed between 1912 and 1929 and appears on the 1929 Sanborn Insurance Map.
3. The head frame, a steel gallows-type frame, is typical of those built during the active mining era in Park City (1896-1929). Similar types of steel gallows frames are illustrated in mining and engineering related handbooks published during the mining era.
4. The hydrant shacks were constructed before 1929 and appear on the 1929 Sanborn Insurance Map.

5. The hydrant shacks are small frame structures with gable roofs and are typical of the structures built as part of a mine's fire suppression system. Shacks like the ones found at the Daly West Mine Site are extant at other mine sites in the immediate area that date from the active mining era.
6. The site has undergone substantial alterations since the Period of Historic Significance (1869-1929) as evidenced by the Sanborn Insurance maps and both historic and recent photographs of the structures and immediate area.
7. All three structures are typical of the mining era and contribute to the importance of the site.
8. All findings from the Analysis section are incorporated herein.

Conclusions of Law – Daly West Mine Site

1. The three remaining structures making up the Daly West Mine Site are at least fifty (50) years old.
2. The three remaining structures making up the Daly West Mine Site retain the physical characteristics that identify them as existing in or relating to the mining era.
3. The three remaining buildings making up the Daly West Mine Site are important in local or regional history, architecture, engineering or culture associated with an era of Historic importance to the community (the active mining era) and the lives of Persons who were of historic importance to the community.
4. The three remaining structures making up the Daly West Mine Site meet the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is a Significant Site pursuant to Title 15-11-10.

Alliance Mine Site – Determination of Significance (Application #PL-09-00845)

Ms. Blaes noted that these sites do not have addresses and a GPS was used to best identify which canyon these sites are located.

Ms. Blaes presented a slide of the Alliance Mine site and indicated the water tank in the upper right hand corner and the road that leads to the site. She reviewed the 1929 Sanborn Map and identified a small structure that remains of the site.

Ms. Blaes noted that the Staff report contained a brief history. She felt it was important to understand that the Alliance Mine was one of the early mines in Park City that was taken up by the larger mines. The Staff report also contained a brief description and information on the dwelling and office, the powerhouse and the shed or machine shop, as it was called. Previous research was also included in the Staff report.

Ms. Blaes stated that the Alliance Mine was outside of the Park City boundary until 2007, which is why it was not previously evaluated. She commented on the difficulties of the annexation boundaries that caused problems with the Judge Mine Site.

The Staff analysis in the Staff report that reflects the criteria in the Land Management Code notes that the Alliance Mine Site does not meet the criteria set forth for landmark designation. However, it does meet the criteria for designation as a significant site.

The Staff recommended that the HPB designate the Alliance Mine as a significant site based on the findings of fact and conclusions of law found in the Staff report.

Board Member Opalek stated that in looking at the mine shed/machine shop, there was a question regarding safety. If these are designated as significant sites and fall under such disrepair that they become a safety hazard, he asked if the designation would tie the hands of other City departments. Ms. Blaes stated that the sites are already within the municipal boundaries of Park City and they are subject to the maintenance requirements of the City. She understood that PCMR has some relationship with the Mine Company to maintain those buildings. Because it is a private contract, Ms. Blaes did not have specific information. However, these structures would fall under the same safety requirement as any other structure in Park City.

Board Member Werbelow asked if there was a way to put notification on these structures to make the public aware that it is a significant historic structure and should not be vandalized or bothered in any way. Ms. Blaes replied that in 1999 the Park City Historical Society and Museum used Summit County restaurant tax money to place interpretive markers all over the mountain. The Society has done everything they could to interpret these sites. She suggested that the HPB as a body could work in conjunction with the Park City Historical Society to do more interpretation.

Board Member Martz believed a number of safety measures have been taken to address the safety issues. He noted that the entrance to the Alliance Mine has been covered to block entrance.

Chair Durst asked how the HPB could take the initiative to interpret the sites. Director Eddington suggested that the City, the HPB and the Historic Society could collaborate to find a way to approach this matter moving forward. Chair Durst felt the markers should also identify potential hazards. Director Eddington stated that this could be a discussion item for their April meeting.

Chair Durst opened the public hearing.

There was no comment.

Chair Durst closed the public hearing.

MOTION: Board Member Opalek moved to include the Alliance Mine Site as a significant site on the Park City Historic Sites Inventory, according to the Findings of Fact and Conclusions of Law. Board Member White seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – Alliance Mine Site

1. The three remaining buildings making up the Alliance Mine Site are located in the Recreation and Open Space (ROS) District and not within a Historic zone.
2. The Alliance Mine Site is located approximately 2,000 feet southeast of Daly Avenue along the Empire Canyon Road.
3. The office/dwelling building was constructed between 1889 and 1900.

4. The office/dwelling building is a one-story, frame, double-cell type structure with a moderately pitched side gable roof. The double cell house type accommodates its use as a side-by-side office and dwelling as is indicated on the 1900 Sanborn Insurance map.
5. The office/dwelling building reflects the typical construction methods and stylistic elements found on residential dwellings constructed during the early part of the mining era. The original structure was extended to the east between 1900 and 1907.
6. The power house building was constructed between 1907 and 1929.
7. The power house is a one-story, concrete and stucco, square structure with a front gable roof. A bay located on the rear of the building and a small projection on the southwest façade-both projection appear on the 1929 Sanborn Insurance Map- have been removed.
8. The power house building reflects the typical construction methods and unadorned style that were commonly used for utilitarian and/or industrial buildings during the mining era.
9. The initial construction of the shed/machine shop building occurred between 1907 and 1929. The building has undergone significant alterations since its construction. The current structure includes a concrete foundation and interior concrete walls approximately 6 feet in height from which the steel structure springs. The interior roof elements are newer, but the structure and concrete appear to be from the historic period. The building's configuration noted in the Sanborn Insurance Map of 1929 shows several extensions to the main section of the building that no longer exists as well as a different interior wall configuration.
10. The shed/machine shop building also reflects the typical construction methods and unadorned style that were commonly used for utilitarian and/or industrial buildings during the mining era.
11. All three buildings are typical of the mining era and contribute to the importance of the site.
12. All findings from the Analysis section are incorporated herein.

Conclusions of Law – Alliance Mine Site

1. The three remaining buildings making up the Alliance Mine Site are at least fifty (50) years old.
2. The three remaining buildings making up the Alliance Mine Site retain the physical characteristics that identify them as existing in or relating to the mining era.
3. The three remaining buildings making up the Alliance Mine Site are important in local or regional history, architecture, engineering or culture associated with an era of Historic importance to the community and with the lives of Persons who were of Historic importance to the community.
4. The three remaining buildings making up the Alliance Mine Site meet the criteria found in LMC Section 15-11-10(2) and therefore the Site is a Significant Site pursuant to LMC Section 15-11-10.

Judge Mine Site – Determination of Significance (Application #PL-09-00901)

Ms. Blaes noted that the Judge Mine Site is adjacent to the Alliance Mine Site. She indicated the shed and powerhouse from the Alliance Mine Site to show the close

proximity. Ms. Blaes identified a building on the Judge Mine Site that demonstrates how much of the building structures related to the mining operations have been lost. She pointed out that the house on Snow's Lane, which was the Judge Mine Superintendent's house was moved from the mine location in the 1960's. Photos from the 1960's showed that a significant amount of the Judge Mine structures were in place. Ms. Blaes stated that in 1971 a gentleman who came out with a historic engineering record documented a number of these mining related sites. She was surprised to see how much was still there in 1971 and how much has been lost over the last 30 years.

Ms. Blaes stated that what remains on site is the Assay office and the change room and the portal to the explosives bunker. According to the Sanborn Maps there is approximately a 50 foot path that leads back to a 40 x 20 foot chamber in the mountain where explosives were stored. She was unaware if that chamber still existed.

The Staff report contained historic background on the Judge Mine Site. It is an early mine that was consolidated into the larger mine companies. The Staff report also contained information on the Assay office and change room and the explosives bunker.

Ms. Blaes indicated a concrete wall that was referenced in the 1929 Sanborn map, but since it could not be substantiated, it was not included as part of this designation. There is no indication that the existing shed structure is from a historic period or has historic material. The only intact structures with any integrity are the office and the explosives bunker. They do not meet the criteria for designation as a landmark site, but they do meet the criteria for designation as a significant site.

The Staff recommended that that the HPB designate the building to the historic sites inventory as a significant site.

Board Member Martz noted that in 1905, 35 people were killed in one of the mines because the dynamite was stored underground in the mines. He believed the bunker was a result of taking explosives out of the mine and bringing them in as needed.

Chair Durst opened the public hearing.

There was no comment.

Chair Durst closed the public hearing.

MOTION: Board Member Martz moved to include the Judge Mine Site as a significant site on the Park City Historic Sites Inventory, in accordance with the Findings of Fact and Conclusions of Law as outlined in the Staff report. Commissioner Opalek seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – Judge Mine Site

1. The remaining building and structure that make up the Judge Mine Site are located in the Recreational and Open Space (ROS) District.
2. The remaining building and structure that make up the Judge Mine Site are located approximately 2,000 feet southeast of Daly Avenue along the Empire Canyon road.

3. The Assay Office Building was constructed during the active mining era in Park City (19-1929) as evidenced by the inscription "1920" on the primary façade, a photograph from the PCHS&M dated 192 showing the building, and by the building's appearance on the 1929 Sanborn Insurance map.
4. The Assay Office building is a 1-1/2 story concrete structure that, according to the 1929 Sanborn Insurance map, contained an office and change room for miners. The building has been altered over time--an addition was removed and the windows and doors have been boarded--but it reflects the typical construction methods and stylistic elements found on commercial building constructed during the mining era.
5. The Explosives Bunker was constructed during the active mining era as evidenced by its appearance on the 1929 Sanborn Insurance map.
6. The Explosives Bunker consists of the concrete portal, steel door, venting stack, and rails. The construction method and stylistic elements of the concrete portal is consistent with other industrial structures built during the mining era. It is not clear if the 0' tunnel and 10' x 40' chamber at the end of the tunnel are extant.
7. The Assay office and explosives bunker are typical of structures built during the mining era and contribute to the importance of the site.
8. All findings from the Analysis section are incorporated herein.

Conclusions of Law – Judge Mine Site

1. The remaining building and structure making up the Judge Mine Site are at least fifty (50) years old.
2. The remaining building and structure making up the Judge Mine Site retain the physical characteristics that identify them as existing in or relating to the mining era.
3. The remaining building and structure making up the Judge Mine Site are important in local or regional history, architecture, engineering or culture associated with an era of Historic importance to the community (the active mining era) and the lives of Persons who were of Historic importance to the community.
4. The remaining building and structure making up the Judge Mine Site meet the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is a Significant Site pursuant to Title 15-11-10.

Judge Mine Aerial Tramway – Determination of Significance (Application #PL-09-00902)

Ms. Blaes reported that the Judge Mine was part of the Empire Pass annexation and it should have been presented to the HPB in February 2009. She clarified that there was some discrepancy with the State Tax Commission in terms of property lines, which is why the Judge Mine Aerial Tramway was previously not brought to the HPB. Some of the towers are on the west side of the annexation boundary and were not part of Park City Municipal Corporation until after 2007.

Ms. Blaes reviewed the Sanborn map from 1929 which references the aerial tramway. The Staff was able to find significant documentation and information on the tramway. Ms. Blaes noted that several towers for the tramway still exist on site.

Ms. Blaes reported that the Park City Historic Society and Museum obtained a grant from the National Trust for Historic Preservation to look at some of the mine related

structures, and the Aerial Tramway Towers was one of those. Information from Sandra Morrison indicate that the recommendation made by an engineering consulting firm to stabilize these structures was implemented in 2005. Ms. Blaes clarified that the engineering firm simply documented what existed on site and based their recommendation for stabilization on that information.

Ms. Blaes stated that the Judge Mine Aerial Tramway does not meet the criteria for designation as a landmark site. However, it does meet the criteria for designation as a significant site. The Staff recommended that the HPB designate the Tramway as a significant site on the Historic Sites Inventory.

Board Member Martz commented on the loading station where the tram ends at the top of Marsac, and asked if anything in that location should be included in this determination. Ms. Blaes stated that the Ontario loading station was utilized by a number of mines. The Alliance and Judge Mines were consolidated under Park Utah Consolidated Mines. The towers at the top were much later than the previous mine structures and do not directly relate to the loading station. Ms. Blaes noted that something collapsed just north of the final tower, but it is complete rubble and cannot be identified. Unfortunately, the Sanborn maps did not document aerial tramways as well as it did the actual structures.

Chair Durst asked about the total number of towers. Ms. Blaes replied that there are five. Chair Durst recalled a comment about cable lying on the ground and asked if the cables that are in place represent a safety hazard. There is a ladder that is accessible. Ms. Blaes was not prepared to answer the question regarding the cables and safety. She noted that people could climb the ladders, the same as they do for Silver King. The engineers had checked the ladders for stability but not for safety.

Board Member Martz stated that most of the towers have the first rung of the ladder removed to make it more difficult to access. Ms Blaes remarked that Tower 3 is totally accessible.

Chair Durst opened the public hearing.

Marianne Cone, a resident at 86 Prospect, thanked the Staff and HPB for protecting the tramway towers. She noted that in addition to the towers, there were three cars and two shacks.

Ms. Blaes stated that the cars do not meet the definition of a structure in the LMC. It would be remarkable if they could interpret them again and leave them in place.

Ms. Cone commented on the last tramway tower on the Ontario Mill site and noted that there are a number of things, including giant smokestacks that might have some designation. She recalled that as part of the development agreement with Talisker, they were going to do the maintenance on the mining entrance and walls. Ms. Blaes stated that it was specified in the annexation agreement.

Ms. Cone stated that the City owns the land from her house up to where it becomes Talisker property. They were going to build 19 houses in that area and decided against it because of the slide and left it as open space. Ms. Cone suggested that the City consider a conservation easement on that side.

Chair Durst closed the public hearing.

MOTION: Board Member Werbelow made a motion to add the Judge Mine Aerial Tramway as a significant site on the Historic Sites Inventory, based on the Findings of Fact and Conclusions of Law in the Staff report. Brian Guyer seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – Judge Mine Aerial Tramway

1. The Five remaining structures that make up the Judge Mine Aerial Tramway are located in the Recreational and Open Space (ROS) District.
2. The five remaining structures that make up the Judge Mine Aerial Tramway run along Empire Canyon road from a point east of the junction between Ridge Avenue and Daly Avenue to a point nearly 1,800 feet up Empire Canyon from Daly Avenue.
3. The tramway towers were constructed during the active mining era in Park City (1869-1929) as evidenced by a written account of the tramway in the Salt Lake Mining Review dated January 1926 and by the appearance of segments of the tramway on the 1929 Sanborn Insurance map.
4. The engineers of American Steel and Wire Company constructed the tramway towers of concrete and steel as a Trenton-type tramway.
5. The tramway towers are typical of structures built during the mining era and contribute to the importance of the site.
6. All findings from the Analysis section are incorporated herein.

Conclusions of Law – Judge Mine Aerial Tramway

1. The five tower structures making up the Judge Mine Aerial Tramway are at least fifty (50) years old.
2. The five tower structures making up the Judge Mine Aerial Tramway retain the physical characteristics that identify them as existing in or relating to the mining era.
3. The five tower structures making up the Judge Mine Aerial Tramway are important in local or regional history, architecture, engineering or culture associated with an era of Historic importance to the community (the active mining era) and the lives of Persons who were of Historic importance to the community.
4. The five tower structures making up the Judge Mine Aerial Tramway meet the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is a Significant Site pursuant to Title 15-11-10.

Little Bell Mine Site – Determination of Significance

Ms. Blaes stated that the Little Bell Mine Site is up Highway 224, past the roundabout and up the paved Twisted Branch Road into Empire Pass. She used the 1929 Sanborn Map to identify the location of the Little Bell Mine Site. Ms. Blaes noted that the ore bin is the only artifact left on the site. It has an interpretative marker because the ski run goes to the east of it.

Ms. Blaes stated that the Little Bell Mine Site does not meet the criteria for designation as a landmark site. It does meet the criteria for designation as a significant site. The Staff recommended that the HPB designate the ore bin on the Little Bell Mine Site as a significant site on the Historic Sites Inventory.

Chair Durst asked if the engineers had looked at the ore bin for stability. Ms. Blaes replied that it was part of the study that SWCA Consulting conducted in 2000, when the Empire Pass annexation took place. A historic preservation plan was part of that annexation. Ms. Blaes was unaware if any of those recommendations were implemented.

Chair Durst opened the public hearing.

Marianne Cone stated that she was part of the volunteer group who placed the marker for the Little Belle site. She noted that Deer Valley has kept the structure intact and asked if it was on Deer Valley property. Ms. Blaes replied that Deer Valley Resort owns that parcel.

Ms. Cone asked if it was possible to relook at the ore bin for stability.

Ms. Blaes felt it was important to recognize that SWCA did their research of existing conditions and made recommendations for stabilization. She recalled that the annexation agreement states that once the Homeowners Association is in place for Empire Pass, it will be the HOA's responsibility to maintain that building. Based on issues of accessibility to the public and safety, Ms. Blaes suggested that the City review the annexation agreements.

Ms. Cone noted that the Mine Company worked very hard to keep people out of the structures but it never works. Ms. Cone asked about the Silver King Mine. Ms. Blaes replied that the Silver King Coalition was already adopted on the Historic Sites Inventory as a significant site in February 2009.

Chair Durst closed the public hearing.

MOTION: Board Member Guyer moved to designate the Little Bell Mine Site and its remaining structure on the Historic Sites Inventory as a significant site, based on the Findings of Fact and Conclusions of Law contained in the Staff report. Board Member Martz seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – Little Bell Mine Site

1. The remaining ore bin from the Little Bell Mine Site is located in the Recreational and Open Space (ROS) District.
2. The remaining ore bin from the Little Bell Mine Site is located in Empire Canyon approximately 1,700 feet southeast of the Daly West Mine head frame (approximately 9100 Marsac Avenue).
3. The ore bin was constructed between 1900 and 1929 during the active mining era in Park City (1869-1929) as evidenced by the appearance of several ore bins of this size on the 1907 and 1929 Sanborn Insurance map. In addition, mining handbooks and engineering records dating from the active mining era include illustrations of similar structures.
4. The ore bin reflects the typical construction methods and design used for ore bins constructed in the late nineteenth and early twentieth centuries and it contributes to the importance of the site.

5. All findings from the Analysis section are incorporated herein.

Conclusions of Law – Little Bell Mine Site

1. The remaining ore bin from the Little Bell Mine Site is at least fifty (50) years old.
2. The remaining ore bin from the Little Bell Mine Site retains the physical characteristics that identify it as existing in or relating to the mining era.
3. The remaining ore bin from the Little Bell Mine Site is important in local or regional history, architecture, engineering or culture associated with an era of Historic importance to the community (the active mining era) and the lives of Persons who were of Historic importance to the community.
4. The remaining ore bin from the Little Bell Site meets the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is a Significant Site pursuant to Title 15-11-10.

921 Norfolk Avenue – Determination of Insignificance

Ms. Blaes reported that the application for 921 Norfolk Avenue was to remove this site from the Historic Sites Inventory, based on information that was learned after the initial designation.

Ms. Blaes stated that this site was on the Historic Sites Inventory List that was adopted in February of 2009. The Staff report outlined the sources used in making that initial evaluation. Ms. Blaes remarked that an important element that was not available at the time of the initial assessment was the building card and tax file for the site. If that file had been available, this site would have never been listed for adoption on the Sites Inventory.

Ms. Blaes noted that the building cards are on file at the Park City Historical Society and Museum. They are accessible to everyone, and as a result, they can be misfiled. That is what happened in this case. Ms. Blaes explained that in researching another site, they discovered a bundle of building cards that had been misfiled, and learned that the initial assessment on this property was incorrect.

The Staff recommended that the HPB determine historic insignificance and remove this item from the Historic Sites Inventory based on the criteria for removal established in the LMC, that additional information indicates that the building, accessory building, or structure or site do not comply with the criteria set forth in Section 15-11-10 for designation as either a landmark or a significant site. The Staff report contained the analysis necessary to justify a determination of insignificance and requested that the HPB take that action based on the findings of fact and conclusions of law provided in the Staff report.

Board Member Werbelow asked if the structure was owned by an individual and if so, what they had to say. Patricia Abdullah stated that she was unaware of any comments from the owner. Planner Brooks Robinson noted that the property was posted for this action.

Board Member Martz asked if the photo Ms. Blaes presented was the only picture available. Ms. Blaes replied that it was the only photo she had this evening. She noted that an additional photo from 1970 was included in the Staff report. It was the only photo

available in the Planning Department file. There was no tax photo from the 1930's, which normally accompanies the building card for the tax file.

Board Member Martz understood the criteria, but he felt the structure had some historic fabric and form, such as the garage and the old foundation. He thought some of the windows and doors in the back may be in the same location as the original house. He thought it was obvious that the roof structure was added on and taken off. Board Member Martz stated that it might be possible to be reversed if they had some idea of the original house.

Chair Durst opened the public hearing.

There was no comment.

Chair Durst closed the public hearing.

MOTION: Board Member Werbelow moved to remove 921 Norfolk Avenue from the Historic Sites Inventory based on the information contained in the Staff report and the Findings of Fact and Conclusions of Law found in the Staff report. Board Member White seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 921 Norfolk Avenue

1. The property at 921 Norfolk Avenue is located in the Historic Residential (HR-1) District.
2. The site was designated as a Significant Site by the HPB in February 2009 following analysis and a recommendation made by Staff based on information from field visits and several secondary sources.
3. Additional information pertaining to the site's compliance with the criteria for designation as a Significant Site was found after February 2009.
4. The additional information consists of the original building cards dated 1949 through 1968, which indicate a change to the pitch of the main roof of the primary façade was made after the Period of Historic Significance (1869-1929). The roof was originally built as a hipped structure, but was altered between 1958 and 1968 to the low-pitched gable that is extant today.
5. Because of the change to the pitch of the main roof of the primary façade, the site does not retain the physical characteristics that make it identifiable as existing in or relating to an important era in the past (the active mining era).
6. All findings from the Analysis section are incorporated herein.

Conclusions of Law – 921 Norfolk Avenue

1. Information not previously known or considered in the designation of 921 Norfolk Avenue as a Significant Site was found after February 2009 when the HPB took formal action to designate the property to the Historic Sites Inventory.
2. The site at 921 Norfolk Avenue does not retain the physical characteristics that identify it as existing in or relating to the mining era in Park City.
3. The site at 921 Norfolk Avenue does not comply with the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is not a Significant Site pursuant to Title 15-11-10.

Board Member Marts referred to the two tanks at the top of Silver Queen that the Historical Society restored as part of a grant, and asked if that could be a future site for significant determination.

Ms. Blaes apologized for not putting the tanks on the agenda for this meeting. She noted that in February 2009, six mining sites were adopted as significant sites. At that time the HPB asked that the site be reviewed with more in-depth research to see if the tanks met the criteria for landmark status. That review has been done and the amount of research paperwork was very extensive. Ms. Blaes had a slide showing the site and noted that it does include the water tanks.

Ms. Cone stated that the tanks stay together because there is pressure from the inside, similar to a hot tub. The tanks started to collapse because there was no pressure and a pressure wheel was placed inside. That project was funded by Park City Mines, PCMR and the Historical Society.

Ms. Blaes stated that part of the presentation for the informational section will be a work session item on the agenda for the HPB April meeting. It will be similar to the slides shown this evening, with the addition of an aerial and the location of all the structures that were part of the original designation.

Miscellaneous Comments

Chair Durst thanked the Staff for hosting the visioning meeting the previous evening. He felt it was a good dynamic and suggested a number of ways the Board could be more pro-active. During the visioning he had made a list of action items. One was to solicit some participation from the Board with the Design Review Team. Chair Durst asked if the Board members would endorse that solicitation of the Staff and choose participating members.

Assistant City Attorney, Polly Samuels McLean, stated that her continued concern with having an HPB member participate in the Design Review is that if an item is appealed, any member who participated would have to be recused from hearing the appeal. Based on Code, that person cannot sit with the HPB on the appeal. If the Board rotates participants to the Design Review, none of those members could sit on an appeal. From a legal standpoint, Ms. McLean felt they needed to weigh the ramifications.

City Council Member, Liza Simpson, suggested that Director Eddington and Assistant City Attorney McLean have a more robust conversation on the direction of the visioning and the ramifications. This would give Ms. McLean an opportunity to listen to the transcript to hear the discussion and come back at the next meeting with her comments and concerns.

Director Eddington stated that he would work with Ms. McLean on a recommendation to be presented with other issues for discussion at the next meeting. Chair Durst thought it was an important discussion in terms of what the HPB needs to do regarding their purpose and commission.

Chair Durst noted that during the visioning they briefly discussed a liaison with the Park City Historical Society. He had spoken with Board Member Martz on how they could begin to interface with the Historical Society. Chair Durst stated that during visioning they also talked about upsizing preservation and the historic virtues of the town and

possible ways to develop an awards or incentive program for projects that contribute to historic preservation. Another topic was to increase the publicity of the HPB and to be more involved with the community. Chair Durst encouraged anyone on the Board who was interested in any of those topics to contact him or Director Eddington in an effort to work towards developing programs that would encourage all of these items. Chair Durst stated that he was personally interested in developing the incentive and awards program.

The meeting adjourned at 6:09 p.m.

Approved by _____
Roger Durst, Chair
Historic Preservation Board

DRAFT

STAFF COMMUNICATION

April 1, 2010

Fellow Park City Historic Preservation Board Members:

Although I have not yet received either meeting minutes, listing of Historic District preservation projects or consideration by legal counsel regarding our potential for design review as was discussed at our "visioning" on March 16th; your consideration of the following is appreciated:

Without question the Land Management Code commissioned us for the "purposes" to:

1. Preserve the unique character
 2. Encourage compatible design
 3. Create and update "design guidelines"
 4. Identify and resolve conflict
 5. Provide input to Staff, Commission and Council
 6. Safeguard heritage
 7. Recommend ordinance
 8. Communicate benefits
 9. Recommend and administer incentives
 10. Review appeals regarding "design guidelines"
 11. Act on site designations
- ... And we are charged with the "additional duties" of:
- A. Participate in "design review" of City Owned projects
 - B. Recommend the purchase of cultural resources
 - C. Recommend boundary changes
 - D. Provide advice and guidance to property owners

My personal opinion is that we are being procedurally and politically denied the opportunity to both fulfill our purposes and to mount an effective "charge". There is, in my judgment, legitimate community want and desire and valid reason to sustain our unique historic legacy. Therefore, I submit we initiate and become active advocates of those ideas that were "visioned", as follows:

- I. Advocate for voice and participation in all Historic District Design Reviews
- II. Establish regular communication and liaison for projects and programs with Park City Historical Society
- III. Publicize both preservation and historic projects
 - a. Identify both detrimental and positive works
 - b. Establish a community dialogue'
- IV. Award and acknowledge preservation/restoration/sustenance achievements (ridicule and demean the lack thereof)

- V. Identify and solicit resources (include dollars) for investment in property improvements that will enhance historic values.

I am especially interested in developing greater Board “design review” input and in publicizing preservation achievements, would be happy to with anyone else interested, and am equally anxious to have members of the Board cover each of these or any other proactive initiatives. Your indication of interest and volunteering to take action before a challenge or appointment is required is appreciated.

It may not necessarily be our battle to win or lose but without doubt it is that of our community.

Sincerely,

Roger Durst, Architect/AIA/Historic Preservation Board



STAFF COMMUNICATION

HISTORIC DISTRICT DESIGN REVIEW(S)

PROJECT #	ADDRESS	DESCRIPTION	STATUS
PL-07-00191	430 Main Street *	Rear addition to historic	<i>Pending</i>
PL-07-00234	313 Daly Avenue *	Rehabilitation and addition of historic structure	<i>Approved</i>
PL-08-00311	255 Main Street *	Elevator addition and plaza redesign	<i>Pending</i>
PL-08-00329	657 Park Avenue *	Rehabilitation and addition of historic structure	<i>Approved</i>
PL-08-00386	176 Main Street *	Centennial House	<i>Pending</i>
PL-08-00387	129 Main Street *	New single family dwelling	<i>Pending</i>
PL-08-00388	160 Park Avenue *	New single family dwelling	<i>Approved</i>
PL-08-00435	154 Marsac Avenue *	Two new single family dwellings	<i>Pending</i>
PL-08-00495 –	100 Marsac Avenue –	Talisker affordable housing projects of 10 units	<i>Pending</i>
PL-08-00504	Lot 1 through Lot 10 *		
PL-08-00507	68 Prospect Street *	Reconstruction and addition	<i>Approved</i>
PL-08-00515	408 Deer Valley Loop Road *	New single family dwelling	<i>Approved</i>
PL-08-00517	410 Deer Valley Loop Road *	New single family dwelling	<i>Approved</i>
PL-08-00520	412 Deer Valley Loop Road *	New single family dwelling	<i>Approved</i>
PL-08-00560	71 Daly Avenue *	Rear addition	<i>Pending</i>
PL-08-00571	16 Sampson Avenue *	Single family dwelling incorporating Significant historic home	<i>Pending</i>
PL-08-00582	201 Norfolk Avenue *	Single family home	<i>Approved</i>
PL-09-00655	505 Woodside Avenue *	Addition to a historic home	<i>Pending</i>
PL-09-00690	227 McHenry Avenue *	Garage	<i>Expired</i>
PL-09-00734	919 Woodside Avenue	Approved reconstruction preservation plan for demolition order by Chief Building Official	<i>Approved</i>
PL-09-00751	352 Main Street	Infill space to a non-historic building	<i>To be withdrawn</i>
PL-09-00774	1059 Park Avenue	Rear addition	<i>Pending</i>
PL-09-00775	352 Main Street, Dugin & Spur	Front façade modifications to a non-historic building	<i>Approved</i>
PL-09-00776	919 Woodside Avenue	Reconstruction	<i>Pending</i>
PL-09-00795	901 Woodside Avenue	Garage/basement addition	<i>Pending</i>
PL-09-00816	703 Park Avenue, High West	Addition of awning	<i>Denied</i>
PL-09-00823	1096 Lowell Avenue	4 parking spaces in front yard	<i>Pre-App Complete</i>
PL-09-00842	929 Park Avenue	Preservation plan	<i>Pending</i>

* Applications submitted under the Historic District Guidelines published 1983.

Applied – The application has been received, no planner has been assigned and no review has taken place.

Pending – The application has been received, a planner has been assigned, and the project is currently under review for compliance.

Pre-App Complete – The Pre-application has been received, a planner has been assigned, and the Pre-application review has taken place. No Design Review application has been applied for.

Compliance – The planner has found the project to be in compliance with the appropriate Historic District Guidelines.

Approved – Final Action of approval has been taken on an application.

Denied – Final Action of denial has been taken on an application.

PL-09-00849	245 Woodside Avenue	Stairs on non-historic building	<i>Pre-App Complete</i>
PL-09-00853	147 Ridge Avenue	Retaining wall	<i>Approved</i>
PL-09-00859	424 Woodside Avenue	Possible addition	<i>Pre-App Complete</i>
PL-09-00869	593 Park Avenue	New single family dwelling	<i>Pending</i>
PL-10-00893	176 Main Street, Centennial	Preservation Plan	<i>Pending</i>
PL-10-00904	1420 Park Avenue	New garage with addition	<i>Pending</i>
PL-10-00916	692 Main Street	Addition and remodel to a non-historic building	<i>Pre-App</i>
PL-10-00921	577 Main Street	Exterior deck on non-historic building	<i>Pre-App Complete</i>
PL-10-00930	915 Norfolk Avenue	Add window on a secondary façade of a historic home	<i>Pre-App Complete</i>
PL-10-00934	508 Main Street	Rear Addition	<i>Pre-App Complete</i>
PL-10-00935	505 Park Avenue	Garage addition to a non-historic home	<i>Pre-App Complete</i>
PL-10-00936	335 Woodside Avenue	Rear second story addition to a Landmark structure	<i>Pre-App Complete</i>
PL-10-00937	306/412 Main Street	Outdoor dining on Main Street	<i>Pre-App Complete</i>
PL-10-00939	320 Marsac Avenue	Material change of deck/railing on non-historic home	<i>Pre-App</i>

DETERMINATION OF HISTORICAL SIGNIFICANCE AND INCLUSION/EXCLUSION ON HISTORIC SITES INVENTORY

PROJECT #	ADDRESS	DESCRIPTION	STATUS
PL-09-00664	1062 Woodside Avenue	Exclusion	<i>Pending</i>
PL-09-00839	Daly-West Mine Site	Inclusion	<i>Approved</i>
PL-09-00843	1406 Park Avenue	Exclusion	<i>Pending</i>
PL-09-00844	921 Norfolk Avenue	Exclusion	<i>Approved</i>
PL-09-00845	Alliance Mine Site	Inclusion	<i>Approved</i>
PL-09-00846	569 Park Avenue	Exclusion	<i>Pending</i>
PL-10-00900	Silver King, Spiro Tunnel	Inclusion	<i>Pending</i>
PL-10-00901	Judge Mine Site	Inclusion	<i>Approved</i>
PL-10-00902	Judge Mine Aerial Tramway	Inclusion	<i>Approved</i>
PL-10-00903	Little Belle Mine Ore Bin	Inclusion	<i>Approved</i>

GRANT(S)

PL-09-00657	1101 Norfolk Avenue	Foundation and window replacement	<i>Approved</i>
PL-09-00766	1049 Park Avenue	Window repair	<i>Approved</i>
PL-09-00767	601 Sunnyside Drive	Rehabilitation of historic structure	<i>Approved</i>
PL-09-00841	313 Daly Avenue	Rehabilitation of historic structure	<i>Pending</i>

APPEAL(S) OF STAFF'S DETERMINATION OF COMPLIANCE

PL-09-00709	100 Marsac Avenue, Lot 1 through Lot 10	<i>Pending</i>
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* Applications submitted under the Historic District Guidelines published 1983.

Applied – The application has been received, no planner has been assigned and no review has taken place.

Pending – The application has been received, a planner has been assigned, and the project is currently under review for compliance.

Pre-App Complete – The Pre-application has been received, a planner has been assigned, and the Pre-application review has taken place. No Design Review application has been applied for.

Compliance – The planner has found the project to be in compliance with the appropriate Historic District Guidelines.

Approved – Final Action of approval has been taken on an application.

Denied – Final Action of denial has been taken on an application.

REGULAR AGENDA

Historic Preservation Board Staff Report



PLANNING DEPARTMENT

Author: Thomas E. Eddington, Jr., AICP
Dina Blaes, Preservation Consultant

Subject: Historic Sites Inventory

Application #: PL-10-00900

Date: April 7, 2010

Type of Item: Administrative - Determination of Historical Significance

Summary Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and that the board designate the Silver King Consolidated Mine Spiro Tunnel Site and its three remaining buildings and four remaining structures to the Historic Sites Inventory as a Significant Site.

Topic:

Applicant: Planning Department

Location: 1825 Three Kings Drive - Silver King Consolidated Mine - Spiro Tunnel Site

Proposal: Designate the Silver King Consolidated Mine Spiro Tunnel Site (three remaining buildings and four remaining structures) to the Historic Sites Inventory as a Significant Site.

Zoning: Residential Development (RD) District and Master Planned Development (MPD) area.

Background:

The Park City Historic Sites Inventory, adopted February 4, 2009, includes four hundred five (405) sites of which one hundred ninety-two (192) sites meet the criteria for designation as Landmark Sites and two hundred thirteen (213) sites meet the criteria for designation as Significant Sites. The Planning Department is seeking to add the Silver King Consolidated Mine Spiro Tunnel Site to the Historic Sites Inventory as a Significant Site.

Brief History of the Silver King Consolidated Mine - Spiro Tunnel Site

In December 1915, the Park Record reported that the Silver King Consolidated Mine Company (owned by Solon Spiro and Samuel Newhouse) purchased property near the base of Thaynes Canyon from William Ferry and the Sullivan Ranch for a tunnel site. In 1920, the Park Record announced the tunnel was approximately 12,7000 ft., but a major vein of ore had not been reached. By 1924, the tunnel was more than 15,000 feet and still had not reached the ore vein. Because after eight years the tunnel had not reached the ore vein Spiro expected to find in the area, he sold the mine to the Silver King Coalition Mine Company in 1924. The Silver King Coalition continued the tunnel and soon struck the ore vein Spiro had predicted.

Between 1916 and 1923, the Silver King Consolidated constructed a sawmill and several other minor buildings at the site of the tunnel portal. After purchasing the property in 1924, the Silver King Coalition Mine Company constructed more substantial buildings and structures on the site. Mining operations at this location ceased in 1948.

The most prominent individuals associated with the Spiro Tunnel are Solon Spiro and Samuel Newhouse. The other extant structures are not directly associated with the lives of persons significant or important to the history of Park City.

The Spiro Tunnel is also known in more recent history (1965-68) as the site of the world's only (according to research completed for the National Register nomination) underground ski lift. In the 1970s, the Utah Neutrino Experiment funded by the National Science Foundation, conducted neutrino detection experiments in a chamber near the end of the tunnel. Today, the tunnel supplies the city's municipal water system and the remaining structures and buildings are now part of a large development, Silver Star at Park City, of ski-in/ski-out condominiums and commercial space.

Building 1: Sawmill Building

The sawmill building is approximately 30'x60' with a gable roof form supported by timber framing with queen-post trusses. The exterior is clad in corrugated metal panels with corrugated roofing material. The windows are six-over-six double hung sash type and are replacements, but are based on early photographs of the building. Along the long axis facing east, the windows are single and run the length of the building. On the west elevation, a one-story addition has been constructed to accommodate a mechanical room. The addition is clad in vertical cedar planks that were salvaged from the floor of the structure. The windows on the narrow ends are six-over-six double hung sash type in pairs or stacked. The entrance doors (one on each of the narrow ends) are newly installed half-glass commercial doors. This building was originally built between 1916, when the tunnel was started, and 1929. The building appears on the 1929 Sanborn Insurance map and was extensively rehabilitated in 2006.

Building 2: Compressor House A

Compressor House A is approximately 30'x60' and is timber frame construction with modified bow trusses. The raised foundation is concrete and the exterior is clad with corrugated metal panels. A monitor-type skylight runs the length of the building and is clad in corrugated metal. The monitor-type windows are groups of three six-light units with center louvers. Windows on the main floor are wood-sash multi-light factory windows with center louvers. The entrance doors (one on each of the narrow ends) are modern half-glass commercial doors. This building was constructed before 1929 (appears on the 1929 Sanborn Insurance map) and was extensively rehabilitated in 2006.

Building 3: Compressor House B

This two-story building is approximately 40'x60' and is steel post and truss construction. The raised foundation is concrete and the exterior is clad in corrugate metal panels. The gable roof is also clad in corrugated metal panels. The windows are wood sash

multi-light factory windows with center louvers that divide the long axis elevation into four bays. The second bay from the north end of the building was modified to accommodate the main entrance. The entrance doors are half-glass, commercial doors. This building was constructed prior to 1929 (appears on the 1929 Sanborn Insurance map) and was extensively rehabilitated in 2006.

Structure 1: Spiro Tunnel Portal

The tunnel was constructed between 1916 and 1924 with some work continuing in the late 1930s (connection with the Thaynes Shaft). The portal is built directly into the hillside northwest of the Compressor House B. The portal consists of iron I-beams and large timbers supporting a simple shed roof. The doors are plywood with a metal security gate. A section of the original rail track extends approximately 30 feet from the tunnel entrance out into the newly paved parking area. Stone retaining walls that flank the entrance were added as part of the 2006 rehabilitation and overall development of the site. The portal was started in 1916 but was likely modified as needed until 1924 or later to meet the needs of the mine company. Minor structures and at least one large building (change room) and a covered tramway appear on the 1929 Sanborn Insurance map. These elements were removed after 1958.

Structure 2: Ivers Tunnel Portal Structure

The Ivers Tunnel was started prior to 1929 (appears on the Sanborn Insurance map), and was intended to be used as a service tunnel to facilitate installation of equipment and to aid in movement at the Spiro tunnel portal. The service tunnel is covered by a gable roof structure approximately 12'x45'. The structure is built into the hillside at the point of the tunnel's concrete arch and extends away from the hillside north of the Compressor House B. The exterior, including the roof and the long axis walls, is clad in corrugated metal panels. The gable end is clad in diagonal planks and wood carriage doors. Along the long axis there are evenly spaced small square window openings covered in either wood planks or metal grates. The portal structure does not appear on the 1929 Sanborn Insurance map, but is seen on the 1940 map.

Structure 3: Heating Plant-Coal Bin

This building is located adjacent to the Silver Star development access road north of the other buildings and west of Three Kings Drive. It is a wood structure with shed roof, wood plank walls, and exterior diagonal bracing. The heating plant portion is a metal building that sits below grade with walls that are clad in pressed metal. Sections of this combined building have collapsed. Multi-light windows have been broken and the structure is in poor condition. It currently serves as a landscape element within the larger development. The structure was built c. 1925 and appears on the 1929 Sanborn Insurance map.

Structure 4: Water Tank

The 7,500-gallon water tank was built prior to 1929 (appears on the 1929 Sanborn Insurance map). The tank is round and constructed of wood planks on end with iron straps. It has an octagonal pavilion roof clad in wood shingles. Directly opposite each other are narrow projecting gable dormers. The tank is raised on wood blocks and is in

generally poor condition. The roof is partially collapsed. It is located directly west and uphill from the Compressor House A on a graded roadway/track.

Previous Research

The Silver King Consolidated - Spiro Tunnel Site was the subject of a Selective Reconnaissance Level Survey conducted by Sandra Morrison of the Park City Historical Society & Museum in 1999.

In 2004, the Spiro Tunnel property (12.32 acres) was annexed into Park City Municipal Corporation. Though the site was located within PCMC boundaries when the 2006 citywide survey update was began, the site was not evaluated for local designation because it was undergoing extensive rehabilitation. Following rehabilitation, the possibility of listing the site on the National Register of Historic Places was under review by the National Park Service as Part 1 of a Federal Rehabilitation Tax Credit application submitted by the property owner. Staff delayed making a recommendation on local designation until a decision was made by the National Park Service on National Register eligibility. Following the determination from the NPS that the site did not meet the criteria for listing on the National Register of Historic Places, staff conducted an evaluation of the site for local designation based on the criteria set forth in Title 15-11-10.

Analysis

The Historic Preservation Board is authorized by Title 15-11-5(l) to review and take action on the designation of Sites to the Historic Sites Inventory. In addition, Title 15-11-10(B) authorizes the Planning Department to nominate a Building (main, attached, detached or public), Accessory Building, and/or Structure for listing in the Park City Historic Sites Inventory.

If the Historic Preservation Board finds, based on the analysis below, the site complies with the criteria set forth in Title 15-11-10, it will be added to the Historic Sites Inventory.

15-11-10. PARK CITY HISTORIC SITES INVENTORY.

(A) CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

(1) LANDMARK SITE. Any Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

Analysis: The site meets this criterion. The site is at least 50 years old. Newspaper accounts during the historic period record the various developments on the site between 1916 and the 1930s. Except for the Ivers tunnel portal building, all of the extant buildings and structures appear on the 1929 Sanborn Insurance map. The Ivers tunnel structure

appears on the 1940 Sanborn Insurance map and was likely built c. 1930.

(b) It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and

Analysis: The site does not meet this criterion. The site does not retain its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places. . This method of determining historic integrity for locally designated Landmark Sites was adopted by the City Council in July 2009 and is set forth in Title 15-11 (Historic Preservation) and Title 15-15 (Definitions).

*As noted in National Register Bulletin 42, "a mining property may be judged to have integrity as a **system** even though individual components of the system have deteriorated over time". This site does not effectively convey the collective image of a historically significant mining operation because of substantial alterations made to the site and the cumulative number of components (buildings and structures) that have been removed from the site over time. The extant historic structures are not sufficient to convey a sense of the mining system and/or operation at this site. In addition, the loss of historic resources and the significant encroachment of new development substantially diminish the site's historic integrity. Therefore, the site is not eligible for listing in the National Register, and consequently, does not meet criterion (b) of Title 15-11-1-(A)(1).*

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

(i) an era that has made a significant contribution to the broad patterns of our history,

Analysis: The site meets the criterion primarily because of its association with an era that has made a significant contribution to the broad patterns of our history; namely, the mining era.

ii) The lives of Persons significant in the history of the community, state, region, or nation, or

(iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

(2) SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

Analysis: The site meets this criterion. The site is at least 50 years old. Newspaper accounts during the historic period record the various developments on the site between 1916 and the 1930s. Except for the Ivers tunnel portal building, all of the extant buildings and structures appear on the 1929 Sanborn Insurance map. The Ivers tunnel structure appears on the 1940 Sanborn Insurance map and was likely built c. 1930.

(b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form.

Analysis: The site meets this criterion. It retains its Essential Historical Form as defined in the Land Management Code. Essential Historical Form is defined as "the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past." This site retains the physical characteristics that identify it as existing in or relating to the mining era in Park City.

The Compressor Houses (A & B) and the Sawmill were rehabilitated in 2006 for new uses and minor, but compatible, alterations were made to the buildings.

The structures on the site have been stabilized and minimally altered since the historic period. The alterations are a result of general deterioration--roofs of both the Heating Plant/Coal Bin Structure and the Water Tank have partially collapsed. The Spiro Tunnel portal is well maintained and the Ivers Tunnel structure does not appear to have been significantly modified.

Major alterations that destroy the essential historical form include:

(i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or

Analysis: There is no evidence to suggest the pitch of the main roofs of any of the extant buildings or structures have been changed.

(ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or

Analysis: Upper stories have not been added or removed after the Period of Historic Significance to/from the extant buildings or structure.

(iii) Moving it from its original location to a Dissimilar Location, or
Analysis: The extant buildings and structures remain in their original locations.

(iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.
Analysis: There are no additions to the extant buildings and structures that obscure the Essential Historical Form when viewed from the public right-of-way.

(c) It is important in local or regional history, architecture, engineering or culture associated with at least one (1) of the following:

(i) An era of Historic importance to the community, or
Analysis: The site meets the criterion primarily because of its association with an era of historic importance to the community; namely, the mining era.

(ii) Lives of Persons who were of Historic importance to the community, or

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

Summary

In summary, staff recommends that the HPB find that the Site does not meet the criteria set forth in Title 15-11-10(A)(1) for designation as a Landmark Site, but does meet the criteria set forth in Title 15-11-10(A)(2) for designation to the Historic Sites Inventory as a Significant Site.

Notice

Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces.

Public Input

A public hearing, conducted by the Historic Preservation Board, is required prior to designating sites to the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code.

Alternatives

- Conduct a public hearing on the Site described herein and designate the Site to the Historic Sites Inventory based on the findings of fact and conclusions of law set forth in the staff report.

- Conduct a public hearing and reject designation of the Site to the Historic Sites Inventory, providing specific findings of fact and conclusions of law for the action.
- Continue the action to a date certain.

Significant Impacts

There are no significant fiscal impacts on the City as a result of designating the Site described in this report to the Historic Sites Inventory.

Consequences of *not* taking the Recommended Action

Not taking the recommended action may result in the demolition of historic resources.

Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and vote to designate the Site described in this staff report to the Historic Sites Inventory as a Significant Site based on the following findings of fact and conclusions of law:

Findings of Fact

1. The remaining buildings and structures that make up the Silver King Consolidated Mine Spiro Tunnel Site are located in the Residential Development (RD) District and in a Master Planned Development (MPD) area.
2. The Silver King Consolidated Mine Spiro Tunnel Site is located at 1825 Three Kings Drive.
3. The Sawmill building was constructed between 1916 and 1929 during the active mining era in Park City (1869-1929) as evidenced by newspaper reports of the property being purchased by the mine company in 1915 and by the subsequent appearance of the building on the 1929 Sanborn Insurance map.
4. The Sawmill building reflects one of the typical construction methods and forms used for industrial buildings constructed in the early twentieth century and it contributes to the importance of the site.
5. The Compressor House A was constructed in 1929 at the end of the active mining era in Park City (1869-1929) as evidenced by the description of the building from the *Park Record* (October 23, 1931) noting that construction occurred in November 1929. The building appears on the 1929 Sanborn Insurance map.
6. The Compressor House A reflects one of the typical construction methods and forms used for industrial buildings constructed in the early twentieth century and it contributes to the importance of the site.
7. The Compressor House B was constructed in 1929 at the end of the active mining era in Park City (1869-1929) as evidenced by a description of the building from the *Park Record* (September 27, 1929) that dates the building to that year. The building appears on the 1929 Sanborn Insurance map.
8. The Compressor House B reflects one of the typical construction methods and forms used for industrial buildings constructed in the early twentieth century and it contributes to the importance of the site.
9. The Spiro Tunnel Portal structure was started in 1916 and was modified as the tunnel and site were developed. The 1929 Sanborn map reflects an extensive

covered tramway that projected from the tunnel entrance to the Sawmill building. This structure is not extant.

10. The Spiro Tunnel Portal structure reflects the typical construction method used in the early twentieth century for this type of industrial structure. The structure was modified with adjacent retaining walls in 2006, but the alterations serve to stabilize the surrounding hill and physically broaden access to the tunnel and are not incompatible with the older elements of the structure. The structure contributes to the importance of the site.
11. The Ivers Tunnel Portal structure was constructed between 1929 and 1940 as evidenced by the 1929 and 1940 Sanborn Insurance maps.
12. The Ivers Tunnel Portal structure reflects the typical construction method used in the early twentieth century for this type of simple industrial structure. The structure contributes to the importance of the site.
13. The Heating Plant was constructed prior to 1929 as evidenced by the appearance of the structure on the 1929 Sanborn Insurance map.
14. The Heating Plant structure reflects the typical construction method used in the early twentieth century for this type of industrial structure. The structure contributes to the importance of the site.
15. The Water Tank was constructed prior to 1929 as evidenced by the appearance of the structure on the 1929 Sanborn Insurance map.
16. The Water Tank reflects the typical construction method used in the early twentieth century for this type of industrial structure. Mining and engineering handbooks from the mining era include illustrations of similar structures and water tanks of this type are extant at other mining-related historic sites in Park City. The structure contributes to the importance of the site.
17. All findings from the Analysis section are incorporated herein.

Conclusions of Law

1. The remaining three buildings and four structures that make up the Silver King Consolidated Mine Spiro Tunnel Site are at least fifty (50) years old.
2. The remaining three buildings and four structures that make up the Silver King Consolidated Mine Spiro Tunnel Site retain the physical characteristics that identify them as existing in or relating to the mining era.
3. The remaining three buildings and four structures that make up the Silver King Consolidated Mine Spiro Tunnel Site are important in local or regional history, architecture, engineering or culture associated with an era of Historic importance to the community (the active mining era) and the lives of Persons who were of Historic importance to the community.
4. The remaining three buildings and four structures that make up the Silver King Consolidated Mine Spiro Tunnel Site meet the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is a Significant Site pursuant to Title 15-11-10.

Exhibits

Exhibit A - Vicinity map of the Silver King Consolidated Mine Spiro Tunnel Site (aerial photograph)

Exhibit B - Historic Site Form - Compressor House A.

- Exhibit C - Historic Site Form - Compressor House B.
- Exhibit D - Historic Site Form - Sawmill Building.
- Exhibit E - Historic Site Form - Spiro Tunnel Portal Structure.
- Exhibit F - Historic Site Form - Ivers Tunnel Portal Structure.
- Exhibit G - Historic Site Form - Water Tank.
- Exhibit H - Historic Site Form - Heating Plant/Coal Bin.
- Exhibit I - Photographs

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Consolidated Spiro Tunnel Complex - Foundry Building

Address: 1825 Three Kings Drive

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SSPC-2

Current Owner Name: Paladin Development Partners

Parent Parcel(s):

Current Owner Address: PO Box 4223, Park City, Utah 84060

Legal Description (include acreage): Lot 2 Silver Star at Park City Subdivision; according to the official plat on file in the Summit County Recorder's Office; Contiguous 209,193 Sq Ft or 4.80 acres less 1.51 ac the Spiro Condominiums Building A - Bal is 3.29 acres.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

- Original Use: Industrial
- Current Use: Commercial

- *National Register of Historic Places: ineligible eligible
- listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 2009
- historic: date unknown

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.)

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Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

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4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Early Twentieth Century: Industrial Complex No. Stories: 1.5

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: The site has been significantly altered by the encroachment of new development.

Foundation: Raised concrete.

Walls: Timber frame clad in corrugated metal panels.

Roof: Monitor roof form clad in corrugated metal roofing material.

Windows/Doors: wood sash multi-light factory windows with center louvers.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The foundry building is approximately 30'x60' and is timber frame construction with modified bow trusses. The raised foundation is concrete and the exterior is clad with corrugated metal panels. The monitor skylight runs the length of the building and is clad in corrugated metal. The monitor windows are groups of three six-light units with center louvers. Windows on the mail floor are wood-sash, multi-light, factory windows with center louvers. The entrance doors (one on each of the narrow ends) are modern half-glass commercial doors. This building was constructed prior to 1929 and was extensively rehabilitated in 2006.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The site has changed over time as a result of the encroachment of new development, including extensive paving to accommodate parking areas, multi-family structures and new retail and commercial buildings.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence of the mature mining era includes the utilitarian materials and construction method of timber frame and bow trusses.

Feeling (Describe the property's historic character.): This building, along with other mine-related buildings, conveys a limited sense of mining activities in the early twentieth centuries. The modifications made to the site to accommodate new uses has diminished the historic character.

Association (Describe the link between the important historic era or person and the property.): The building is generally associated with the mature mining era because of its date of construction and is associated with the Silver King Coalition Mine Company.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1928

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

Settlement & Mining Boom Era (1868-1893)

Mature Mining Era (1894-1930)

Mining Decline & Emergence of Recreation Industry (1931-1962)

From the National Register Nomination Form prepared by Korral Broschinsky for Paladin Development Partners, LLC:

In December 1915, the Park Record reported that the Silver King Con (owned by Solon Spiro and Samuel Newhouse) purchased property for a tunnel site. The assembled property included acreage purchased from William Ferry and the Sullivan Ranch. The tunnel was started in 1916. In 1920, the Park Record announced the tunnel was approximately 12,7000 ft., but a major vein of ore had not been reached. By 1924, the tunnel was more than 15,000 feet and had not reached the rich ore vein Solon Spiro expected. Facing financial collapse, Spiro sold the mine to the Silver King Coalition Mine Company in 1924.

Between 1916 and 1923, the Silver King Consolidated had constructed a sawmill and a few other buildings at the site of the tunnel portal. After the mine was purchased by the Silver King Coalition it was transferred to the Silver King Western Mining and Milling Company which was formed by Thomas Kearns to mine the land adjoining the Silver King Coalition property. By 1930, several buildings had been constructed at the site.

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Southeast oblique. Camera facing northwest, 2009.

Photo No. 2: Northeast oblique. Camera facing southwest, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Consolidated Spiro Tunnel Complex - Machine Shop Building

Address: 1825 Three Kings Drive

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SSPC-2

Current Owner Name: Paladin Development Partners

Parent Parcel(s):

Current Owner Address: PO Box 4223, Park City, Utah 84060

Legal Description (include acreage): Lot 2 Silver Star at Park City Subdivision; according to the official plat on file in the Summit County Recorder's Office; Contiguous 209,193 Sq Ft or 4.80 acres less 1.51 ac the Spiro Condominiums Building A - Bal is 3.29 acres.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

- Original Use: Industrial
- Current Use: Commercial

- *National Register of Historic Places: ineligible eligible
- listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 2009
- historic:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.)

- Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
- Broschinsky, Korral. "Spiro Tunnel Mining Complex." National Register of Historic Places Registration Form. United States. Department of the Interior. National Park Service. Salt Lake City, 2008.
- Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
- Jenkins, J.E. King Con. N.d. Pop Jenks Collection. Hall Compton Research Library. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.96. Electronic.
- Knowles, C. R. "Report of Committee XIII On Water Service: Specifications for Wooden Water Tanks, 50,000 Gallons Capacity." Proceedings of the Twenty-First Annual Convention of the American Railway Engineering Association, March 16-20, 1920. Chicago: American Railway Engineering Association, 1920. Google Books. N.d. 10 Dec. 2009 <<http://books.google.com>>
- Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.
- Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

Powell, Allan Kent. Boston & Newhouse Buildings, Salt Lake, c. 1915. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <<http://www.media.utah.edu/UHE/n/NEWHOUSESAMUEL.html>>

Sanborn, D.A. "Sheet 22, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1929. Hal Compton Research Library. Park City Historical Society & Museum. 13 Oct. 2009. Electronic.

----. "Sheet 22, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Digital Sanborn Maps 1867-1970. Salt Lake City Public Library. 2 February 2010. Electronic.

"Silver King Coalition Buys Silver--King Consolidated." Park Record [Park City] 23 May 1924: 1. Utah Digital Newspapers: Creating Citizen Historians. J. Willard Marriott Library. 8 Dec-2009. <<http://digitalnewspapers.org>>

"Solon Spiro dies in Eastern Home." Park Record [Park City] 2 Aug. 1929: 1. Utah Digital Newspapers: Creating Citizen Historians. J. Willard Marriott Library. 6 Oct. 2009 <<http://digitalnewspapers.org>>

Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.

Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Early Twentieth Century: Industrial Complex No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: The site has been significantly altered by the encroachment of new development.

Foundation: Raised concrete.

Walls: Iron posts and trusses clad in corrugated metal panels.

Roof: Gable roof with corrugated metal roofing material.

Windows/Doors: Multi-light factory windows with center louvers.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This two-story building is approximately 40'x60' and is steel post and truss construction. The raised foundation is concrete and the exterior is clad in corrugate metal panels. The gable roof is clad in corrugated metal panels. The windows are wood sash, multi-light, factory windows with center louvers that divide the long axis elevation into four bays. The second bay from the north end of the building was modified to accommodate the main entrance. The entrance doors are half-glass, commercial doors. This building was constructed c. 1929 and was extensively rehabilitated in 2006.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The site has changed over time as a result of the encroachment of new development, including extensive paving to accommodate parking areas, multi-family structures and new retail and commercial buildings.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence of the mature mining era includes the utilitarian materials and construction method of iron posts and trusses.

Feeling (Describe the property's historic character.): This building, along with other mine-related buildings at the site, conveys a limited sense of mining activities in the early twentieth centuries. The modifications made to the site to accommodate new uses have diminished the historic character.

Association (Describe the link between the important historic era or person and the property.): The building is generally associated with the mature mining era because of its date of construction and is associated with the Silver King Coalition Mine Company.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1929

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

Settlement & Mining Boom Era (1868-1893)

Mature Mining Era (1894-1930)

Mining Decline & Emergence of Recreation Industry (1931-1962)

From the National Register Nomination Form prepared by Korral Broschinsky for Paladin Development Partners, LLC:

In December 1915, the Park Record reported that the Silver King Con (owned by Solon Spiro and Samuel Newhouse) purchased property for a tunnel site. The assembled property included acreage purchased from William Ferry and the Sullivan Ranch. The tunnel was started in 1916. In 1920, the Park Record announced the tunnel was approximately 12,7000 ft., but a major vein of ore had not been reached. By 1924, the tunnel was more than 15,000 feet and had not reached the rich ore vein Solon Spiro expected. Facing financial collapse, Spiro sold the mine to the Silver King Coalition Mine Company in 1924.

Between 1916 and 1923, the Silver King Consolidated had constructed a sawmill and a few other buildings at the site of the tunnel portal. After the mine was purchased by the Silver King Coalition it was transferred to the Silver King Western Mining and Milling Company which was formed by Thomas Kearns to mine the land adjoining the Silver King Coalition property. By 1930, several buildings had been constructed at the site.

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Northeast oblique. Camera facing southwest, 2009.

Photo No. 2: East Elevation. Camera facing west, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Consolidated Spiro Tunnel Complex - Sawmill Building

Address: 1825 Three Kings Drive

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SSPC-2

Current Owner Name: Paladin Development Partners

Parent Parcel(s):

Current Owner Address: PO Box 4223, Park City, Utah 84060

Legal Description (include acreage): Lot 2 Silver Star at Park City Subdivision; according to the official plat on file in the Summit County Recorder's Office; Contiguous 209,193 Sq Ft or 4.80 acres less 1.51 ac the Spiro Condominiums Building A - Bal is 3.29 acres.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

- Original Use: Industrial
- Current Use: Commercial

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 2009
- historic:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.)

- Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
- Broschinsky, Korral. "Spiro Tunnel Mining Complex." National Register of Historic Places Registration Form. United States. Department of the Interior. National Park Service. Salt Lake City, 2008.
- Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
- Jenkins, J.E. King Con. N.d. Pop Jenks Collection. Hall Compton Research Library. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.96. Electronic.
- Knowles, C. R. "Report of Committee XIII On Water Service: Specifications for Wooden Water Tanks, 50,000 Gallons Capacity." Proceedings of the Twenty-First Annual Convention of the American Railway Engineering Association, March 16-20, 1920. Chicago: American Railway Engineering Association, 1920. Google Books. N.d. 10 Dec. 2009 <<http://books.google.com>>
- Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.
- Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

- Powell, Allan Kent. Boston & Newhouse Buildings, Salt Lake, c. 1915. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <<http://www.media.utah.edu/UHE/n/NEWHOUSESAMUEL.html>>
- Sanborn, D.A. "Sheet 22, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1929. Hal Compton Research Library. Park City Historical Society & Museum. 13 Oct. 2009. Electronic.
- . "Sheet 22, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Digital Sanborn Maps 1867-1970. Salt Lake City Public Library. 2 February 2010. Electronic.
- "Silver King Coalition Buys Silver--King Consolidated." Park Record [Park City] 23 May 1924: 1. Utah Digital Newspapers: Creating Citizen Historians. J. Willard Marriott Library. 8 Dec-2009. <<http://digitalnewspapers.org>>
- "Solon Spiro dies in Eastern Home." Park Record [Park City] 2 Aug. 1929: 1. Utah Digital Newspapers: Creating Citizen Historians. J. Willard Marriott Library. 6 Oct. 2009 <<http://digitalnewspapers.org>>
- Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
- Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Early Twentieth Century: Industrial Complex No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: The site has been significantly altered by the encroachment of new development.

Foundation: Concrete.

Walls: Timber frame clad in corrugated metal panels.

Roof: Gable roof form clad in corrugated metal panels.

Windows/Doors: Wood six-over-six double hung sash type windows.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The sawmill building is approximately 30'x60' with a gable roof form supported by timber framing with queen trusses. The exterior is clad in corrugated metal panels with corrugated roofing material. The windows are six-over-six double hung sash type and are replacements, but are based on early photographs of the building. Along the long axis facing east, the windows are single and run the length of the building. On the west elevation, a one-story addition has been constructed to accommodate a mechanical room. The addition is clad in vertical cedar planks that were salvaged from the floor. The windows on the narrow ends are six-over-six double hung sash type in pairs or stacked. The entrance doors (one on each of the narrow ends) are newly installed half-glass commercial doors. This building was originally built c. 1916 and was extensively rehabilitated in 2006.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The site has changed over time as a result of the encroachment of new development, including extensive paving to accommodate parking areas, multi-family structures and new retail and commercial buildings.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence of the mature mining era includes the utilitarian materials and construction method of timber frame and queen-post trusses.

Feeling (Describe the property's historic character.): This building, along with other mine-related buildings on the site, conveys a limited sense of mining activities in the early twentieth centuries. The modifications made to the site to accommodate new uses have diminished the historic character.

Association (Describe the link between the important historic era or person and the property.): The building is generally associated with the mature mining era because of its date of construction and is associated with the Silver King Consolidated Mine Company and Solon Spiro.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1916

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

Settlement & Mining Boom Era (1868-1893)

Mature Mining Era (1894-1930)

Mining Decline & Emergence of Recreation Industry (1931-1962)

From the National Register Nomination Form prepared by Korral Broschinsky for Paladin Development Partners, LLC:

In December 1915, the Park Record reported that the Silver King Con (owned by Solon Spiro and Samuel Newhouse) purchased property for a tunnel site. The assembled property included acreage purchased from William Ferry and the Sullivan Ranch. The tunnel was started in 1916. In 1920, the Park Record announced the tunnel was approximately 12,700 ft., but a major vein of ore had not been reached. By 1924, the tunnel was more than 15,000 feet and had not reached the rich ore vein Solon Spiro expected. Facing financial collapse, Spiro sold the mine to the Silver King Coalition Mine Company in 1924.

Between 1916 and 1923, the Silver King Consolidated had constructed a sawmill and a few other buildings at the site of the tunnel portal. After the mine was purchased by the Silver King Coalition it was transferred to the Silver King Western Mining and Milling Company which was formed by Thomas Kearns to mine the land adjoining the Silver King Coalition property. By 1930, several buildings had been constructed at the site.

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Southeast elevation. Camera facing northwest, 2009.

Photo No. 2: South oblique. Camera facing north, 2009.

Photo No. 3: West oblique. Camera facing east, 2009.

Photo No. 4: North oblique. Camera facing south, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Consolidated Spiro Tunnel Complex - Machine Shop Building

Address: 1825 Three Kings Drive

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SSPC-2

Current Owner Name: Paladin Development Partners

Parent Parcel(s):

Current Owner Address: PO Box 4223, Park City, Utah 84060

Legal Description (include acreage): Lot 2 Silver Star at Park City Subdivision; according to the official plat on file in the Summit County Recorder's Office; Contiguous 209,193 Sq Ft or 4.80 acres less 1.51 ac the Spiro Condominiums Building A - Bal is 3.29 acres.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full
 - Partial

Use

- Original Use: Industrial
- Current Use: Commercial

- *National Register of Historic Places: ineligible eligible
- listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 2009
- historic:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.)

- Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
- Broschinsky, Korral. "Spiro Tunnel Mining Complex." National Register of Historic Places Registration Form. United States. Department of the Interior. National Park Service. Salt Lake City, 2008.
- Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
- Jenkins, J.E. King Con. N.d. Pop Jenks Collection. Hall Compton Research Library. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.96. Electronic.
- Knowles, C. R. "Report of Committee XIII On Water Service: Specifications for Wooden Water Tanks, 50,000 Gallons Capacity." Proceedings of the Twenty-First Annual Convention of the American Railway Engineering Association, March 16-20, 1920. Chicago: American Railway Engineering Association, 1920. Google Books. N.d. 10 Dec. 2009 <<http://books.google.com>>
- Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.
- Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

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- Sanborn, D.A. "Sheet 22, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1929. Hal Compton Research Library. Park City Historical Society & Museum. 13 Oct. 2009. Electronic.
- . "Sheet 22, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Digital Sanborn Maps 1867-1970. Salt Lake City Public Library. 2 February 2010. Electronic.
- "Silver King Coalition Buys Silver--King Consolidated." Park Record [Park City] 23 May 1924: 1. Utah Digital Newspapers: Creating Citizen Historians. J. Willard Marriott Library. 8 Dec-2009. <<http://digitalnewspapers.org>>
- "Solon Spiro dies in Eastern Home." Park Record [Park City] 2 Aug. 1929: 1. Utah Digital Newspapers: Creating Citizen Historians. J. Willard Marriott Library. 6 Oct. 2009 <<http://digitalnewspapers.org>>
- Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
- Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Early Twentieth Century: Industrial Complex No. Stories: N/A

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: The site has been significantly altered by the encroachment of new development.

Foundation: N/A

Walls: Timber and iron I-beam.

Roof: Shed roof form with wooden boards.

Windows/Doors: Plywood doors (c. 1985) and metal grates.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The tunnel was constructed between 1916 and 1924 with some work continuing in the late 1930s (connection with the Thaynes Shaft). The portal is built directly into the hillside northwest of the machine shop building. The portal consists of iron I-beams and large timbers supporting a simple shed roof. The doors are plywood and a metal security gate. A section of the original rail track extends approximately 30 feet from the tunnel entrance out into the newly paved parking area. Stone retaining walls that flank the entrance were added as part of the 2006 rehabilitation and development of the site. The portal was started in 1916 but appears to have been modified and possibly stabilized after 1929.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The site has changed over time as a result of the encroachment of new development, including extensive paving to accommodate parking areas, multi-family structures and new retail and commercial buildings.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence of the mature mining era includes the utilitarian materials and construction method of timber frame and I-beam.

Feeling (Describe the property's historic character.): This structure, along with other mine-related buildings and structures on this site, conveys a sense of mining activities in the early twentieth centuries. The modifications made to the site to accommodate new uses have diminished the historic character.

Association (Describe the link between the important historic era or person and the property.): The building is generally associated with the mature mining era because of its date of construction and is associated with the Silver King Consolidated Mine Company and Solon Spiro.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1916-1924

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

Settlement & Mining Boom Era (1868-1893)

Mature Mining Era (1894-1930)

Mining Decline & Emergence of Recreation Industry (1931-1962)

From the National Register Nomination Form prepared by Korral Broschinsky for Paladin Development Partners, LLC:

In December 1915, the Park Record reported that the Silver King Con (owned by Solon Spiro and Samuel Newhouse) purchased property for a tunnel site. The assembled property included acreage purchased from William Ferry and the Sullivan Ranch. The tunnel was started in 1916. In 1920, the Park Record announced the tunnel was approximately 12,7000 ft., but a major vein of ore had not been reached. By 1924, the tunnel was more than 15,000 feet and had not reached the rich ore vein Solon Spiro expected. Facing financial collapse, Spiro sold the mine to the Silver King Coalition Mine Company in 1924.

Between 1916 and 1923, the Silver King Consolidated had constructed a sawmill and a few other buildings at the site of the tunnel portal. After the mine was purchased by the Silver King Coalition it was transferred to the Silver King Western Mining and Milling Company which was formed by Thomas Kearns to mine the land adjoining the Silver King Coalition property. By 1930, several buildings had been constructed at the site.

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): Solon Spiro and Samuel Newhouse (the tunnel itself).

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Camera facing west, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Consolidated Spiro Tunnel Complex - Ivers Tunnel Structure

Address: 1825 Three Kings Drive

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SSPC-2

Current Owner Name: Paladin Development Partners

Parent Parcel(s):

Current Owner Address: PO Box 4223, Park City, Utah 84060

Legal Description (include acreage): Lot 2 Silver Star at Park City Subdivision; according to the official plat on file in the Summit County Recorder's Office; Contiguous 209,193 Sq Ft or 4.80 acres less 1.51 ac the Spiro Condominiums Building A - Bal is 3.29 acres.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

- Original Use: Industrial
- Current Use: None

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 2009
- historic:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.)

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Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

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- Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Early Twentieth Century: Industrial Complex No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: The site has been significantly altered by the encroachment of new development.

Foundation: Concrete, partial.

Walls: Wood frame clad in corrugated metal panels.

Roof: Gable roof form sheathed in corrugated metal roofing.

Windows/Doors: Small square window openings that are boarded or covered with metal screens.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The Ivers Tunnel, constructed c. 1929, was intended to be used as a service tunnel to facilitate installation of equipment and to aid in movement at the Spiro tunnel portal. The service tunnel is covered by a gable structure approximately 12'x45'. The structure is built into the hillside at the point of the tunnel's concrete arch and extends away from the hillside north of the foundry building. The exterior, including the roof and the long axis walls, is clad in corrugated metal panels. The gable end is clad in diagonal planks and wood carriage doors. Along the long axis there are a few square window openings covered in either wood planks or metal grates.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The site has changed over time as a result of the encroachment of new development, including extensive paving to accommodate parking areas, multi-family structures and new retail and commercial buildings.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence of the mature mining era includes the utilitarian materials, simple form, and construction method of wood frame clad in corrugated metal.

Feeling (Describe the property's historic character.): This structure, along with other mine-related buildings and structures at this site, conveys a sense of mining activities in the early twentieth centuries. The modifications made to the site to accommodate new uses have diminished the historic character.

Association (Describe the link between the important historic era or person and the property.): The building is generally associated with the mature mining era because of its date of construction and is associated with the Silver King Coalition Mine Company.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1930

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Southeast oblique. Camera facing northwest, 2009.

Photo No. 2: Northwest oblique. Camera facing southeast, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Consolidated Spiro Tunnel Complex - Water Tank A

Address: 1825 Three Kings Drive

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SSPC-2 (assumed)

Current Owner Name: Paladin Development Partners

Parent Parcel(s):

Current Owner Address: PO Box 4223, Park City, Utah 84060

Legal Description (include acreage): Lot 2 Silver Star at Park City Subdivision; according to the official plat on file in the Summit County Recorder's Office; Contiguous 209,193 Sq Ft or 4.80 acres less 1.51 ac the Spiro Condominiums Building A - Bal is 3.29 acres. PCMC maps suggest that this structure may be located within Summit County, just outside the boundaries of SSPC-2.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full
 - Partial

Use

- Original Use: Industrial
- Current Use: None

- *National Register of Historic Places: ineligible eligible
- listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 2009
- historic:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.)

- Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
- Broschinsky, Korral. "Spiro Tunnel Mining Complex." National Register of Historic Places Registration Form. United States. Department of the Interior. National Park Service. Salt Lake City, 2008.
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Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2009

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- Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Early Twentieth Century: Industrial Complex No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- POOR (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: The site has been significantly altered by the encroachment of new development.

Foundation: None - wood construction.

Walls: Vertical wood planks with iron straps.

Roof: Octagonal pavilion clad in wood shingles with two gable dormers.

Windows/Doors: N/A

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The two 7,500 gallon water tanks were likely built c. 1929. The tanks are round and constructed of wood planks on end with iron straps. Both tanks have octagonal pavilion roofs clad in wood shingles. Directly opposite each other are narrow projecting gable dormers. Water Tank A is raised on wood blocks and is in generally poor condition. The roof is partially collapsed. Water Tank A is located directly behind the foundry building on a graded roadway/track. Water Tank B is completely collapsed and only a small portion of the roof is intact. Water Tank B is located on the ridge northwest of the development. Water Tank B does not contribute to our understanding of the site.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The site has changed over time as a result of the encroachment of new development, including extensive paving to accommodate parking areas, multi-family structures and new retail and commercial buildings. This water tank is

assumed to be within parcel SSPC-2, but PCMC maps indicate that the tank may be located outside the parcel and on property that lies within Summit County.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence of the mature mining era includes the utilitarian materials and construction method of vertical planks with iron straps and octagonal pavilion roof. The construction method was found in practical mining handbooks of the period.

Feeling (Describe the property's historic character.): This structure, along with other mine-related buildings, conveys a limited sense of mining activities in the early twentieth centuries. The modifications made to the site to accommodate new uses has diminished the historic character.

Association (Describe the link between the important historic era or person and the property.): The building is generally associated with the mature mining era because of its date of construction and is associated with the Silver King Coalition Mine Company.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1929

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Water Tank A. Camera facing northwest, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Consolidated Spiro Tunnel Complex - Coal Hopper/Boiler Structure

Address: 1825 Three Kings Drive

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SSPC-2

Current Owner Name: Paladin Development Partners

Parent Parcel(s):

Current Owner Address: PO Box 4223, Park City, Utah 84060

Legal Description (include acreage): Lot 2 Silver Star at Park City Subdivision; according to the official plat on file in the Summit County Recorder's Office; Contiguous 209,193 Sq Ft or 4.80 acres less 1.51 ac the Spiro Condominiums Building A - Bal is 3.29 acres.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full
 - Partial

Use

- Original Use: Industrial
- Current Use: None

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 2009
- historic:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.)

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Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

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- . "Sheet 22, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Digital Sanborn Maps 1867-1970. Salt Lake City Public Library. 2 February 2010. Electronic.
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- Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
- Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Early Twentieth Century: Industrial Complex No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.): Structure has partially collapsed.

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.):

Site: The site has been significantly altered by the encroachment of new development.

Foundation: Concrete.

Walls: Pressed metal and wood planks.

Roof: Gable roof form clad in corrugated metal roofing material.

Windows/Doors: N/A

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This building is located near the entrance to the development. It is a wood structure with shed roof, wood plank walls, and exterior diagonal bracing. The boiler plant is a metal building that sits below grade with walls that are clad in pressed metal. Sections of this combined building have collapsed. Multi-light windows have been broken and the structure is in poor condition. It currently serves as a landscape element within the larger development. The structure was built c. 1925.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The site has changed over time as a result of the encroachment of new development, including extensive paving to accommodate parking areas, multi-family structures, and new retail and commercial buildings.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence of the mature mining era includes the utilitarian materials and construction methods of wood frame and use of pressed metal.

Feeling (Describe the property's historic character.): This structure, along with other mine-related buildings and structures on the site, conveys a limited sense of mining activities in the early twentieth centuries. The modifications made to the site to accommodate new uses have diminished the historic character.

Association (Describe the link between the important historic era or person and the property.): The building is generally associated with the mature mining era because of its date of construction and is associated with the Silver King Coalition Mine Company.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1925

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

Settlement & Mining Boom Era (1868-1893)

Mature Mining Era (1894-1930)

Mining Decline & Emergence of Recreation Industry (1931-1962)

From the National Register Nomination Form prepared by Korral Broschinsky for Paladin Development Partners, LLC:

In December 1915, the Park Record reported that the Silver King Con (owned by Solon Spiro and Samuel Newhouse) purchased property for a tunnel site. The assembled property included acreage purchased from William Ferry and the Sullivan Ranch. The tunnel was started in 1916. In 1920, the Park Record announced the tunnel was approximately 12,700 ft., but a major vein of ore had not been reached. By 1924, the tunnel was more than 15,000 feet and had not reached the rich ore vein Solon Spiro expected. Facing financial collapse, Spiro sold the mine to the Silver King Coalition Mine Company in 1924.

Between 1916 and 1923, the Silver King Consolidated had constructed a sawmill and a few other buildings at the site of the tunnel portal. After the mine was purchased by the Silver King Coalition it was transferred to the Silver King Western Mining and Milling Company which was formed by Thomas Kearns to mine the land adjoining the Silver King Coalition property. By 1930, several buildings had been constructed at the site.

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: South oblique. Camera facing north, 2009.

Photo No. 2: West oblique. Camera facing east, 2009.

Photo No. 3: Northeast oblique. Camera facing southwest, 2009.

Photo No. 4: East elevation. Camera facing west, 2009.



Silver King Consolidated Mine - Spiro Tunnel Site, Sawmill Building, 2006



Silver King Consolidated Mine - Spiro Tunnel Site, Compressor House A, 2006



Silver King Consolidated Mine - Spiro Tunnel Site, Compressor House B, 2006



Silver King Consolidated Mine - Spiro Tunnel Site, Spiro Tunnel Portal, 2006



Silver King Consolidated Mine - Spiro Tunnel Site, Ivers Tunnel Portal Structure, 2006



Silver King Consolidated Mine - Spiro Tunnel Site, Heating Plant-Coal Bin, 2006



Silver King Consolidated Mine - Spiro Tunnel Site, Water Tank, 2006

Historic Preservation Board Staff Report



PLANNING DEPARTMENT

Author: Thomas E. Eddington, Jr., AICP
Dina Blaes, Preservation Consultant
Subject: Historic Sites Inventory
Application #: PL-09-00843
Date: March 17, 2010
Type of Item: Administrative

Summary Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and remove the site located at 1406 Park Avenue from the Historic Sites Inventory.

Topic

Applicant: Planning Department
Location: 1406 Park Avenue
Proposal: Remove 1406 Park Avenue from the Historic Sites Inventory
Zoning: Historic Residential - Medium Density (HRM) District

Background

The Park City Historic Sites Inventory, adopted February 4, 2009, includes four hundred five (405) sites of which one hundred ninety-two (192) sites meet the criteria for designation as Landmark Sites and two hundred thirteen (213) sites meet the criteria for designation as Significant Sites. The house at 1406 Park Avenue was considered a Significant Site.

Staff's evaluation of the two hundred thirteen (213) sites for compliance with the criteria set forth in 15-11-10(A)(2) and the subsequent recommendation to the HPB to include them on the Historic Site Inventory as Significant Sites was based on information gathered during field visits and from secondary sources, including:

- Reports and photographs from Reconnaissance Level Surveys (RLS) conducted in 1983 and 1995.
- Sanborn Fire Insurance maps from 1889, 1900, 1907, and/or 1929.
- Files on individual buildings held at the State Historic Preservation Office.
- Books on architectural styles, building types, architectural history, and mining history.
- Building cards and photos from the Summit County Tax Assessor that are held at the Park City Historical Society & Museum (PCHS&M) research library and archive.

The building card for the property at 1406 Park Avenue was not found at the PCHS&M research library and therefore was not considered when the property was evaluated for designation to the Historic Sites Inventory in February 2009. Instead, staff relied upon the following:

- Field visit and examination of existing conditions.

- A photograph and the final report from the 1995 RLS.
- Sanborn Insurance maps from 1900, 1907, and 1929.
- Sections of "Utah's Historic Architecture," by Peter Goss and "A Field Guide to American Houses," by Virginia & Lee McAlester.

The PCHS&M keeps the original building cards in Hollinger archival document cases grouped alphabetically and numerically by parcel number. Building cards for properties with parcel numbers SA-226 (1455 Woodside Avenue) and SA-240 (1450 Park Avenue) were located in the archive, but the building cards for SA-227, SA-228, SA-229, SA-230, SA-231, SA-232, SA-233, SA-234, SA-235, SA-236, SA-237, SA-238, and SA-239 were not. The building card for 1406 Park Avenue (SA-236) was not known to exist until staff returned to the PCHS&M to review building cards for another project which is when the building card for 1406 Park Avenue was found in a group of building cards that had been misfiled. Prior to finding this card, staff did not have any evidence of the type, extent, and time frame of changes made to the roof form and pitch.

The Planning Department is seeking to remove 1406 Park Avenue from the Historic Sites Inventory because information provided after the designation indicates that the site does not comply with the criteria set forth in 15-11-10(A)(2) of the LMC for designation as a Significant Site. Specifically, the site was found not to retain its Essential Historical Form and therefore does not comply with criterion (b) of Title 15-11-10(A)(2).

Analysis

The Historic Preservation Board is authorized by Title 15-11-5(I) to review and take action on the designation of Sites to the Historic Sites Inventory. In addition, Title 15-11-10(C) authorizes the Planning Department to remove a Site from the Historic Sites Inventory if:

15-11-10(C)(1) CRITERIA FOR REMOVAL

(c) Additional information indicates that the Building, Accessory Building, and/or Structure on the Site do not comply with the criteria set forth in 15-11-10(A)(1) or 15-11-10(A)(2).

If the Historic Preservation Board finds, based on the analysis below, that the site does not comply with the criteria set forth in Title 15-11-10(A)(2), it will be removed from the Historic Sites Inventory.

15-11-10. PARK CITY HISTORIC SITES INVENTORY.

(A) CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

(2) SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

Analysis: The site meets this criterion. It is at least 50 years old. The Summit County Assessor tax file indicates a construction date of approximately 1914 and the house appears on the 1929 Sanborn Insurance map.

(b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form.

Analysis: The site does not meet this criterion. The site does not retain its Essential Historical Form as defined in the Land Management Code because it has undergone major alterations that have destroyed the physical characteristics that make it identifiable as existing in or relating to an important era in the past.

Major alterations that destroy the essential historical form include:

(i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or

Analysis: The pitch in the main roof of the primary façade was changed after the Period of Historic Significance (1869-1929). Records in the tax file indicate extensive alteration to the building between 1941 and 1968. Changes to the pitch of the roof above the gable wing occurred between 1949 and 1958. In that time period, the north side of the gable roof was modified to cover an addition to the north side of the house. Rather than retaining the principal roof and extending a shed roof over the addition, the principal roof now appears as a low-pitched, side-facing saltbox.

The stem wing, according to what is visible in the tax photo, originally had a dropped shed roof above the inset partial-width porch. The porch roof has been raised and springs from the principal roof to reflect a stylized gambrel roof form with the steeper slope above the shallower slope and lacking the typical curbs.

(ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or

(iii) Moving it from its original location to a Dissimilar Location, or

(iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.

(c) It is important in local or regional history, architecture, engineering or culture associated with at least one (1) of the following:

(i) An era of Historic importance to the community, or

Analysis: The site meets this criterion. It is associated with the mining-era in Park City primarily because of its original date of construction.

(ii) Lives of Persons who were of Historic importance to the community, or

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

Summary

In summary, staff recommends the HPB find that additional information indicates the site does not comply with the criteria set forth in Title 15-11-10(A)(2) for designation as a Significant Site and that the site be removed from the Historic Sites Inventory.

Notice

Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces.

Public Input

A public hearing, conducted by the Historic Preservation Board, is required prior to removing sites from the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code.

Alternatives

- Conduct a public hearing on the Site described herein and remove the Site from the Historic Sites Inventory based on the findings of fact and conclusions of law set forth in the staff report.
- Conduct a public hearing and reject removal of the Site from the Historic Sites Inventory, providing specific findings of fact and conclusions of law for the action.
- Continue the action to a date certain.

Significant Impacts

There are no significant fiscal impacts on the City as a result of removing the Site described in this report from the Historic Sites Inventory.

Consequences of *not* taking the Recommended Action

Not taking the recommended action will result in a Site remaining on the Historic Site Inventory that does not meet the criteria for designation.

Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and vote to remove the Site described in this staff report from the Historic Sites Inventory based on the following findings of fact and conclusions of law:

Findings of Fact

1. The property at 1406 Park Avenue is located in the Historic Residential-Medium Density (HRM) District.
2. The site was designated as a Significant Site by the HPB in February 2009 following analysis and a recommendation made by staff based on information from field visits and several secondary sources.
3. Additional information pertaining to the site's compliance with the criteria for designation as a Significant Site was found after February 2009.
4. The additional information consists of the original building cards dated 1949 through 1968, which indicate a change to the pitch of the main roof of the primary façade was made after the Period of Historic Significance (1869-1929). The roof was originally built as a simple cross wing form with front gable bay and cross-gable stem wing, but was altered between 1949 and 1958 to the modified saltbox and stylized gambrel that is extant today.
5. Because of the change to the pitch of the main roof of the primary façade, the site does not retain the physical characteristics that make it identifiable as existing in or relating to an important era in the past (the active mining era).
6. All findings from the Analysis section are incorporated herein.

Conclusions of Law

1. Information not previously known or considered in the designation of 1406 Park Avenue as a Significant Site was found after February 2009 when the HPB took formal action to designate the property to the Historic Sites Inventory.
2. The site at 1406 Park Avenue does not retain the physical characteristics that identify it as existing in or relating to the mining era in Park City.
3. The site at 1406 Park Avenue does not comply with the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is not a Significant Site pursuant to Title 15-11-10.

Exhibits

Exhibit A - 1406 Park Avenue Historic Site Form 2008

Exhibit B - 1406 Park Avenue Historic Site Form 2010

Exhibit C - Photograph

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property:

Address: 1406 Park Avenue

AKA:

City, County: Park City, Summit; County, Utah

Tax Number: SA-236

Current Owner Name: Lisa Laporta

Parent Parcel(s):

Current Owner Address: PO Box 2651, Park City, Utah 84060

Legal Description (include acreage): BEG 1800 FT E ALG SEC LN FR SW COR SEC 9 T2SR4E SLBM RUN TH E ALG SED LN 13.90 FT; TH N 36*56 W 13 FT; N 53*28' E 58 FT S 35*59 ' E 52.08 FT; TH S 54*01' W 69.03 FT; TH N 35*59' W 46.69 FT TO BEG; cont 0.08 acres.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full
 - Partial

Use

- Original Use: Residential
- Current Use: Residential

- *National Register of Historic Places: ineligible eligible
- listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo: c.1937
- prints: 1995 and 2006
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

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

- Ancestry.com. *1930 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002. Original data: United States of America, Bureau of the Census. *Fifteenth Census of the United States, 1930*. Washington, D.C.: National Archives and Records Administration, 1930. Microfilm Publications T626, 2,677 rolls.
- . *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2009. Original data: United States of America, Bureau of the Census. Record Group 29. *Fourteenth Census of the United States, 1920*. Washington, D.C.: National Archives and Records Administration, 1930. Microfilm Publication T625, 2,076 rolls.
- Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
- Roberts, Allen. *1406 Park Avenue*. 1995. *Park City Reconnaissance Level Survey*. Historic Preservation Research Office. Utah State Historical Society. 26 Dec. 2008.
- Sanborn, D.A. "Sheet 2, Park City, Utah, 1907." Map. *Sanborn Fire Insurance Maps*. J. Willard Marriott Library. 27 Oct. 2009. <<http://www.lib.utah.edu/digital/sanborn/>>
- . "Sheet 2, Park City, Utah, 1907 (corrected to 1929)." Map. *Sanborn Fire Insurance Maps*. Hal Compton Research Library. Park City Historical Society & Museum. 13 Oct. 2009. Electronic.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

---. "Sheet 2, Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. *The Research Center of Utah State Archives and Utah State History*. Utah Department of Community and Culture. 22 Sept. 2009. Microfilm. Reel 2. Summit County. Tax Assessor. Tax File: SA-236. Coalville, 1937-1968. Park City Tax File Archives. *Hal Compton Research Library*. Park City Historical Society & Museum.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Cross-wing / Vernacular

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Flat lot with large tree in front yard. South portion of front yard is paved for parking area and open wooden picket fence spans the front yard at the sidewalk edge. Heavy vegetation around the house and a solid wood fence obstructs visibility to the rear yard.

Foundation: Appears to be concrete, in part. Tax file indicates no foundation through 1968.

Walls: Aluminum/vinyl siding.

Roof: Multiple roof forms--modified gambrel, saltbox, gable--sheathed in asphalt shingle.

Windows/Doors: Casement of various sizes and shapes.

Essential Historical Form: Retains Does Not Retain, due to: Changes in the pitch of main roof of primary façade made after the Period of Historic Significance.

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame cottage has been significantly altered over time. In 1943, a small addition was constructed on the northwest corner of the house, which was then incorporated into a larger addition projecting from the north façade sometime before 1958. Window openings and the porch--seen in the c.1937 tax photo--have been replaced with horizontally oriented casement windows and a front addition. The roof forms have been significantly altered. Changes to the pitch of the roof above the gable wing occurred between 1949 and 1958. In that time period, the north side of the gable roof was modified to cover an addition to the north side of the house. Rather than retaining the principal roof and extending a shed roof over the addition, the principal roof now appears as a low-pitched, side-facing saltbox. The stem wing originally had a dropped shed roof above the inset, partial-width porch (see tax photo). In the 1995 photograph, the porch roof has been raised and springs from the principal roof of the stem wing. In more recent photographs, the roof of the stem wing has been altered to reflect a stylized gambrel roof form with the steeper slope above the shallower slope and missing the typical curbs.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The side yard and a portion of the front yard has been paved to accommodate a parking area. The vegetation and fence are typical of modest homes in Park City. The fence was added after 1995.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Most 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 "T" or "L" cottage (also known as a "cross-wing") is one of the earliest 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 diminishes its association with the past.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1912¹

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

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):

Title abstract was not completed for this report. Further, US Census records from 1920 and 1930 do not reflect house numbers in this area so it is not possible to determine who lived in the house during those years.

WD in 10-1988 from Kimberlie J. Collester & Kimberlie C. Meehan to Golden Horizon Investment, Ltd.

QCD in 3-1990 from Golden Horizon Investments to Daniel Hammond.

WD in 11-1990 from Daniel Hammond to Keith R. Damon.

WD in 11-1990 from Keith R. Damon to Clark & Mary Vanderhoof

WD 11-1998 from Clark & Mary Vanderhoof to current owner, Lisa A. LaPorta.

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: West elevation. Camera facing east, 2006.

Photo No. 2: West elevation. Camera facing east, 2006.

Photo No. 3: Southwest oblique. Camera facing northeast, 1995.

Photo No. 4: West elevation. Camera facing east, c.1937.

¹ Summit County Tax Assessor.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1406 Park Avenue

AKA:

City, County: Park City, Summit; County, Utah

Tax Number: SA-236

Current Owner Name: Lisa Laporta

Parent Parcel(s):

Current Owner Address: PO Box 2651, Park City, Utah 84060

Legal Description (include acreage): BEG 1800 FT E ALG SEC LN FR SW COR SEC 9 T2SR4E SLBM RUN TH E ALG SED LN 13.90 FT; TH N 36*56 W 13 FT; N 53*28' E 58 FT S 35*59' E 52.08 FT; TH S 54*01' W 69.03 FT; TH N 35*59' W 46.69 FT TO BEG; cont 0.08 acres.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

- Original Use: Residential
- Current Use: Residential

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints:
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

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

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage type

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

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

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Appears to be at least partial concrete, but not verified.

Walls: Aluminum/vinyl siding.

Roof: Cross-wing roof form sheathed in asphalt shingle.

Windows/Doors: Casement of various sizes and shapes.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame T/L cottage appears to have been significantly modified over time, before 1995. The inset partial-width front porch was enclosed and glazed. The gable front bay roof has been extended to the north and the window openings have been altered. The changes are significant 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.): A portion of the front and side yards has been paved to accommodate a parking area and a wooden fence, typical of Park City mining era homes, was added to the front yard after 1995.

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 "T" or "L" cottage (also known as a "cross-wing") is one of the earliest 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 diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places. The site, however, retains its essential historical form 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. 1905

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's 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.¹

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: West elevation. Camera facing east, 2006.

Photo No. 2: West elevation. Camera facing east, 2006.

Photo No. 3: Southwest oblique. Camera facing northeast, 1995.

¹ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Historic Preservation Board Staff Report



PLANNING DEPARTMENT

Author: Thomas E. Eddington, Jr., AICP
Dina Blaes, Preservation Consultant
Subject: Historic Sites Inventory
Application #: PL-09-00846
Date: April 7, 2010
Type of Item: Administrative

Summary Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and remove the site located at 569 Park Avenue from the Historic Sites Inventory.

Topic

Applicant: Planning Department
Location: 569 Park Avenue
Proposal: Remove 569 Park Avenue from the Historic Sites Inventory
Zoning: Historic Residential (HR-1) District

Background

The Park City Historic Sites Inventory, adopted February 4, 2009, includes four hundred five (405) sites of which one hundred ninety-two (192) sites meet the criteria for designation as Landmark Sites and two hundred thirteen (213) sites meet the criteria for designation as Significant Sites. The house at 569 Park Avenue was considered a Significant Site.

Staff's evaluation of the two hundred thirteen (213) sites for compliance with the criteria set forth in 15-11-10(A)(2) and the subsequent recommendation to the HPB to include them on the Historic Site Inventory as Significant Sites was based on information gathered during field visits and from secondary sources, including:

- Reports and photographs from Reconnaissance Level Surveys (RLS) conducted in 1983 and 1995.
- Sanborn Fire Insurance maps from 1889, 1900, 1907, and/or 1929.
- Files on individual buildings held at the State Historic Preservation Office.
- Books on architectural styles, building types, architectural history, and mining history.
- Building cards and photos from the Summit County Tax Assessor that are held at the Park City Historical Society & Museum (PCHS&M) research library and archive.

In the summer of 2009 after the Historic Site Inventory had been adopted by the City, Sandra Morrison, Director of the Park City Historical Society & Museum, raised the concern that the site did not meet the criteria for designation as a Significant Site because of changes that had been made to the original roof form on the primary facade.

The original research materials were reviewed again and the analysis on which the HPB based its decision to designate the site to the HSI as a Significant Site was, indeed, incorrect. The analysis had not taken into proper consideration the information available in the tax file, which clearly indicates that changes to the pitch of the main roof of the primary façade had been made after the period of historic significance. This condition is one of four "major alterations" defined in the LMC that destroy the Essential Historical Form of the site. Because the site was found not to retain its Essential Historical Form, it does not meet all three criteria required for designation as a Significant Site.

The Planning Department is seeking to remove 569 Park Avenue from the Historic Sites Inventory because a second analysis of the site conducted after the initial designation indicates that the site does not comply with the criteria set forth in 15-11-10(A)(2) of the LMC for designation as a Significant Site. Specifically, the site was found not to retain its Essential Historical Form and therefore does not comply with criterion (b) of Title 15-11-10(A)(2).

Analysis

The Historic Preservation Board is authorized by Title 15-11-5(l) to review and take action on the designation of Sites to the Historic Sites Inventory. In addition, Title 15-11-10(C) authorizes the Planning Department to remove a Site from the Historic Sites Inventory if:

15-11-10(C)(1) CRITERIA FOR REMOVAL

(a) The Site no longer meets the criteria set forth in 15-11-10(A)(1) or 15-11-10(A)(2) because the qualities that caused it to be originally designated have been lost or destroyed, or

(b) The Building (main, attached, detached or public), Accessory Building, and/or Structure on the Site have been demolished and will not be reconstructed, or

(c) Additional information indicates that the Building, Accessory Building, and/or Structure on the Site do not comply with the criteria set forth in 15-11-10(A)(1) or 15-11-10(A)(2).

If the Historic Preservation Board finds, based on the analysis below, that the site does not comply with the criteria set forth in Title 15-11-10(A)(2), it will be removed from the Historic Sites Inventory.

15-11-10. PARK CITY HISTORIC SITES INVENTORY.

(A) CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

(2) SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures may be designated to the Historic

Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

- (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and**

Analysis: The site meets this criterion. It is at least 50 years old. The Summit County Assessor tax file indicates a construction date of 1914 and the main building appears on the 1929 Sanborn Insurance map.

- (b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form.**

Analysis: The site does not meet this criterion. The site does not retain its Essential Historical Form as defined in the Land Management Code because it has undergone major alterations that have destroyed the physical characteristics that make it identifiable as existing in or relating to an important era in the past.

Major alterations that destroy the essential historical form include:

- (i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or**

Analysis: The pitch in the main roof of the primary façade was changed after the Period of Historic Significance (1869-1929). Records in the tax file indicate extensive alteration to the building between 1948 and 1968. According to the building card, the roof pitch was changed from a hipped roof to a low-pitched gable roof between 1958 and 1968. Further, the roof pitch and form were further changed to a gable-on-hip type in the 1990s.

- (ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or**

- (iii) Moving it from its original location to a Dissimilar Location, or**

- (iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.**

- (c) It is important in local or regional history, architecture, engineering or culture associated with at least one (1) of the following:**

- (i) An era of Historic importance to the community, or**

Analysis: The site meets this criterion. It is associated with the mining-era in Park City primarily because of its original date of construction.

- (ii) Lives of Persons who were of Historic importance to the community, or**

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

Summary

In summary, staff recommends the HPB find that the site does not comply with the criteria set forth in Title 15-11-10(A)(2) for designation as a Significant Site and that the site be removed from the Historic Sites Inventory.

Notice

Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces.

Public Input

A public hearing, conducted by the Historic Preservation Board, is required prior to removing sites from the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code.

Alternatives

- Conduct a public hearing on the Site described herein and remove the Site from the Historic Sites Inventory based on the findings of fact and conclusions of law set forth in the staff report.
- Conduct a public hearing and reject removal of the Site from the Historic Sites Inventory, providing specific findings of fact and conclusions of law for the action.
- Continue the action to a date certain.

Significant Impacts

There are no significant fiscal impacts on the City as a result of removing the Site described in this report from the Historic Sites Inventory.

Consequences of *not* taking the Recommended Action

Not taking the recommended action will result in a Site remaining on the Historic Site Inventory that does not meet the criteria for designation.

Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and vote to remove the Site described in this staff report from the Historic Sites Inventory based on the following findings of fact and conclusions of law:

Findings of Fact

1. The property at 569 Park Avenue is located in the Historic Residential (HR-1) District.
2. The site was designated as a Significant Site by the HPB in February 2009 following analysis and a recommendation made by staff based on information from field visits and several secondary sources.

3. An concern about the site's compliance with the criteria for designation as a Significant Site was raised by the Park City Historical Society & Museum to staff after February 2009.
4. The additional information considered in making the evaluation consists of the original building cards dated 1949 through 1968, which indicate a change to the pitch of the main roof of the primary façade was made after the Period of Historic Significance (1869-1929). The roof was originally built as a hipped structure, but was altered between 1958 and 1968 to the low-pitched gable and was further modified in the 1990s to the gable-on-hip that is extant today.
5. Because of the change to the pitch of the main roof of the primary façade, the site does not retain the physical characteristics that make it identifiable as existing in or relating to an important era in the past (the active mining era).
6. All findings from the Analysis section are incorporated herein.

Conclusions of Law

1. Information not previously considered in the designation of 569 Park Avenue as a Significant Site was appropriately considered after February 2009 when the HPB took formal action to designate the property to the Historic Sites Inventory.
2. The site at 569 Park Avenue does not retain the physical characteristics that identify it as existing in or relating to the mining era in Park City.
3. The site at 569 Park Avenue does not comply with the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is not a Significant Site pursuant to Title 15-11-10.

Exhibits

- Exhibit A - 569 Park Avenue Historic Site Form 2008
- Exhibit B - 569 Park Avenue Historic Site Form 2010
- Exhibit C - Photograph

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property:

Address: 569 Park Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-82

Current Owner Name: William & Janet Kershaw

Parent Parcel(s):

Current Owner Address: Park City, Utah 84060

Legal Description (include acreage): LOTS 17 & 18, BLK 5 PARK CITY SURVEY; 0.09 ACRES.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

Original Use: Residential
Current Use: Residential

*National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1937 & c.1970
- prints: 2006
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

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

- Ancestry.com. *1930 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002. Original data: United States of America, Bureau of the Census. *Fifteenth Census of the United States, 1930*. Washington, D.C.: National Archives and Records Administration, 1930. Microfilm Publications T626, 2,677 rolls.
- . *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2009. Original data: United States of America, Bureau of the Census. Record Group 29. *Fourteenth Census of the United States, 1920*. Washington, D.C.: National Archives and Records Administration, 1930. Microfilm Publication T625, 2,076 rolls.
- *---. *World War I Draft Registration Cards, 1917-1918* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2005. Original data: United States, Selective Service System. *World War I Selective System Draft Registration Cards, 1917-1918*. Washington, D.C.: National Archives and Records Administration. M1509, 4,582 rolls. Imaged from Family History Library microfilm.
- Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
- *Notarianni, Philip F. Structure/Site Form: 569 Park Ave. Historic Preservation Research Office. Utah State Historical Society. Salt Lake City. 1978.
- *Roberts, Allen. 569 Park Avenue. 1995. Park City Reconnaissance Level Survey. Historic Preservation Research Office. Utah State Historical Society. 26 Dec. 2008.
- *Sanborn, D.A. "Sheet 7, Park City, Utah, 1889." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. 15 Oct. 2009. <<http://www.lib.utah.edu/digital/sanborn/>>

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

*---. "Sheet 7, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. *Hal Compton Research Library*. Park City Historical Society & Museum. 13 Oct. 2009. Electronic.

*Summit County. Tax Assessor. Tax File: PC-82. Coalville, 1937-1968. Park City Tax File Archives. *Hal Compton Research Library*. Park City Historical Society & Museum.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Bungalow/Bungalow

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Standard, narrow lot slightly raised above finished road grade two to three feet with concrete retaining wall at the street front. Flat lot from the roadway to rear of house, then a steep rise at the rear of the lot.

Foundation: Building card and site visit indicate a concrete foundation.

Walls: Shiplap siding. Full-width deep-set porch with three square columns resting on solid rail.

Roof: Gable-on-hip roof form with asphalt shingles.

Windows/Doors: Paired casement on primary façade flanking center door. Double-hung sash type.

Essential Historical Form: Retains Does Not Retain, due to: Change in the pitch of the main roof of the primary façade made after the period of historic significance.

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame bungalow type house has undergone significant modifications over time. The current structure replaced an earlier cross-wing house with full front porch and projecting bay, which is seen on the 1907 Sanborn Insurance Map. The earliest photograph--the c. 1937 tax photo--shows a bungalow with low-pitched hipped roof and deep full-width front porch. The design elements--full-width porch, square columns, and solid rail--are typical of bungalows built in Utah in the early twentieth century. The 1957 tax card suggests the bungalow form was intact in that year. By 1968, however, the house had been modified into a moderately pitched gable with a partial-width recessed porch. Both the 1968 tax card and a c. 1970 photograph indicate these substantial changes. Prior to 1995, the roof was modified again to a gable-on-hip form. At that time many of the original bungalow-type elements--the deep full-width porch, square porch posts, and solid rail--were returned to the home, but not restored as they were historically. The changes made over time to the roof pitch on the primary façade are significant and destroy the Essential Historical Form as defined by the LMC. It is unfortunate that the attempt to use bungalow-type elements in the most recent rehabilitation was not taken to the point of restoring the site based on available photographic evidence.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been substantially altered from what is seen in earlier photographs - the footprint appears to have been enlarged from the original, but the expansion is not obtrusive when viewed from the public right-of-way.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though efforts have been made to return many of the historical bungalow 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 gable-on-hip roof form was not used in Park City during the mining era, but rather seen in French Colonial styled buildings (rarely) from the late nineteenth century and Queen Anne styled buildings (also rarely) from the early twentieth century. The 1990s rehabilitation was successful in returning some of the historic character that is typical of the bungalow, but the physical elements of the site, in combination, convey a limited sense of life in a western mining town.

Association (Describe the link between the important historic era or person and the property.): The bungalow was the most common house type built in Utah during the early twentieth century; however, the alterations to the main building diminish its association with the past.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1923¹

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

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):

From the 1978 Site/Structure Form prepared for the Utah State Historic Preservation office:

People associated with this property:

Thomas M. Stringer

Isaac I. Osborn

1919 - mortgage from Alice E. Deighton to Samuel B. Dunn

1924-Herman Hethke

Samuel Benjamin Dunn was born August 1888 in Alabama and in 1916 was a married telegraph operator working for Union Pacific Railroad and living in Park City (address unknown).

Herman Hethka was a WWI veteran renting the home at 573 Main Street (hotel) in 1930 (according to census records). He was a hotel clerk (37 yrs old in 1930). The hotel was owned by his mother and father-in-law, Thomas & Marie Hethka O'Keefe. An unmarried Marie Hethka and her son, Herman, were listed as renters at 573 Main Street in 1920.

1930 Census does not list 569 Park Avenue though it is on the Sanborn Insurance map as 569 Park Avenue.

According to the Summit County Recorder, recent property owners include the following:

QCD in 05-1986 from Don R. Neil to William Neil and Elizabeth Reed

WD in 10-1986 from William Neil and Elizabeth Reed to Tim Lee

WD in 09-2004 from Timothy Lee to Read & Jean Carlan

WD in 05-2009 from Read & Jean Carlan to current owners, William & Janet Kershaw

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):

¹ Summit County Recorder.

6 PHOTOS

Digital photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Northeast elevation. Camera facing southwest, 2006.

Photo No. 2: East oblique. Camera facing west, 1995.

Photo No. 3: Northeast elevation. Camera facing southwest, c. 1970.

Photo No. 4: East oblique. Camera facing west, tax photo, c. 1937.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 569 Park Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-82

Current Owner Name: Jean & Read Carlan

Parent Parcel(s):

Current Owner Address: PO Box 982, Park City, Utah 84060

Legal Description (include acreage): LOTS 17 & 18, BLK 5 PARK CITY SURVEY; 0.09 ACRES.

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

Original Use: Residential
Current Use: Residential

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints:
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

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

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Bungalow

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)

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

- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Tax cards indicate a concrete foundation.

Walls: Ship-lap siding

Roof: Gable on hip roof form sheathed in asphalt shingles.

Windows/Doors: Paired casement on primary façade.

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

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame bungalow type house has undergone significant modifications over time with the most recent alterations successfully restoring many of the original historical elements. The 1907 Sanborn Insurance map suggests a cross-wing house form with a full front porch and projecting bay. However, the current structure appears to have replaced what is seen on the 1907 map. The 1929 Sanborn Insurance map was not consulted as part of this assessment and may provide additional information. The earliest photograph--the tax photo--shows a bungalow with low-pitched hipped roof and deep full-width front porch. The 1957 tax card suggests the bungalow form was intact in that year. By 1968, however, the house had been modified into a moderately pitched gable with a partial-width recessed porch. Both the 1968 tax card and a c. 1970 photograph show the changes. Prior to 1995, the roof was modified again to a gable-on-hip form which served to restore the deep full-width porch seen on the original bungalow. Though the gable-on-hip is not a common roof form in Park City, it is compatible with the roof types of the mining period. Windows have also been modified significantly. The windows on the primary façade are not visible in the tax photo, but were likely a three part window with a large center single-light fixed pane flanked by narrow fixed casement windows. The current windows are large horizontally oriented openings with paired lights. The changes to the structure are significant and although an effort has been made to restore many of the original bungalow elements of the house, the overall changes diminish the site's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been altered from what is seen in early photographs.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though efforts have been successful in restoring many of the historical 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, 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 bungalow was a common house type built in Utah during the early twentieth century; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places. The site, however, retains its essential historical form and meets the criteria set forth in Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1923¹

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's 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. 1: Northeast elevation. Camera facing southwest, 2006.

Photo No. 2: East oblique. Camera facing west, 1995.

Photo No. 3: Northeast elevation. Camera facing southwest, c. 1970.

Photo No. 4: East oblique. Camera facing west, tax photo.

¹ Summit County Recorder.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.