



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF AUGUST 5, 2009

ADOPTION OF MINUTES OF FEBRUARY 3, 2010

PUBLIC COMMUNICATIONS – *Items not on regular meeting schedule.*

STAFF/BOARD COMMUNICATION & DISCLOSURES

REGULAR SESSION – *Possible public hearing and action as outlined below.*

9100 Marsac Avenue, Daly West Mine Site – Determination of Significance <i>Public hearing and possible action</i>	PL-09-00839	25
Alliance Mine Site – Determination of Significance <i>Public hearing and possible action</i>	PL-09-00845	39
Judge Mine Site – Determination of Significance <i>Public hearing and possible action</i>	PL-09-00901	61
Judge Mine Aerial Tramway – Determination of Significance <i>Public hearing and possible action</i>	PL-09-00902	79
Little Bell Mine Site – Determination of Significance <i>Public hearing and possible action</i>	PL-09-00903	97
921 Norfolk Avenue – Determination of Insignificance <i>Public hearing and possible action</i>	PL-09-00844	113

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.

MINUTES AUGUST 5, 2009

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF AUGUST 5, 2009

BOARD MEMBERS IN ATTENDANCE: Puggy Holmgren, Roger Durst, Gary Kimball,
Ken Martz, Adam Opalek, Sara Werbelow

EX OFFICIO: Thomas Eddington, Kayla Sintz, Francisco Astorga

ROLL CALL

Vice-Chair Holmgren called the meeting to order and noted that all Board Members were present.

REGULAR MEETING

ADOPTION OF MINUTES – July 1, 2009

MOTION: A motion was made and seconded to adopt the minutes of July 1, 2009.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

Rob Nielsen spoke on behalf of the High West Distillery project. He understood that the application would be considered this evening in terms of whether or not it should be heard. Mr. Nielsen stated that they were in the process of restoring two buildings and he believed those buildings have all the components to qualify for a grant. He requested a reasonable interpretation of their application and a recommendation from the Planning Staff for appropriate grant amount based on the merits of the project.

Mr. Nielsen tried to clarify some of the questions regarding the timing of the application process, particularly the permit, and why the work had already started. Mr. Nielsen expressed a desire to be part of the community in Park City and he was eager to begin doing business as soon as the new facility is finished on Park Avenue. As a member of the community, he was also eager to participate in the Historic District Grant Program. In his case, they are restoring two buildings that are recognized locally and nationally as historic structures. Mr. Nielsen pointed out that he planned to apply for the Historic Grant long before the work began. However, obtaining the information required to actually complete the grant application took longer than anticipated. Mr. Nielsen stated that due to the complexities experienced, the application was not submitted until after the building permit was issued. Much of the construction detailing that has been required to reassemble the two buildings could not be worked out until they reached a point in the process of actually putting buildings and walls back together.

Mr. Nielsen believed they had followed the grant application process for consideration of specific construction details. Due to the parallel process of getting the larger project off the ground, they received a building permit before step four occurred in the application process. He felt the question was not timing, but whether the project is worthy of grant consideration based on its merits and historic renovation. He requested that the Board allow the application to be heard and follow through with the process at the next meeting.

Board Member Durst asked if the building permit had been extended. Mr. Nielsen answered no. Board Member Durst asked about the term of the permit. Mr. Nielsen explained that the permit is valid for a year after construction is completed or through any period of dormancy. The permit was issued in June of 2009 and it took nearly nine months to get through the process. Mr. Nielsen stated that they were three months into actual construction under the full permit. He expected to be finished next month.

STAFF/BOARD MEMBER COMMUNICATIONS AND DISCLOSURES

Planner Kayla Sintz provided the Board with copies of the grant packet. She noted that since the initial application for 703 Park Avenue, there has been different direction that the Staff must follow. As highlighted in the packet, the application process requires that steps one through five must occur prior to building permit issuance. In addition, the process gives the Staff a chance to give direction, guidance and input on a different renovation and preservation package that an owner might be applying for. That was the intent for setting up the program process.

Planner Sintz stated that for the 703 Park Avenue project, which would be continued to the next meeting pending direction from the HPB, the Staff had originally written a Staff report for that project. During the internal Department Review, the Legal Department requested that the application be put on hold pending discussion on the matter.

Planner Sintz requested that the HPB discuss whether they would like to see these projects on a case by case basis, or if they would prefer to solidify the general policy in a better way than what was shown on page 3 of the packet. The HPB could solidify the policy that once a permit is issued and work has started, the applicant could not apply for a grant. Planner Sintz explained that in the case of 703 Park Avenue, the applicants were receiving State and Federal tax credit money and had preservation documentation for that work to occur. Those are the same standards the City would hold for an application.

Planner Sintz reiterated the request for the HPB to discuss whether they want to consider applications on a case by case basis or if they would prefer a broad statement indicating that the current process is acceptable and should remain.

Board Member Martz stated that he was on the original Historic District Commission in the 1990's and has served on the HPB for two or three years; and the grant process has changed over time. In the 1990's, owners of historic structures that were on the inventory were sent a document stating that it was time to reapply for the grants program. Each year the City would receive fifteen or twenty applications requesting different grant amounts ranging from \$2,000 to \$20,000. He assumed the City had more money during that time period because of development money was coming in each year. Board member Martz remarked that there was an on-going awareness of the historic grants program. Since being on the HPB, awareness of the program has been more through word of mouth and a case by case basis. He believes it has become a dormant, non-utilized process, which is why grant money appears to be focused in specific areas. Board Member Martz noted that in the past, members of the HDC would drive around and evaluate fifteen or twenty grant projects.

Board Member Martz stated that he is approached by people who have lived in their homes for four or five years but are not familiar with the application process for the grant program.

Board Member Martz felt that the new historic guidelines, in conjunction with the Design Review Team, would change the situation in terms of where grant applications belong in the process. He suggested that the design review might be the time in the process to notify an applicant that a grant is available. With regards to 703 Park Avenue, Board Member Martz stated that he was on the site when the applicants first began re-development. He agreed that the project was extremely complex and he could understand how it would be difficult to apply for a grant in this situation versus other situations.

Board Member Martz felt it was time to review and upgrade the process

Planner Sintz clarified that her request for input did not relate specifically to 703 Park Avenue. If the HPB decided to consider applications on a case by case basis, they would review 703 Park Avenue on August 19th.

Specific to 703 Park Avenue, Board Member Martz suggested that they look at the garage structure. He felt the issue was more complex than just looking at the unfinished building.

Board Member Werbelow stated that because the building at 703 Park Avenue is an important structure from so many perspectives, she thought it would be a good idea for the HPB to look at the project as a specific case. She liked the idea of having more information and the ability to look at the entire package at the next meeting. Board Member Werbelow was unsure how they could clarify and articulate the parameters of a case by case basis and what that would mean for the process.

Planner Sintz replied that it would be a scenario where the Staff would bring in applications to be reviewed after the fact, assuming the Staff had a recommendation, and all the projects would be reviewed individually on a case by case basis. Director Eddington replied that they would potentially be reviewing all the projects, otherwise they would be precluding anything that had pulled a permit prior to the policy change. This would allow the Staff the opportunity to receive the application and bring it to the HPB for approval or denial based on the findings.

Board Member Werbelow agreed that it would be helpful to hear more information about a specific project and favored a case by case basis.

Board Member Durst was concerned that with limited resources, it would assume that a function of the HPB would be to prioritize those applications. They would have to expand the resources for larger projects at the expense of other projects. Board Member Durst thought the projects should be collective and someone should prioritize how the HPB would expend their resources. He asked for clarification on available funds in specific districts.

Planner Sintz replied that the Lower Park Avenue RDA had approximately \$230,000. The Main Street RDA had approximately \$5500. The CIP fund, which can be used for Lower Park Avenue or Main Street as needed, had approximately \$55-60,000. She assumed the majority of the CIP funds would be directed towards the Main Street RDA because that fund has a smaller balance. Planner Sintz stated that the HPB and the

Staff would also have the flexibility to make a recommendation based on the knowledge of available funds in an effort to disburse the money to more applications.

Board Member Martz stated that the previous Historic District Commission was given a list of applications each year that they would prioritize and award in an equitable way based on the amount of money available.

Vice-Chair Holmgren pointed out that the HDC had a completely different procedure. Planner Sintz understood that during the time of the HDC, grant applications had a one-day deadline each year. Board Member Martz clarified that his point was that projects could not be prioritized if applications come in piecemeal all year long. Vice-Chair Holmgren felt the current system seemed to be working fine.

Board Member Kimball stated that the Lower Park Avenue RDA ends at 9th Street. Therefore, the Distillery project would actually be funded by the Main Street RDA. Board Member Werbelow clarified that they would be restricted to the remaining \$5500 unless money could be authorized from the CIP fund. Planner Sintz replied that this was correct.

Vice-Chair Holmgren referred to input from Marsac residents a few months earlier who complained about the house being built that would block their view. She believes timing is everything and when people go to the Planning Department the Staff clearly outlines their options. Vice-Chair Holmgren remarked that the Planning Department is better than it has ever been; and for that reason, she could not believe that the applicants for 703 Park Avenue were never informed of the availability of grant money. She was strongly opposed to awarding any money after the fact. Vice-Chair Holmgren stated that the HPB has turned down business owners and residents in the past and she could see no reason to make an exception at this point or in the future.

Planner Sintz summarized the comments and understood that generally Board Members Werbelow and Martz were in favor of a policy change. Vice-Chair Holmgren was against it. She was unsure where Board Members Kimball and Durst stood on the issue.

Board Member Opalek understood Vice-Chair Holmgren's position and he agreed to the extent that people need to follow the rules. However, this particular project is a high profile parcel and they have a unique opportunity to make a decision that would benefit the community and help people preserve their property. There should be a deadline and if someone misses that deadline there should be no other recourse. They cannot keep making exceptions. Board Member Opalek stated that he was conflicted on the matter, but he likes the project and he would like the HPB to help it in any way possible.

Board Member Martz agreed that the Distillery is a unique project. He would not want to set a precedent, but because of the complexity and the way the project came to fruition makes it different from any other project. He thought the HPB should at least hear from the applicant in terms of the grant application.

Board Member Werbelow clarified that there was \$5500 available in the Main Street RDA and \$50,000 in the CIP fund, and some portions of that money could be transferred to the Main Street or Lower Park Avenue RDA. She wanted to know who would make the decision regarding the transfer of CIP funds. She was interested in hearing from the applicants, but she did not want to waste time if there was not sufficient money in the

RDA fund to award to this project, and other money was not readily available. Board Member Werbelow asked about the process for getting approval to transfer funds from the CIP Fund to the Main Street RDA.

Planner Sintz believed that transferring money was a streamlined administrative process.

Planner Sintz clarified that the HPB would like to hear the 703 Park Avenue matter at the August 19th meeting and decide at that time whether to deny or approve the grant request.

Vice-Chair Holmgren disclosed that she had received seven phone calls from residents voicing their displeasure over the fact that this project may be awarded a grant. She had also received written communication that she gave to Director Eddington. She assumed he would provide copies to the rest of the Board.

CONTINUATIONS

703 Park Avenue – High West Distillery - Grant

Vice-Chair Holmgren opened the public hearing.

There was no comment.

Vice-Chair Holmgren closed the public hearing.

MOTION: Board Member Martz moved to CONTINUE the 703 Park Avenue High West Distillery Grant to August 19, 2009. Board Member Durst seconded the motion.

VOTE: The motion passed 5-1. Board Member Holmgren voted against the motion.

PUBLIC HEARING/DISCUSSION ITEMS

1101 Norfolk Avenue – Grant Request

Planner Francisco Astorga introduced Dave Stephenson, the General Contractor on the project.

Planner Astorga noted that the project at 1101 Norfolk Avenue is located within the Historic Residential HR-1 zoning district. The site has been listed in the National Registry of Historic Places. For that reason, it meets the criteria for landmark significance on the Park City Historic Sites Inventory.

Planner Astorga stated that the property is within the Lower Park RDA and he had attached the historic site form for the HPB to review. He outlined the work being proposed, which included lifting the existing front portion of the house to build a crawl space foundation. It also involves replacing the contemporary front door. Planner Astorga remarked that since the front door on the historic photo was not clearly visible, they decided to replace the contemporary door with a door that matched the style during that period. Planner Astorga stated that the windows do not operate and the applicant would like grant money to replace the three windows on the front, one on the second

story and one in the rear. They would also like to restore and replace siding to match the original wood siding around the north shed extension. Planner Astorga noted that there are various types of siding within that north shed addition, which was determined by Staff to be an addition in time. A letter from Stewart Evans is proof that the addition was in place around 1926. The Staff honors that correspondence as actual documentation giving the history of the addition.

Planner Astorga reviewed Exhibit B in the Staff report, which was the breakdown of estimated costs. He referred to the crawl space access door and the crawl space concrete flat work and noted that the Staff did not believe it was consistent with historic preservation. He requested input from the HPB on the Staff's determination. Planner Astorga stated that the Staff had removed the applicant's request to remove and reset the partial rock wall. That wall was recently built by the City last year with CIP Funds and the City would essentially pay for it twice if grant money was used to remove and reset it for this project.

The Staff recommended that the Board review the proposed grant application and consider awarding the applicant a grant of \$17,896 as itemized in Exhibit B. That amount could be increased if the Board determines that the crawl space improvements should be included in the grant.

Board Member Martz asked Planner Astorga for clarification on the rock wall. Planner Astorga explained that the rock wall was built by the City last year and the applicants need to partially remove it to get underneath for the crawl space. Once the work is done, the wall would be reset.

Board Member Martz commented on the double hung windows in the front and the side window. He noted that the new guidelines require the windows to be refurbished if at all possible. Board Member Martz thought there should be some discussion as to whether the windows could be refurbished with an interior storm window.

Planner Astorga pointed out that this application came in prior to adoption of the new guidelines and he had not had the opportunity to compare each specific guideline. The 1983 guidelines were used for this application. Board Member Martz felt some consideration should be given to the new guidelines since this was a landmark structure.

Mr. Stephens stated that the bottom sills of the windows have rotted away and they have been patched numerous times over the years. The actual movement of the window panels themselves since the early 1900's has reduced the amount of wood in the actual window. The wood is loose and allows air to come through the window. The window glass is single-pane glass. It would be nearly impossible to put an insulated glass panel into the existing fascia. Mr. Stephens noted that the applicant is proposing to install new wood windows that meet Code.

Board Member Martz clarified that he was not insisting that the existing windows remain, but he would like expert input before abandoning the idea. He believes this will be an ongoing problem with future structures and the HPB should establish a process to address the issue.

Mr. Stephens remarked that the cost to rebuild the old windows would be significantly higher than the cost to purchase a new, manufactured wood window.

Vice-Chair Holmgren noted that grant money is typically not allowed for labor, and questioned why labor was included as an eligible expense for this grant request.

Board Member Martz read from the new guidelines, "Maintain historic window opening, windows and window surrounds. Replacement windows should be allowed only if the historic windows cannot be made safe and hold through repair. Replacement windows should exactly match the historic window in size, dimension, glazing, depth, profile and material. Storm windows should be installed on the interior. If interior installation is infeasible, exterior storm window dimensions should match the historic window dimensions in order to conceal their presence. Frames should be set within the window opening and attached to the exterior and sash stop." Board Member Martz stated that because the structure has landmark status, he felt the window issue needed to be addressed further before making a final decision to allow new windows.

Mr. Stephens did not believe that an exterior window as installed in the past would meet the new energy guidelines enforced by the Building Department. He felt the historic guidelines conflicted with the energy guidelines and presented a catch-22 situation for old houses.

Board Member Martz requested that the Staff look into the window issue and fine tune the process.

Planner Astorga thanked Vice-Chair Holmgren for catching the labor items on the list. To be consistent with policy, the HPB would need to determine if the requested labor was eligible. Board Member Holmgren recalled that labor has been approved in the past under certain circumstances, but she could not remember the specifics. She liked the project and was comfortable doing whatever the Board decided.

Board Member Durst noted that the reason for elevating the house six to eight inches was to accommodate a self-compliant crawl space and footing and foundation. He wanted to know the current footing and foundation. Mr. Stephenson replied that it is 6 x 6 timber posts sitting on corner stones. Within the past five years, someone had poured a concrete block in the front right corner of the house. Mr. Stephenson pointed out that the house is sliding down the hill and the floor of the house slopes eight inches from the front to the kitchen. The reason for lifting the houses eight inches is to level the floor and to keep the house from sliding.

Board Member Werbelow asked the Staff to check the math. She had added the items several times and was off from the \$17,896 amount by \$150. Her addition totaled \$18,046.

Board Member Opalek asked if there were height issues by raising the structure eight inches. Mr. Stephenson replied that it was still below the height requirement.

Board Member Durst asked if there was any intent to change the front porch railing. Mr. Stephenson referred to the picture showing the wall and noted that during the road construction on Norfolk, the stairs were lost. The applicant had obtained a permit to rebuild the stairs and they would try to match that rail across the front. Mr. Stephenson indicated a portion of the rail that does not meet Code, and explained that the Building Department allows a variance for handrails across the front of older homes.

Board Member Kimball stated that Stu Evans' father was a judge in Park City and he lived in that house for many years. Board Member Kimball verified that the house was very historic.

MOTION: Board Member Durst moved to AUTHORIZE the grant request for 1101 Norfolk Avenue. Board Member Opalek seconded the motion.

Planner Astorga asked if the HPB was comfortable approving the grant for whatever amount the Staff determines after re-calculating the eligible items. The Board was comfortable with that suggestion.

VOTE: The motion passed unanimously.

The meeting adjourned at 6:20 p.m.

Approved by _____
Todd Ford, Chair
Historic Preservation Board

DRAFT

MINUTES FEBRUARY 3, 2010

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF FEBRUARY 3, 2010

BOARD MEMBERS IN ATTENDANCE: Roger Durst – Chair; Ken Martz – Vice-Chair;
Dave McFawn, Sara Werbelow, Adam Opalek

EX OFFICIO: Thomas Eddington, Brooks Robinson, Polly Samuels McLean, Patricia
Abdullah

ROLL CALL

Chair Durst called the meeting to order at 5:04 p.m. and noted that all Board Members were present except for Brian Guyer and David White, who were excused.

PUBLIC COMMUNICATIONS

There was no comment.

STAFF/BOARD MEMBERS COMMUNICATIONS AND DISCLOSURES

Assistant City Attorney, Polly Samuels McLean stated that at the next meeting on February 17th, the HPB would discuss dates for visioning. She suggested that the Board members brainstorm any issues they would like to have discussed at visioning and provide them to the Staff at the next meeting.

Ms. McLean noted that she still needed to do training with the new members.

Board Member McFawn requested that packets be available to the Board members earlier than 48 hours before the meeting. This short time frame does not allow adequate time to review the materials prior to the meeting. He was not opposed to picking up his own packet if it would mean that he gets it sooner.

Planning Director Thomas Eddington stated that the Staff could look at amending their schedules in an effort to have the packets ready by Wednesday rather than Friday. The Board members would have the option of picking up their packet and any packet not picked up would be mailed out on Friday. He offered to work with Staff and update the Board on a proposed policy at the next meeting.

Chair Durst commented on the potential for visioning as they move forward. He had the opportunity to review the purposes that were set up that the HPB is being called upon to perform. Chair Durst stated that the HPB is charged with encouraging preservation to preserve the City's unique character, encourage compatible design, identify and resolve conflicts, and to provide input to the Staff. He did not believe they have taken the opportunity to do that. During the visioning, he would like to talk about making the HPB much more proactive. As a planner in the City he is very concerned about what is happening and the loss of historic legacy. Chair Durst felt there were things the HPB could do to publicize the historic quality and character of the community. He suggested that the HPB could work more with the Park City Historical Society and publicize significant contributions that are made to restoration in the City. He would like to look at setting up a non-profit corporation that could acquire properties and turn them around. He suggested that the HPB could also consider getting involved with Mountain Lands or similar organizations.

Chair Durst expressed concern with the design review process and felt it needed to be more aggressive. He believes the Staff is capable and makes good judgments with regards to ordinances, regulations and Codes, however that is not a guarantee for good design, quality, character and delight in the City. Chair Durst requested that this topic also be discussed during visioning. He encouraged the HPB to be prepared on February 17th to discuss these topics and to make recommendations. He reiterated his belief that those appointed to the Historic Preservation Board have an obligation to become more proactive.

Board Member McFawn was unaware that the HPB was scheduled to meet on February 17th. Director Eddington clarified that typically the next meeting would be March 3rd, however, there was a matter regarding a determination of significance that would be discussed on February 17th.

Assistant City Attorney McLean stated that if the Board members were not noticed and were unable to attend on February 17th, that matter could be re-scheduled to March. Board Member Werbelow stated that she was unable to attend on February 17th. Chair Durst noted that he was advised by Patricia that a meeting was scheduled for February 17th. Director Eddington replied that technically that meeting was scheduled.

The Board discussed meeting dates and determined that the meeting should be left on the schedule for February 17th, in hopes of having enough Board members present for a quorum. Board Member Werbelow would provide her comments regarding the visioning to Patricia prior to the February 17th meeting. Ms. McLean requested that Board Member Werbelow also include the dates she would be available for visioning.

REGULAR MEETING – Discussion, Public Hearing and Possible Action

505 Woodside Avenue – Appeal of Staff's Determination
(Application PL-09-00778)

Planner Brooks Robinson reported that the item for 505 Woodside Avenue was an appeal of the Staff's determination for compliance with the design guidelines. Based on information provided by the appellant, the Staff had asked the applicant to obtain a cleaner copy of the 1940 tax photo and to verify previous measurements showing a wall panel at 10 feet. The applicant provided that information at 3:00 p.m. today and the measurement increased the panel size to 15 feet, which was similar to the measurement Kevin King had provided in his analysis. Planner Robinson stated that based on that information, the applicant would amend his application and look at alternative designs. The amended application would then go through the design review process, which requires a new analysis and noticing. Planner Robinson noted that because the applicant intends to amend the application, the appeal on the existing application becomes moot. He spoke with the appellant prior to this meeting and the appellant is in agreement with the process.

Chair Durst asked when the re-hearing might be scheduled.

Assistant City Attorney McLean stated that there would not be a re-hearing unless another appeal is filed. She explained that the project would be re-designed and

reviewed under the Historic Design Review process. If an appeal is filed at that point, it would come back to the HPB.

Work Session Discussion on the Appeal Process

Ms. McLean stated that because time was scheduled to hear the appeal this evening, she suggested that the time could be used to provide the Board with background on the appeals process and procedures. She explained that per the Code, appeals must be made within ten days of a determination by Staff. The Code reads that an appeal must state all the reasons of the appeal. Ms. McLean remarked that the City tries to be fair to all parties and allow everyone the opportunity to provide further input if they have something new to present. However, the HPB has the discretion to determine what evidence they want to consider as part of their determination.

Ms. McLean pointed out that quasi-judicial is a strange term. It cannot be a judicial hearing, since the Board members cannot be turned into judges for a short time to hear the appeal. However, the Board sits in a judicial role and in that role of acting as a judge to determine an appeal, they do have control over what evidence can be considered and what weight is given to specific evidence. Ms. McLean cautioned the HPB not to be overwhelmed by the materials and to use them to evaluate relevancy.

Ms. McLean commented on procedure. She explained that during the appeal hearing, the Staff typically summarizes the issues of the appeal as they are outlined in the Staff report. The HPB would be acting as the Staff and looking at the issues de novo, which means looking at it anew. After the Staff summary, the appellant is allowed to comment on the issues they raised in the appeal, since the burden of proof is on them. The applicant is then given the opportunity to respond to the appellant's comments. At that point the HPB could determine whether or not to allow rebuttals by either party. Ms. McLean noted that generally one rebuttal is allowed per party before the Board members deliberate. The Board can also ask questions and/or request further information or evidence.

Board Member Martz understood the appeal process; however, if the appellant has additional information to present during the hearing, he would like to receive that information and have the opportunity to review it. During the hearing the appellant could give his argument as to why he would like the HPB to consider it. Board Member Martz stated that receiving extraneous information without the benefit of review makes it difficult to determine the actual issues of the appeal. He suggested that information could be presented at one meeting and the HPB could review the facts presented and make their decision at a subsequent meeting.

Board Member Werbelow remarked that another issue is how the data is presented to the HPB. For the first time, she found the flow of this Staff report difficult to understand. She noted that the exhibits referred to in the language did not correspond with the lettering on each exhibit. Before she even reached the new material, she was bogged down by the original report. Board Member Werbelow asked if it was possible for the Staff to synthesize the data or compile a list of summaries.

Ms. McLean stated that when the Staff receives items within the appeal period, they have the ability to analyze the information. The challenge is how to deal with additional information the appellant would like included. Since the appellant is different from the

applicant, the applicant has a due process right to get a decision and not have the matter infinitely continued because of additional information. Ms. McLean remarked that the concern is potentially encouraging the game of providing new information in hopes of forcing a continuation to prolong the decision. On the other hand, she agreed that the information can be overwhelming. Ms. McLean stated that the Staff has the opportunity to analyze the information provided within the deadlines or close to the time of the appeal, which happened in this case. However, after that time, the appellant wanted to include additional exhibits. The Staff included those exhibits in the Staff report for the HPB to have, but they did not have time to analyze that material. From a legal perspective, people have a right to present whatever information they feel is relevant, but the HPB can determine whether or not to consider it if it comes in disorganized or in a late manner.

Board Member McFawn asked if it would be easier for the Staff if the time period was extended from ten days to twenty days for the appellant to submit their issues and all evidence, and not allow additional information to be submitted or presented after that time.

Ms. McLean replied that the LMC reads that there is ten days for an appeal. They could consider amending the LMC to would allow for a different deadline. She reiterated that from a legal perspective, she was uncomfortable saying no to someone who wants to submit additional information. The appellant has a right to submit whatever they want when they are presenting as long as it relates to the issues named in the appeal.

Ms. McLean stated that they could consider revising the internal process and provide the Board members with the Staff report earlier than the Friday before their meeting. She noted that this would not alleviate the problem of an appellant or applicant submitting new information between the time of the packet and the hearing.

Board Member Martz agreed that the Board has an obligation to be expeditious and move the process along for the applicant. Ms. McLean stated that the HPB could take the position of reviewing the material during the meeting and giving it the weight it deserves based on their limited review.

Board Member McFawn thought the evidence should carry the same weight regardless of whether it was provided in advance or during the meeting if it is relevant information.

Ms. McLean stated that if the Board preferred, they could take the position that any material that is not provided to the Staff within the ten day appeal period should be presented at the hearing and not submitted to Staff. She believed that position was legally defensible.

Board Member McFawn referred to the comment that the burden of proof is on the appellant. He asked if that meant that by the time the appeal comes before the HPB, the applicant has everything in order. Ms. McLean stated that for Historic District Design Review the Board is looking at it de Novo, which means they are not giving any deference to Staff. The appellant has the burden to bring forth evidence for the HPB to make a decision.

After asking questions, Chair Durst determined that Larry Meadows, the appellant was present, but he was confused by the conversation regarding the appeal process. He

also clarified that Doug Stephens, representative for the applicant, was present and that Mr. Stephens understood that the appeal had been withdrawn based on an amended application.

Board Member Werbelow felt they should hear from any of the public in attendance this evening.

Chair Durst called for public comment.

Larry Meadows, the appellant, explained that an application was approved and he had sent a letter disputing the application. He believed his letter was ignored and instead was put in the appeal process. Mr. Meadows remarked that his concerns could have been addressed and should not be in appeal.

Ms. McLean advised that the appeal for 505 Woodside should not be discussed this evening, since it may still come back to the HPB in the future. She requested that the comments focus on the appeal process in general as a work session item. The comments and discussion should relate to the best way to handle appeals and the best policy for getting additional information after the ten day period has passed.

Mr. Meadows asked if the application was rescinded or if it is allowed to be amended. He noted that when an application is approved, people have the right to dispute certain issues. He was confused as to why the application could be amended rather than started anew. Ms. McLean stated that the Staff would have to see what the applicant submits as an amendment. She pointed out that generally people are allowed to amend their applications.

Mr. Meadows stated that when an appeal is filed, the applicant is still allowed to amend and modify his plans, which is why the Staff and the Board continue to get new information. He noted that the approval that was appealed was different from the project currently proposed. As the appellant, he felt his appeal was static, but the applicant is still dynamic and a moving target. Every time he identified an issue, the applicant made a change and moved around it. Mr. Meadows believed the process should allow an application to be appealed and a determination made as to whether or not an application is valid. If it is not valid, they should start over. An application should not have perpetual life. If an application is approved and appealed, it should be carried through and a decision should be made.

Mark Kozac, Counsel for Larry Meadows on this project, believed there was a subtle interplay between the issue of when the Staff's analysis is presented, when the applicant's evidence is presented, when the appellant's rebuttal is presented, and when all other rebuttals are presented. Mr. Kozac remarked that there is an interesting interaction between the submission of new information and the legal question of when an application is considered complete. When the application is complete is a magic date because that is the date identified in the LMC for considering an application. Mr. Kozac stated that there is a substantial impact on that issue with the issue of the stages of the appeal. He understood that the Board members were expressing a preference for information in a readily digested form to avoid surprises at a hearing.

Board Member Martz clarified that he would like to see the appeal and the Staff's presentation of that appeal. It might be appropriate to receive additional information that

comes in if the Staff believes it is important. Board Member Martz stated that the time of the appeal hearing is the appropriate time for the appellant to make their presentation and provide additional information. If the information is significant, the appeal should be continued to allow everyone time to digest the information. He felt they should compartmentalize the process to avoid confusion. This would help keep all the information intact rather than having it piecemeal and coming from everywhere.

Planner Robinson stated that the HPB, the Planning Commission, the City Council and the Staff have heard that complaint in the past. Last year the City adopted new guidelines and new LMC amendments under the duties of the Historic Preservation Board and the process for HDDR. He agreed that ten days may not be a lot of time for a neighboring property owner to synthesize all the information. Planner Robinson pointed out that currently the Code reads that once a completed application is received, public notice will be posted and mailed to neighboring properties regarding that application. The Staff has 45 days from the receipt of the application to conduct the design review process and find for compliance. If issues need to be addressed, the Staff could work with the applicant to make changes for compliance or they could just determine non-compliance. Planner Robinson explained that if the Staff finds compliance, the application is again posted and noticed.

Ms. McLean remarked that in the case of an appeal, if the original design is changed, the policy is that the Planning Director would send a summary of those changes to the appellant for their information. If the changes are substantial, that would change the entire design. The Staff determines if the changes are minor. Ms. McLean noted that sometimes the appellant is right and a window or wall may not be in compliance. If the applicant makes that change and it does not change the overall design of the project, it is disingenuous to say that the design has totally changed. Minor problems can be corrected to become compliant with Code. Ms. McLean understood an appellant's frustration if they believed the design was changed, which is why the Planning Director sends a summary explaining the modifications. If the Staff determines that the modification substantially changes the design, it triggers a new 10 day appeal period.

Board Member Martz asked if Planner Robinson had a preference on compartmentalizing the process.

Planner Robinson replied that the Staff would like to receive information from all sides as early as possible so they can analyze the information and present it to the Board. In a design review, the Staff reviews a project against the design guidelines for compliance to make their determination. If they find compliance, an appellant can dispute that decision and present their argument for why they disagree. Planner Robinson felt it was important to have that information upfront. He stated that under the current LMC, they always want to err on the side of providing the information without overloading the Board during a meeting. He pointed out that the Board has the discretion to determine what information is pertinent to accept. Planner Robinson thought it would be helpful for the Board and the Staff to have information in time to be included in the Staff report and for the Staff report to be provided to the Board members in a timely manner.

Ms. McLean stated that because this discussion on appeals was not publicly noticed as an agenda item, she was concerned about getting into too much detail. She suggested that the Board continue taking public comment this evening and continue their discussion at the next meeting or at visioning when it can be noticed.

Kevin King, an architect and designer for Larry Meadows, stated that speaking generally, it appears that the appellant can never win because the deck is stacked against them. He noted that the Staff gets two months to prepare a report and to work with the applicant to make necessary changes. In contrast, the appellant sees the Staff report on Friday and only has the weekend to review the material and respond. Mr. King believed the report gives deference to the Staff, regardless of whether it is de Novo. He felt the Board needed to be proactive in revising the process and clearing up public misconceptions. Mr. King understood that when the HSI was put in place, it was the body of evidence that was established for that building.

Ms. McLean reiterated her request that the Board not take comments regarding 505 Woodside.

Mr. King clarified that he was speaking about all structures on the HSI and not 505 Woodside.

Ms. McLean asked Mr. King to keep his comments strictly on the appeal process.

Mr. King remarked that the process needs to be clarified and followed step by step. He believed that if the Staff could spend time talking with the neighbors they could avoid potential appeals.

Chair Durst closed the public hearing.

Chair Durst reminded the Board that the next meeting was February 17, at which time they would discuss long range projections for the HPB. Board Member Werbelow thought it was important to continue their discussion on the appeal process and to add that to the agenda. She felt it was evident that the matter needed to be further discussed with input from the public. Chair Durst asked that the Planning Department include the appeals discussion on the agenda.

The meeting adjourned at 5:57 p.m.

Approved by _____
Roger Durst, Chair
Historic Preservation Board

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-09-00839
Date: March 17, 2010
Type of Item: Administrative - Determination of Historical Significance

Summary Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and designate the Daly-West Mine Site and its three remaining structures to the Historic Sites Inventory as a Significant Site.

Topic

Applicant: Planning Department
Location: 9100 Marsac Avenue - Daly-West Mine Site
Proposal: Designate the Daly-West Mine Site (three remaining structures) to the Historic Sites Inventory as a Significant Site
Zoning: Residential Development (RD) District and Master Planned Development (MPD)

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 three remaining structures that make up the Daly-West Mine Site to the Historic Sites Inventory as a Significant Site.

Brief History of the Daly-West Mine Site (See Historic Site Forms)

Development of the Daly-West Mine began in 1891 and the operation soon joined the Ontario and the Silver King Coalition as one of the three richest mines in Park City. Fires destroyed the wood frame surface buildings in 1914 (the iron and wood structures that replaced the original structures were destroyed by fire in 1974). In 1922, the Daly-West operations, as well as the Judge, Daly, Little Bell and several hundred other claims in the area, were absorbed by the Park Utah Consolidated Mine Companies. By 1933, mining operations at the site had ceased. The Daly-West continues to provide ventilation, water, and an emergency exit for the Ontario Mine (PCSH&M). Persons associated with the Daly-West Mine are John J. Daly, R.C. Chambers, and George Lambourne.

Because of the adjacent construction associated with a large-scale hotel development, physical access to the site during the evaluation period (April-October 2009) was restricted. However, visual access to the entire site (areas where structures were

located according to the 1929 Sanborn Insurance map) was available from aerial photographs dated 2006 and from various points along SR 224.

Structure 1: Head frame (See Exhibit B - Historic Site Form)

The steel gallows frame structure, approximately 85 feet tall, with hoist above the Daly-West shaft was constructed sometime between 1912 and 1929. The 1912 Boutwell publication refers to an 80' wooden gallows frame and the information from the PCHS&M suggests a fire destroyed the surface works in 1914. The 1929 Sanborn Insurance map indicates a steel frame gallows above the shaft. The structure, as of 2000, was maintained as an emergency exit and ventilation source for the drain tunnels. A chain link fence currently surrounds the head frame and an aluminum shed has been constructed nearby.

Structures 2 and 3: Fire Hydrant Shacks

Two small wooden shacks painted red with white trim remain on the site and are typical of the structures built throughout the mining district as part of the fire suppression systems. The 1929 Sanborn Insurance map indicates 6 shacks that house hydrants and/or hoses at this mine site. The map also indicates the hoses were 2.5-inch cotton hoses with rubber linings. Based on the location of the 6 shacks in relation to the head frame as shown in the Sanborn map, the two shacks that are visible today were moved to their current location after 1929. According to a Historic Preservation Plan prepared by SWCA Environmental Consultants, Inc. for the Flagstaff Mountain Resort in 2001, one of the shacks had a fire hydrant and the others had small water pipes and valves.

Previous Research

The Daly-West Mine Site was the subject of a Selective Reconnaissance Level Survey conducted by Sandra Morrison of the PCHS&M in 1999.

In 2000, SWCA Environmental Consultants, Inc. produced a Historic Preservation Plan for this and other sites found within the Flagstaff Mountain Annexation Boundary (now known as Empire Pass). The plan includes brief descriptions of eleven sites, a short history of each site, an overview of the existing conditions at each site, and recommendations for restoration, remediation, and interpretive signage. The site is located within a 1,655-acre area that was annexed into Park City in June 1999.

The site should have been evaluated in 2006 when the citywide survey update was conducted but was not.

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(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(A) 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. According to the Sanborn Insurance maps, the Park Record, and the USGS paper by John M. Boutwell, the Daly-West Mine was developed as early as 1891 and formally incorporated in 1893. Based on the Sanborn maps and information from the PCHS&M, the head frame was likely built between 1914 and 1929 and the hydrant shacks 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 remaining head frame and fire hydrant shacks 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 this 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 Daly-West Mine was one of the three most profitable mines in the Park City, the others being the Silver King Coalition and the Ontario. The Daly-West Mine's impact 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 this criterion for its association with the lives of persons significant in the history of Park City; namely R.C. Chambers, John J. Daly and George Lambourne. 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. According to the Sanborn Insurance maps, the Park Record, and the USGS paper by John M. Boutwell, the Daly-West Mine was developed as early as 1891 and formally incorporated in 1893. Based on the Sanborn maps and information from the PCHS&M, the head frame was likely built between 1914 and 1929 and the hydrant shacks 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.

Analysis: The site meets this criterion. The remaining structures retain their 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." The head frame and fire hydrant shacks retain the physical characteristics that identify them as existing in or relating to the active mining era in Park City (1869-1929).

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 roof of the primary façade of either of the hydrant shacks has been changed. This is not applicable to the head frame.

(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 any of the three structures.

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

Analysis: The head frame remains in its original location. The hydrant shacks appear to have been moved from their original locations to their current locations, but the current locations are not Dissimilar 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 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 this criterion primarily because of its association with an era of Historic importance to the community; namely, the active mining era. The Daly-West Mine was one of the three most profitable mines in the Park City, the others being the Silver King Coalition and the Ontario. The Daly-West Mine's impact 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 J. Daly and R. C.

Chambers. 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.

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 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

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 building 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.

Exhibits

- Exhibit A - Vicinity map of the Daly-West Mine Site (aerial photograph)
Exhibit B - Historic Site Form for Daly West Mine Site
Exhibit C - Photographs of the Daly-West Mine Site.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Daly-West Mine Head Frame & Fire Hydrant Shacks

Address: 9100 Marsac Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: EV-B-2-C

Current Owner Name: Talisker Empire Pass Hotel, LLC

Parent Parcel(s): EVS-A, PCC-S-98-C &

Current Owner Address: PO Box 4349, Park City, UT 84060

PCA-S-98-FF

Legal Description (include acreage): 15.96 acres; Empire Village Subdivision Parcel B-2 Lot C.

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/Mining
Current Use: Industrial

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 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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- "R.C. Chambers Dead." Park Record [Park City] 13 Apr. 1901: 2.
- Sanborn, D.A. "Sheet 11, Park City, Utah, 1889." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. 15 Sept. 2009. <<http://www.lib.utah.edu/digital/sanborn/>>
- . "Sheet 12, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. 15 Sept. 2009. <<http://www.lib.utah.edu/digital/sanborn/>>
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- . "Sheet 19, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. 15 Sept. 2009. <<http://www.lib.utah.edu/digital/sanborn/>>
- . "Sheet 19, 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: Feb 2010

SWCA, Inc. Environmental Consultants. Flagstaff Mountain Resort: A Planned Resort Community at Deer Valley: Historic Preservation Plan. Salt Lake City: SWCA, 2001.
 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: Structure-Head Frame/None Shacks/None No. Stories: 80'/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.) Head Frame
- Fair (Some problems are apparent. Describe the problems.): Shacks - general 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: The head frame is located behind a new development on a level building pad above a shaft. The pad drops away from the base of the head frame to a road that winds around the back of the new development. The shacks are located upslope from the head frame.

Foundation: Unknown (Head frame assumed to be concrete).

Walls: N/A The head frame is steel; the shacks are clad in wood siding.

Roof: The shacks' gable roofs are sheathed in galvanized metal, though several panels appear to be missing.

Windows/Doors: N/A

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

Location: Original Location Moved (date __unknown__) Original Location: Six shacks were located within the site. It is not known where the two remaining shacks were originally located.

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 steel gallows frame structure is approximately 85' tall was likely built between 1914 and 1929. The Boutwell publication refers to an 80' wooden gallows frame and the information from the PCHS&M suggests a fire destroyed the surface works in 1914. The 1929 Sanborn Insurance map indicates a steel frame gallows above the shaft. The structure, as of 2000, was maintained as an emergency exit and ventilation source for the drain tunnels.

Two small wooden shacks painted red with white trim. The 1929 Sanborn Insurance map indicates 6 shacks that house hydrants and/or hoses. The map also indicates the hoses were 2.5-inch cotton hoses with rubber linings. Based on the location of the 6 shacks in relation to the head frame as shown in the Sanborn map, the two shacks that are visible today were moved to their current location after 1929.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The head frame structure is located behind a large hotel development at the base of a stand of trees that extends up the canyon. The ground to the north slopes away from the structure and a narrow road winds below. The structure is adjacent to a shed building and the entire site is fenced by chain link. The shacks are upslope from the head frame at the base of a stand of trees. The site has been substantially altered over time by both the loss of historic structures and the encroachment of the large-scale development. Elements that were noted in a 2000 report, but have since been removed from the site, are the mine dump, cables on the head frame, hoisting machine and shack

(hoisting equipment may be extant in the aluminum shed, but was not accessible) two rock foundations from other mine buildings one additional fire hose shack, and another larger shack.

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 limited to the head frame, the small shacks, and the proximity of these structures to the shaft.

Feeling (Describe the property's historic character.): The physical elements of the site do not convey a sense of Western mining operations of the late nineteenth and early twentieth centuries. The lack of adjacent historic structures and the intrusion of the contemporary development severely diminish the site's historic character.

Association (Describe the link between the important historic era or person and the property.): The site is linked to the active mining era in Park City. It is associated with the Daly-West Mine Company as well as with John Daly, R.C. Chambers, and George Lambourne; all prominent figures in the area's mining history.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1914

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 Daly-West Mine was one of the richest mines in Park City, but also the site of one of the worst mining disasters in the City's history. Its ore production rivaled that of the Silver King Coalition and the Ontario mines.

An undated document produced by the Park City Historical Society & Museum (PCHS&M) states, *Development of the Daly West Mine began in 1891 after John Daly had installed hoisting equipment and sunk the shaft to 1500 ft. level. It soon joined the Ontario and the Silver King Coalition as one of the three richest mines in Park City. The first mill on the site was built in 1885 and a new hoist installed in 1896. Fires destroyed the surface buildings in 1914 and 1974. This was the site of the worst mining disaster in Park City mining history when an underground explosion on July 15, 1902 killed 25 miners in the Daly West and poison gas traveled underground to the adjoining Ontario Mine and killed 9 miners there. Following the disaster, a law was passed to prevent the storage of explosives underground. The Daly West continues to provide ventilation, water and an emergency exit for the Ontario Mine.*

This information is somewhat misleading: The Daly Mine mill may have been constructed as early as 1885 (see Sanborn Insurance map), but the surface buildings at the Daly-West site were not developed until 1891 (see Boutwell and *Park Record*, 10-03-1891). The PCHS&M description appears to include developments at Daly shafts Nos. 1 and 2 which were located northeast of the Daly-West 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):

Persons associated with the Daly-West Mine are John J. Daly, R.C. Chambers, and George Lambourne.

Robert Craig Chambers (1832-1901) came to Utah in 1870. He was the superintendent of the Ontario Mine and also had interests in the Daly West, Daly, and other mining properties in Bingham Canyon and Nevada. He owned interests in agricultural and cattle operations, coal development, and one third of the stock of the Salt Lake Railroad Company. He was a State Senator and served as a delegate to the Democratic national convention. His wealth at the time of his death was estimated at \$2-3M. He died at his home in San Francisco at the age of 69.

John Joseph Daly (1853-1927) was born in Illinois and first came to Utah in 1873 and again in 1876, when he settled here permanently. He was one of the founders of the Alta Club and served as its president twice. He formed the Daly Mine Company in 1883 and served as its vice president and general manager until 1888. He formally founded the Daly-West Mine in 1893, though the site was extensively developed as early as 1891. He was elected to the Salt Lake City Council in 1890 and served as a member of the Board of Regents of the University of Deseret (now the University of Utah). He became ill in 1917 and moved to Los Angeles where he died at age 74.

George W. Lambourne (1867-1935) was born in Salt Lake City and worked for the Z.C.M.I. before becoming the secretary of the Daly-West Mining Company in Park City. He was a vice president of the National City bank in SLC and was director of the State Bank of Park City. Following the retirement of John J. Daly, Lambourne became the manager of the Daly-West Mine. Mr. Lambourne was responsible for negotiating the merger of properties that became the Park Utah Consolidated Mines Company. He was reported to be an unassuming man that did not seek out public recognition, but rather worked quietly to achieve great wealth and influence. He died following a heart attack while vacationing in California. (*The Park Record*, 9 Aug. 1935, Page 1).

These men were prominent not only in Utah mining, but also in regional and state politics, culture, economics, and business.

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 view. Camera facing northwest, 2009.

Photo No. 2: Southeast view, context. Camera facing northwest, 2009.





Historic Preservation Board Staff Report



PLANNING DEPARTMENT

Author: Thomas E. Eddington, Jr., AICP
Dina Blaes, Preservation Consultant
Subject: Historic Sites Inventory
Application #: PL-09-00845
Date: March 17, 2010
Type of Item: Administrative - Determination of Historical Significance

Summary Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and designate the Alliance Mine Site and its three remaining buildings to the Historic Sites Inventory as a Significant Site.

Topic:

Applicant: Planning Department
Location: Alliance Mine Site (2,000 feet up Empire Canyon from Daly Avenue)
Proposal: Designate the Alliance Mine Site (three remaining buildings) to the Historic Sites Inventory as a Significant Site
Zoning: Recreation and Open Space (ROS) 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 Planning Department is seeking to add the three buildings that remain making up the Alliance Mine Site to the Historic Sites Inventory as a Significant Site.

Brief History of the Alliance Mine Site

In February 1889, the Sampson Mine was reorganized as the Alliance Mine, which, in 1904, became one of the many holdings of the Silver King Coalition Mines Company. Mining operations continued at the site until the early 1930s. The mine site is associated with John Judge, A. Hanauer, N. Terwick, W.S. McCornick, David Keith, and Thomas Kearns, all prominent individuals in Park City's mining history.

Building 1: Dwelling/Office

The office/dwelling appears to be the oldest structure on the site (built c. 1895). According to the PCHS&M, the building was built c. 1900 for use by the mine superintendent or caretaker. Sanborn Insurance maps indicate the building was constructed by the time the 1900 map was complete; it appears on the 1900 map, but not on the 1889 map. In addition, the 1900 map states - "RUN DAYTIME ONLY. NO NIGHT WATCHMAN. MAN LIVES IN DWG." suggesting that it was used for a caretaker and not the superintendent of the mine.

Building 2: Power House

The power house was likely built c. 1913. The power house does not appear on the 1907 Sanborn Insurance map, but is seen on the 1929 map. An article written in 1914 by George H. Short for the *Salt Lake Mining Review* briefly mentions that electrification of the operations around the Alliance Tunnel site were completed in 1913. The building is in poor condition and appears to have had several extensions removed over time. A bay located on the rear of the building was removed, as was a small projection on the southwest façade. Both projections appear on the 1929 Sanborn Insurance Map.

Building 3: Shed/Machine Shop

The large shed/machine shop was likely built c. 1915. In the early 1910s, *The Salt Lake Mining Review* reported on the expansion of the Silver King Coalition Mining Co.'s operations at the Alliance drain tunnel. The current structure includes a concrete foundation and interior concrete walls approximately 6 feet in height from which the iron and steel structure springs. The interior roof elements are newer, but portions of the structure and concrete appear much older. It is possible that the structure was originally constructed c. 1915 and has undergone extensive alterations over time. In addition, the configuration noted in the Sanborn Insurance Map of 1929 shows several extensions to the main section of the building, which no longer exist as well as a different interior wall configuration.

Previous Research

The Alliance Mine Site was the subject of a Selective Reconnaissance Level Survey conducted by Sandra Morrison of the Park City Historical Society & Museum (PCHS&M) in 1999.

In July 2005, the PCHS&M received a \$5,000 grant from the National Trust for Historic Preservation to hire Calder Richards Consulting Engineers to prepare drawings of the general conditions and to make recommendations for the stabilization of several mining-related structures located at the Park City Mountain and Deer Valley resorts. Six structures were documented including the Alliance Mine office/dwelling building. The stabilization recommendations made in the report were not implemented.

Until February 2007, the site was outside of Park City Municipal Corporation boundaries and, therefore, was not previously evaluated for designation as a local historic site.

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(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(A), 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. It is at least 50 years old. All three buildings appear on Sanborn Insurance map dated 1929. Based on the Sanborn maps and descriptions of the site written between 1913 and 1915, the earliest building is the office/dwelling building, c. 1895. The Power House was likely constructed c. 1913 and the large shed was likely constructed c. 1913-15.

(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 setting, the cumulative number of components (buildings and structures) that have been removed from the site over time, and the encroaching modern development (primarily as earthworks). Though these three buildings 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 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 this 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 Alliance Mine was absorbed by the Silver King Coalition Mines Company, which was one of the most successful mine companies in Park City. The impact of the Silver King Coalition Mines Co. 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: It also meets this criterion for its association with the lives of persons significant in the history of Park City. The individuals associated with this mine include, among others, John Judge, David Keith, and Thomas Kearns. All three 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. It is at least 50 years old. All three buildings appear on Sanborn Insurance map dated 1929. Based on earlier Sanborn maps and descriptions of the site written between 1913 and 1915, the earliest building is the office/dwelling, c. 1895. The power house was likely constructed c. 1913 and the large shed was likely constructed c. 1913-15.

(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. The buildings retain their 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." The buildings retain the physical characteristics that identify them as existing in or relating to the mining era (1869-1929).

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 in the main roof of the primary façade of any of the three buildings 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 from any of the three buildings.

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

Analysis: The buildings 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 buildings 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 primarily because of its importance in local or regional history, architecture, engineering or culture associated with an era of Historic importance to the community; namely, the active mining era. The Alliance Mine was absorbed by the Silver King Coalition Mines Company, which was one of the most successful mine companies in Park City. The impact of the Silver King Coalition Mines Co. 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 meets this criterion for its association with the lives of persons who were of Historic importance to the community. The individuals associated with this mine include John Judge, David Keith,

and Thomas Kearns. All 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.

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 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 projections 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 exist 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

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.

Exhibits:

- Exhibit A - Vicinity map of Alliance Mine Site (aerial photograph)
- Exhibit B - Historic Site Form for Alliance Mine Dwelling/Office
- Exhibit C - Historic Site Form for Alliance Mine Power House
- Exhibit D - Historic Site Form for Alliance Mine Shed/Machine Shop
- Exhibit E - Photographs of the three buildings making up the Alliance Mine Site

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Alliance Mine Site - Office/Dwelling

Address: 40°37'36.0"N 111°30'20.0"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: PO Box 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres. See Summit County Recorder for full legal 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: Res. & Comm.
- Current Use: None

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1995, 2009
- historic: c. 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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- Salt Lake Mining Review. "Electrically Operated Equipment". 15 Jan. 1915. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <<http://digitalnewspapers.org>>

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

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

---. "Sheet 15, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. October 10, 2009 <<http://www.lib.utah.edu/digital/sanborn/>>

---. "Sheet 18, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. October 10, 2009 <<http://www.lib.utah.edu/digital/sanborn/>>

---. "Sheet 18, 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.

Short, George H. "Developments at Park City in 1913". Salt Lake Mining Review. 01 Jan. 1914. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009. <<http://digitalnewspapers.org>>

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: Double cell/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: severe deterioration, not secured against entry or weather conditions.

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: Larger site has been altered over the years and the immediate surroundings--rock pile, general grading, and ground surrounding "foundation" of house--do not appear to be original based on a photograph from the PCHS&M (undated).

Foundation: None.

Walls: Wood siding - drop/novelty (non-beveled) siding. Simple wood window and door trim. Porch elements are missing and the porch floor is substantially deteriorated.

Roof: Metal panels.

Windows/Doors: Most of the window frames remain, as do some of the sash elements, including one of the meeting rails. None of the windowpanes remain, but some of the glazing bars are evident. The doors are deteriorated, but most of the rails, stiles, and panels remain.

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 structure reflects the typical construction and stylistic elements found in residential dwellings built during the mining boom era (1869-1929). The house is a double cell type with a moderately pitched side gable roof. The roof is sheathed in metal panels, but was originally sheathed in wood shingles. The exterior is the drop-novelty siding typically used on Park City homes of this era. The double cell house type accommodates its use as a side-by-side office and dwelling as was indicated on the 1900 Sanborn Insurance map. Double cell houses often have symmetrically arranged window openings, but this structure includes both single and paired windows asymmetrically placed on the primary facade. The windows that remain suggest that either one-over-one or two-over-two double-hung sash type windows were used. The window trim is simple and includes crowned pediments above each window and door. The doors appear to have been panel with upper lights surrounded by simple trim and transoms. A dropped, hipped-roof, full-

width porch original to the house has been lost, but a few of the deteriorated porch floor elements remain. The original structure was extended to the east between 1900 and 1907. The building is in poor condition.

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 from other residential dwellings in Park City and reflects its use as a caretaker's house and mine office. The building is perched on a narrow level area cut into the hillside and is adjacent to other mine-related buildings. Based on historic photographs and Sanborn maps, the setting--primarily the grading--appears to have been altered over time. In addition, the house is surrounded by rubble and natural vegetation that has overtaken the remaining porch elements.

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 the basic form--double cell, gable roof, paired and single window openings--and the use of non-beveled (drop-novelty) siding. In addition, the simple window and door trim are typical of Park City mining era homes.

Feeling (Describe the property's historic character.): The physical elements of the site convey a limited sense of life in a Western mining town of the late nineteenth and early twentieth centuries. The site has been substantially altered over time and the changes have diminished the site's historic character.

Association (Describe the link between the important historic era or person and the property.): The building is linked with the active mining era in Park City. The building is a double-cell type, which was commonly constructed in Utah in the mid to late 1800s. The general form and simple stylistic elements were typically found on residential-type buildings built during the mining era in Park City.

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)

This building is associated with the mining activity near the Alliance tunnel. It was built as a caretaker's house and an office. According to an undated document from the Park City Historical Society & Museum:

In May 1889, John Judge began supervising the construction of the tunnel to drain water from the Sampson, Rebellion and Crescent mines. The half mile long tunnel was completed August 1890, and along the way, workers struck a rich vein of silver ore. The Alliance tunnel became the Alliance Mine, producing over \$80,000.

According to the publication "Treasure Mountain Home," A. Hanauer, N. Terwick, and W.S. McCornick reorganized the Sampson Mine as the Alliance Mining Company in 1889.

A report issued by the USGS in 1912 indicates the Alliance was one of many claims absorbed by the Silver King Coalition Mines Co. (total of 80 claims) by 1904 (Boutwell, 179). The 1889 Sanborn Insurance map identifies the operations as "Alliance Mining Co.", though by 1900 the Sanborn map indicates the "Silver King Mining Co." Information from the PCHS&M suggests that mining operations at this location ceased in the 1930s.

The office/dwelling appears to be the oldest structure on the site (built c. 1895). According to the PCHS&M, the building was built c. 1900 for use by the mine superintendent or caretaker. Sanborn Insurance maps indicate the building was constructed by the time the 1900 map was complete; it appears on the 1900 map,

but not on the 1889 map. In addition, the 1900 map states - "RUN DAYTIME ONLY. NO NIGHT WATCHMAN. MAN LIVES IN DWG." suggesting that it was used for a caretaker and not the superintendent of the mine.

The Alliance Mine structures were purchased by the Silver King Coalition Mines Co. in the early twentieth century and became part of the operations at one of Utah's most successful mine companies.

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):

William S. McCornick is associated with this mine. McCornick owned McCornick & Company, the largest private bank between the Pacific Coast and the Missouri River in the late 1800s. He was the first president of the SLC Chamber of Commerce and the Alta Club, SLC. The building constructed to house McCornick's bank--the McCornick Block--still stands on SLC's Main Street.

John Judge is also associated with this mine as is David Keith and Thomas Kearns. John Judge (1845-1992) was born in Ireland and immigrated to the United States with his parents in 1846. In 1889, John worked as a foreman for the Daly Mine and soon awarded a contract to construct the Alliance drain tunnel. He met David Keith and Thomas Kearns and became a part owner in the Silver King Mine. John Judge is one of the most prominent mining men in Utah. He was one of the many mining moguls who constructed lavish mansions on Salt Lake City's South Temple Street (later demolished). Though he died at age 48, his family's legacy is evident in Salt Lake City's historic architecture of the Judge Building, the Cathedral of the Madeleine (the family contributed to its construction), and the Judge Memorial Hospital.

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 (primary façade) elevation. Camera facing north, 2009.

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

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

Photo No. 4: North elevation detail. Camera facing east, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Alliance Mine Site - Power House

Address: 40°37'36.6"N 111°30'16.9"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: PO Box 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres. See Summit County Recorder for full legal 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: Utility
- Current Use: None

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1995, 2009
- historic: c. 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.)

- Alliance Mine. N. d. *Himes Buck Digital Collection*. Hal Compton Research Library. Park City Historical Society & Museum. 10 Oct. 2009. Photo #Digi.2.4087.
- 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.
- Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 10 Nov. 1913. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <<http://digitalnewspapers.org>>
- 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. Alliance Complex: Empire Canyon. Park City: PCHS&M, [c.2000?].
- Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
- Salt Lake Mining Review. "Electrically Operated Equipment". 15 Jan. 1915. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <<http://digitalnewspapers.org>>

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

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

---. "Sheet 15, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. October 10, 2009 <<http://www.lib.utah.edu/digital/sanborn/>>

---. "Sheet 18, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. October 10, 2009 <<http://www.lib.utah.edu/digital/sanborn/>>

---. "Sheet 18, 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.

Short, George H. "Developments at Park City in 1913". Salt Lake Mining Review. 01 Jan. 1914. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009. <<http://digitalnewspapers.org>>

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: Utility related / 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.): severe deterioration, building not secured against entry, roof missing and building not protected against weather conditions.

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: Larger site has been altered of the years and the immediate surroundings not appear to be original.

Foundation: Concrete.

Walls: Concrete.

Roof: Much of the roof structure is missing. Corrugated metal panels on a portion.

Windows/Doors: Three windows--two on primary façade and one on rear façade. Frames are extant, but sash elements and glazing elements are missing in most cases. Windows are two-over-two double-hung sash type windows. The double doors are deteriorated, some of the rails and stiles remain--doors were wood panel doors with diagonal batten panels.

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 concrete and stucco building is square in plan with a moderately pitched gable roof. The main entrance is located on the gable end facing southwest and is flanked by two-over-two double-hung sash type windows. The window openings include projecting concrete sills and simple concrete pediments and are covered by vertical steel security bars. The building is in poor condition. The structure is altered because of abandonment and deterioration rather than incompatible additions or development. Some projections that appear on the 1929 Sanborn Insurance map have been removed and the roof has partially collapsed or is missing.

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 from other buildings in Park City and reflects its use as a mine operations building. The building is

located on a level building pad that was cut into the hillside and is adjacent to other mine-related buildings. Based on historic photographs and Sanborn maps, the setting--primarily the grading--appears to have been significantly altered over time. In addition, natural vegetation has overtaken the south and west facades, as well as the interior.

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 the basic form, square plan, gable roof, and single window openings. In addition, the lack of ornamentation is typical of a building intended for utilitarian use.

Feeling (Describe the property's historic character.): The physical elements of the site convey a limited sense of life in a Western mining operations of the late nineteenth and early twentieth centuries. The site has been substantially altered over time and the changes have diminished the site's historic character.

Association (Describe the link between the important historic era or person and the property.): The building is linked with the active mining era in Park City. The building was likely constructed c.1913.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1913

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)

This building is associated with the mining activity near the Alliance tunnel. It was built as a power generation facility. According to an undated document from the Park City Historical Society & Museum:

In May 1889, John Judge began supervising the construction of the tunnel to drain water from the Sampson, Rebellion and Crescent mines. The half mile long tunnel was completed August 1890, and along the way, workers struck a rich vein of silver ore. The Alliance tunnel became the Alliance Mine, producing over \$80,000.

According to the publication "Treasure Mountain Home," A. Hanauer, N. Trewick, and W.S. McCornick reorganized the Sampson Mine as the Alliance Mining Company in 1889.

A report issued by the USGS in 1912 indicates the Alliance was one of many claims absorbed by the Silver King Coalition Mines Co. (total of 80 claims) by 1904 (Boutwell, 179). The 1889 Sanborn Insurance map identifies the operations as "Alliance Mining Co.", though by 1900 the Sanborn map indicates the "Silver King Mining Co." Information from the PCHS&M suggests that mining operations at this location ceased in the 1930s.

The power house was likely built c. 1913. The power house does not appear on the 1907 Sanborn Insurance map, but is seen on the 1929 map. An article written by George H. Short for the *Salt Lake Mining Review* briefly mentions that electrification of the operations around the Alliance Tunnel site were completed in 1913. The building is in poor condition and appears to have had several extensions removed over time. A bay located on the rear of the building was removed, as was a small projection on the southwest façade. Both projections appear on the 1929 Sanborn Insurance Map.

The Alliance Mine structures were purchased by the Silver King Coalition Mines Co. in the early twentieth century and became part of the operations at one of Utah's most successful mine companies.

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):

William S. McCornick is associated with this mine. McCornick owned McCornick & Company, the largest private bank between the Pacific Coast and the Missouri River in the late 1800s. He was the first president of the SLC Chamber of Commerce and the Alta Club, SLC. The building constructed to house McCornick's bank--the McCornick Block--still stands on SLC's Main Street.

John Judge is associated with this mine as is David Keith and Thomas Kearns. John Judge (1845-1992) was born in Ireland and immigrated to the United States with his parents in 1846. In 1889, John worked as a foreman for the Daly Mine and soon awarded a contract to construct the Alliance drain tunnel. He met David Keith and Thomas Kearns and became a part owner in the Silver King Mine. John Judge is one of the most prominent mining men in Utah. He was one of the many mining moguls who constructed lavish mansions on Salt Lake City's South Temple Street (later demolished). Though he died at age 48, his family's legacy is evident in Salt Lake City's historic architecture of the Judge Building, the Cathedral of the Madeleine (the family contributed to its construction), and the Judge Memorial Hospital.

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 (primary façade) elevation. Camera facing northeast, 2009.

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

Photo No. 3: Northeast elevation. Camera facing southwest, 2009.

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

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Alliance Mine Site - Shed (Change Room, Timber Saw, etc...)

Address: 40°37'35.9"N 111°30'17.8"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: PO Box 1450, Park City, Utah 84060

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

- Alliance Mine. N. d. *Himes Buck Digital Collection*. Hal Compton Research Library. Park City Historical Society & Museum. 10 Oct. 2009. Photo #Digi.2.4087.
- 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.
- Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 10 Nov. 1913. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 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 Historical Society & Museum. Alliance Complex: Empire Canyon. Park City: PCHS&M, [c.2000?].
- Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
- Salt Lake Mining Review. "Electrically Operated Equipment". 15 Jan. 1915. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <<http://digitalnewspapers.org>>

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

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---. "Sheet 18, 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.

Short, George H. "Developments at Park City in 1913". Salt Lake Mining Review. 01 Jan. 1914. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009. <<http://digitalnewspapers.org>>

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 related / 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.): General deterioration and some vandalism, building is 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: Larger site has been altered over the years and the immediate surroundings--rock pile, general grading, and ground surrounding foundation of shed--appear to have been altered.

Foundation: Concrete.

Walls: Iron and steel (newer) structure. Exterior wall cladding is corrugated and pressed metal panels,

Roof: Steel trusses. New roof structure above trusses--purlins, and rafters are made of new wood. Corrugated metal panels cover the roof.

Windows/Doors: The windows are steel double-hung and fixed casement units with multiple lights (nine in each). The door opening on the east façade is large and likely accommodated double doors. There are no doors or remains of the doors on site.

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 shed building is constructed of concrete and iron and steel frame sheathed in corrugated and stamped metal roofing and siding. The roof appears to have been reconstructed and resheathed fairly recently. The building is in fair condition and full of mining era debris and equipment--core samples, circular hand-washing sink, and various parts of large industrial equipment.

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 from other buildings in Park City and reflects its use as a mine operations building. The building is located on a level building pad adjacent to other mine-related buildings. Based on historic photographs and Sanborn maps, the setting--primarily the grading--appears to have been significantly altered 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 distinctive elements are the basic form, concrete foundation, iron and steel structure, shed roof, and early rolled steel windows. In addition, the lack of ornamentation is typical of a building intended for utilitarian use.

Feeling (Describe the property's historic character.): The physical elements of the site convey a limited sense of life in a Western mining operations of the late nineteenth and early twentieth centuries. The site has been substantially altered over time and the changes have diminished the site's historic character.

Association (Describe the link between the important historic era or person and the property.): The building is linked with the active mining era in Park City. The building was likely constructed c.1913. It appears as part of a larger building on the 1929 Sanborn Insurance map and a 1914 edition of the Salt Lake Mining Review describes a great deal of development having been completed around the Alliance Tunnel in 1913.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1913

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)

This building is associated with the mining activity near the Alliance tunnel. It was built as a general mine facility with a change room, timber saw room, etc.... According to an undated document from the Park City Historical Society & Museum:

In May 1889, John Judge began supervising the construction of the tunnel to drain water from the Sampson, Rebellion and Crescent mines. The half mile long tunnel was completed August 1890, and along the way, workers struck a rich vein of silver ore. The Alliance tunnel became the Alliance Mine, producing over \$80,000.

According to the publication "Treasure Mountain Home," A. Hanauer, N. Trewick, and W.S. McCornick reorganized the Sampson Mine as the Alliance Mining Company in 1889.

A report issued by the USGS in 1912 indicates the Alliance was one of many claims absorbed by the Silver King Coalition Mines Co. (total of 80 claims) by 1904 (Boutwell, 179). The 1889 Sanborn Insurance map identifies the operations as "Alliance Mining Co.", though by 1900 the Sanborn map indicates the "Silver King Mining Co." Information from the PCHS&M suggests that mining operations at this location ceased in the 1930s.

The large shed was likely built c. 1915. In the early 1910s, *The Salt Lake Mining Review* reported on the expansion of the Silver King Coalition Mining Co.'s operations at the Alliance drain tunnel. The current structure includes a concrete foundation and interior concrete walls approximately 6 feet in height from which the iron and steel structure springs. The interior roof elements are newer, but portions of the structure and concrete appear much older. It is possible that the structure was originally constructed c. 1915 and has undergone extensive alterations over time. In addition, the configuration noted in the Sanborn Insurance Map of 1929 shows several extensions to the main section of the building, which no longer exist as well as a different interior wall configuration.

The Alliance Mine structures were purchased by the Silver King Coalition Mines Co. in the early twentieth century and became part of the operations at one of Utah's most successful mine companies.

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):

William S. McCornick is associated with this mine. McCornick owned McCornick & Company, the largest private bank between the Pacific Coast and the Missouri River in the late 1800s. He was the first president of the SLC Chamber of Commerce and the Alta Club, SLC. The building constructed for McCornick's bank--the McCornick Block--still stands on SLC's Main Street.

John Judge is associated with this mine as is David Keith and Thomas Kearns. John Judge (1845-1992) was born in Ireland and immigrated to the United States with his parents in 1846. In 1889, John worked as a foreman for the Daly Mine and soon awarded a contract to construct the Alliance drain tunnel. He met David Keith and Thomas Kearns and became a part owner in the Silver King Mine. John Judge is one of the most prominent mining men in Utah. He was one of the many mining moguls who constructed lavish mansions on Salt Lake City's South Temple Street (later demolished). Though he died at age 48, his family's legacy is evident in Salt Lake City's historic architecture of the Judge Building, the Cathedral of the Madeleine (the family contributed to its construction), and the Judge Memorial Hospital.

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: East elevation. Camera facing west, 2009.

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

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

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



Alliance Mine Dwelling/Office, 2009



Alliance Mine Shed/Machine Shop, 2009



Alliance Mine Power House, 2009



Alliance Mine. N. d. *Himes Buck Digital Collection*. *Hal Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009. Photo #Digi.2.4087.

Historic Preservation Board Staff Report



PLANNING DEPARTMENT

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

Subject: Historic Sites Inventory

Application #: PL-10-00901

Date: March 17, 2010

Type of Item: Administrative - Determination of Historical Significance

Summary Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and designate the Judge Mine Site and its one remaining building and one remaining structure to the Historic Sites Inventory as a Significant Site.

Topic

Applicant: Planning Department

Location: Judge Mine Site (2,000 feet up Empire Canyon from Daly Avenue)

Proposal: Designate the Judge Mine Site (one building and one structure) to the Historic Sites Inventory as a Significant Site

Zoning: Recreational and Open Space (ROS) 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 Planning Department is seeking to add the remaining building and structure making up the Judge Mine Site to the Historic Sites Inventory as a Significant Site.

Brief History of the Judge Mine Site

The Judge-Daly Mine Company (also referred to in publications from the period as the Judge and/or the Daly-Judge) was organized in November 1901. The mine was a large producer of lead, zinc, and silver. In 1916, the Daly-Judge Mining Company became the Judge Mining & Smelting Company. By the end of 1922, the mine was operating under the umbrella of the Park Utah Consolidated Mine Companies (formed 1917). Along with the Judge, the Park Utah absorbed the Daly-West, Little Bell, Daly, and several hundred other claims in the area. By 1933, mining operations at the site had ceased. The mine site is associated with John Judge, John Daly, and George Lambourne; all are prominent individuals in local mining as well as regional business and commerce.

Building: Assay Office & Change Room

The 1 ½-story concrete structure was built in 1920 for use as the office of the Judge Mining & Smelting Co. The rear part of the building contained a change room for miners. On the primary façade, a large fan motif is above the inscription, "J.W. & S.

Co." which, in turn, is above the inscription "1920". Early photographs show an adjacent building connected to the east façade where the tunnel entrance is located. Today, the east addition is gone and the tunnel entrance is marked by an extension of the gable roof to form a portico. The side elevations include both single and paired double-hung sash type windows, though because the window and door openings are boarded, it is not known if any of the window components are extant. The building is visible on Sanborn Fire Insurance maps beginning in 1929 and was part of an extensive development of other buildings, structures, and covered tramways that no longer exist.

Structure: Explosives Bunker

The concrete portal, steel door, venting stack, and rail lines are all that are visible of this powder magazine bunker. The 1929 Sanborn Insurance map shows a tunnel approximately 80 feet long extending into the mountainside to a chamber approximately 10 feet by 40 feet. It is not known if the tunnel and the chamber are extant. The concrete entry portal is approximately 5 feet by 10 feet in size and includes "EXPLOSIVES" formed in the concrete with a small triangle motif above. In addition, the portal is capped with a concrete slab with small triangular brackets. A large venting stack rises approximately twelve feet above the portal and a solid steel door is centered into the concrete structure. The door includes hardware meant to deter those who would attempt to shoot the lock as a means of gaining access to the tunnel and chamber.

Previous Research

The Judge Mine Site was the subject of a Selective Reconnaissance Level Survey conducted by Sandra Morrison of the PCHS&M in 1999.

In 2000, SWCA Environmental Consultants, Inc. produced a Historic Preservation Plan for this and other sites found within the Flagstaff Mountain Annexation Boundary (now known as Empire Pass). The plan includes brief descriptions of eleven sites, a short history of each site, an overview of the existing conditions at each site, and recommendations for restoration, remediation, and interpretive signage. The site is located within a 1,655-acre area that was annexed into Park City in June 1999.

The site should have been evaluated in 2006 when the citywide survey update was conducted but was not.

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(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(A), 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. The Judge Mine, later part of the Park Utah Consolidated Mine Company, is noted in a USGS report from 1912 and various reports from the Salt Lake Mining Review. Also, the site--building and structure--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. Though the building and structure 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 this 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 Judge Mine became part of the Park Utah Consolidated Mine Company operations in the mid-1920s. The impact of this mine on Park City, the region, and the state of Utah was significant, has been well documented, and is generally accepted by historians and the public.

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

Analysis: It also meets this criterion for its association with the lives of persons significant in the history of Park City; namely John Judge, John Daly, and George Lambourne. 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. The Judge Mine, later part of the Park Utah Consolidated Mine Company is noted in a USGS report from 1912. Also, the site--building and structure--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." The assay office building and the explosives bunker retain the physical

characteristics that identify them as existing in or relating to the 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 the pitch of the main roof of the primary façade of either the assay office building or the explosives bunker 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 either of the structures.

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

Analysis: The building and structure 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 either of the 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 active mining era.

The Judge Mine became part of the Park Utah Consolidated Mine Company operations in the mid-1920s. The impact of this mine on Park City, the region and the state of Utah was significant, has been well documented and is generally accepted by historians.

- (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, John Daly, and George Lambourne. 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.

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 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 (1869-1929) as evidenced by the inscription "1920" on the primary façade, a photograph from the PCHS&M dated 1925 showing the building, and by the building's appearance on the 1929 Sanborn Insurance map.
4. The Assay Office building is a 1 ½-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 buildings 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 80' tunnel and 10'x40' 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

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.

Exhibits

- Exhibit A - Vicinity map of the Judge Mine Site (aerial photograph)
- Exhibit B - Historic Site Form for Judge Mine Assay Office Building
- Exhibit C - Historic Site Form for Judge Mine Explosives Bunker
- Exhibit D - Photographs of the Judge Mine Site

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Judge Mine Site - Assay Office and Change Room Building

Address: 40°37'32.8"N 111°30'15.7"W

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-C?

Current Owner Name: Deer Valley Resort Company

Parent Parcel(s): likely S-98

Current Owner Address: POB 889, Park City, UT 84060

Legal Description (include acreage): 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 and 2009
- historic: c. 1925

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.
- "Funeral of George W. Lambourne." Park Record [Park City] 9 Aug. 1935: 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.
- Jenkins, J.E. Judge Mine. N.d. *Pop Jenks Collection*. *Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.57. Electronic.
- "John J. Daly Dies." Park Record [Park City] 28 Oct. 1927: 4. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <<http://digitalnewspapers.org>>
- 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.
- Sanborn, D.A. "Sheet 10, Park City, Utah, 1889." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1889. *J. Willard Marriott Library*. 10 Dec. 2009. <<http://www.lib.utah.edu/digital/sanborn/>>
- Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

---. "Sheet 15, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1900. J. Willard Marriott Library. 2 Dec. 2009. <<http://www.lib.utah.edu/digital/sanborn/>>

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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>>

SWCA, Inc. Environmental Consultants. Flagstaff Mountain Resort: A Planned Resort Community at Deer Valley: Historic Preservation Plan. Salt Lake City: SWCA, 2001.

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: Rectangular Block / Vernacular No. Stories: 1 1/2

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.): General deterioration - windows boarded, roof damage.
- 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: Remote location up Empire Canyon, debris piled along westerly façade. Rear of building tucked into hill.

Foundation: Concrete.

Walls: Concrete.

Roof: Moderately pitched gable roof form with corrugated metal roofing material.

Windows/Doors: All are boarded. Access into building to view from inside was not available. Historic photographs suggest single and paired double-hung sash type windows. Not know if they are 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): This 1 1/2-story concrete building is divided into two sections; the front section originally used as an office and the rear, much larger area, originally used as a change room. The primary façade faces south with windows placed symmetrically around a slightly off-centered and raised central doorway. The door and entry landing are flanked by large paired square window openings. Two small window openings in the gable flank a decorative fan motif in the upper-most section of the gable. Under the fan is the inscription, "J.M. & S. Co." and below that, "1920." Aside from the fan motif in the gable end, the building is unadorned and reflects its use as a utilitarian mining building. On the east side of the

primary façade, tucked under the extended eave is the entrance to the Judge Tunnel (formerly the Anchor Drain Tunnel). The structure around the tunnel entrance has been upgraded to steel and the roofing materials were extended to cover the entrance.

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 with a graded roadway that runs to the west of the building and continues up Empire Canyon. The building is located near other mine-related buildings, structures, and/or ruins, as well as newer structures such as a large water tank. Historic photographs and Sanborn Insurance maps indicate significant development in the area, but none of the buildings shown in those documents exist today.

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 concrete, but the most distinctive elements are the inscriptions above the entry door.

Feeling (Describe the property's historic character.): The physical elements of the site convey a limited sense of Western mining operations of the late nineteenth and early twentieth centuries. The lack of adjacent historic structures and the intrusion of the contemporary structures and grading of the area significantly diminish the site's historic character.

Association (Describe the link between the important historic era or person and the property.): The site is linked to the active mining era in Park City. It is associated with the Judge Mine Company and the Park Utah Consolidated Mine Company as well as with John Judge, John Daly, and George Lambourne, prominent figures in the area's mining history.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1920

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 noted on a marker prepared by the Park City Historical Society & Museum and funded by a 1999 Summit County Restaurant Tax Grant:

In 1889 John Daly supervised construction of a one and one-half mile tunnel to drain the shaft and to provide easier underground transportation for miners and ore to the Judge mill. This tunnel still provides culinary water to Park City. In 1902, the Anchor Mine was acquired by Daly Judge Mine Co. and continued to be a major producer of lead, silver and zinc for many years. Labor trouble, followed by the drop in metal prices, resulted in the closing of the Park City mines and most never reopened.

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:

This [Judge-Daly] property is the most extensive and includes some of the oldest workings in the district. The history of its development is a record of remarkable persistence through a most unusual succession of difficulties and disasters.

In November 1901, the Daly-Judge Mining Co. was organized, and in April 1902, the consolidation of the holdings of that company was consummated (156).

The equipment of the Daly-Judge includes a complete hoisting outfit at the collar of the 1,600-foot shaft, an air compressor, and accommodations for housing and feeding its miners. The work and drain tunnel through which the output of the mine is trammed is equipped for heavy electric haulage. At the mouth of the tunnel are the usual workshops, also the mill (156).

By the end of 1922, the Judge Mine was operating under the umbrella of Park Utah Consolidated Mine Company (formed in 1917). The Park Utah was in the process of consolidating several hundred acres of claims including the Daly, Little Bell, Daly-West, and Judge (*From the Ground Up*, Page 332). By 1933, mining operations at the site had ceased.

As noted on the Sanborn Fire Insurance Maps, the Judge Drain Tunnel is formerly the Anchor Drain Tunnel. The Anchor Drain Tunnel appears on the 1889, 1900, and 1907 Sanborn Insurance maps surrounded by extensive surface improvements. By 1929, the Sanborn Insurance maps indicate surface improvements constructed of iron and wood that replaced many of the earlier wood frame structures.

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 individuals associated with this mine are John Daly, John Judge and George Lambourne.

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).

John Joseph Daly (1853-1927) was born in Illinois and first came to Utah in 1873 and again in 1876, when he settled here permanently. He was one of the founders of the Alta Club and served as its president twice. He formed the Daly Mine Company in 1883 and served as its vice president and general manager until 1888. He founded the Daly West Mine in 1893. He was elected to the Salt Lake City Council in 1890 and served as a member of the Board of Regents of the University of Deseret (now the University of Utah). He became ill in 1917 and moved to Los Angeles where he died at age 74 (*The Park Record*, October 28, 1927, Page 4).

George W. Lambourne (1867-1935) was born in Salt Lake City and worked for the Z.C.M.I. before becoming the secretary of the Daly-West Mining Company in Park City. He was a vice president of the National City bank in SLC and was director of the Sate Bank of Park City. Following the retirement of John J. Daly, Lambourne became the manager of the Daly-West Mine. Mr. Lambourne was responsible for negotiating the merger of properties that became the Park Utah Consolidated Mines Company. He was reported to be an unassuming man that did not seek out public recognition, but rather worked quietly to achieve great wealth and influence. He died following a heart attack while vacationing in California. (*The Park Record*, 9 Aug. 1935, Page 1).

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 (primary façade). Camera facing southwest, 2009.

Photo No. 2: Northeast elevation (primary façade). Camera facing southwest, 2009.

Photo No. 3: North oblique. Camera facing south, 2009.

Photo No. 4: Southwest oblique. Camera facing northeast, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Judge Mine Explosives Bunker

Address: 40°37'34"N 110°30'12.9"W

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-C

Current Owner Name: Deer Valley Resort Company

Parent Parcel(s): S-98

Current Owner Address: c/o Robert Wells, POB 889, Park City, UT 84060

Legal Description (include acreage): 530.46 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: 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.)

- 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.
- "Funeral of George W. Lambourne." Park Record [Park City] 9 Aug. 1935: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 6 Oct. 2009 <<http://digitalnewspapers.org>>
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- Jenkins, J.E. Judge Mine. N.d. *Pop Jenks Collection*. *Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.57. Electronic.
- "John J. Daly Dies." Park Record [Park City] 28 Oct. 1927: 4. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <<http://digitalnewspapers.org>>
- 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.
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- Sanborn, D.A. "Sheet 10, Park City, Utah, 1889." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1889. J. Willard Marriott Library. 10 Dec. 2009. <<http://www.lib.utah.edu/digital/sanborn/>>
- Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

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---. "Sheet 18, 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>>

SWCA, Inc. Environmental Consultants. Flagstaff Mountain Resort: A Planned Resort Community at Deer Valley: Historic Preservation Plan. Salt Lake City: SWCA, 2001.

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: 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.): General 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: The portal is located in a wooded area tucked up against the hillside northeast of the assay office building.

Foundation: concrete.

Walls: concrete.

Roof: concrete.

Windows/Doors: One doorway, 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 concrete portal, steel door, venting stack, and rail line are all that are visible of this powder magazine bunker. The 1929 Sanborn Insurance map shows a tunnel approximately 80 feet long extending into the mountainside to a chamber approximately 10 feet by 40 feet. It is not known if the tunnel or the chamber are extant. The concrete entry portal is approximately 5 feet by 10 feet in size and includes "EXPLOSIVES" formed in the concrete with a small triangle motif above. In addition, the portal is capped with a concrete slab with small triangular brackets. A large venting stack rises approximately twelve feet above the portal and a solid steel door is centered into the concrete structure. The door includes

hardware meant to deter those who would attempt to shoot the lock as a means of gaining access to the tunnel and chamber.

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 portal is not easily seen from the graded roadway. It is tucked in the trees against the hillside. The area, according to Sanborn Insurance maps and historic photographs, included a significant number of additional buildings and structures, though they have been removed.

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 the concrete brackets under the concrete cap/roof and the triangular motif above the inscription. The building was constructed for an industrial use and its materials and construction method reflect that use.

Feeling (Describe the property's historic character.): The character of the building suggests it was part of a larger complex of mining buildings from the late nineteenth and early twentieth centuries. The majority of historic buildings and structures are gone and the site's historic character is substantially diminished.

Association (Describe the link between the important historic era or person and the property.): The site is associated with the active metal mining era in Park City. Also it is associated with several prominent individuals including John Daly, John Judge, and George Lambourne.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1922

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 noted on a marker prepared by the Park City Historical Society & Museum and funded by a 1999 Summit County Restaurant Tax Grant:

In 1889 John Daly supervised construction of a one and one-half mile tunnel to drain the shaft and to provide easier underground transportation for miners and ore to the Judge mill. This tunnel still provides culinary water to Park City. In 1902, the Anchor Mine was acquired by Daly Judge Mine Co. and continued to be a major producer of lead, silver and zinc for many years. Labor trouble, followed by the drop in metal prices, resulted in the closing of the Park City mines and most never reopened.

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:

This [Judge-Daly] property is the most extensive and includes some of the oldest workings in the district. The history of its development is a record of remarkable persistence through a most unusual succession of difficulties and disasters.

In November 1901, the Daly-Judge Mining Co. was organized, and in April 1902, the consolidation of the holdings of that company was consummated (156).

The equipment of the Daly-Judge includes a complete hoisting outfit at the collar of the 1,600-foot shaft, an air compressor, and accommodations for housing and feeding its miners. The work and drain tunnel through which the output of the mine is trammed is equipped for heavy electric haulage. At the mouth of the tunnel are the usual workshops, also the mill (156).

By the end of 1922, the Judge Mine was operating under the umbrella of Park Utah Consolidated Mine Company (formed in 1917). The Park Utah was in the process of consolidating several hundred acres of claims including the Daly, Little Bell, Daly-West, and Judge (*From the Ground Up*, Page 332). By 1933, mining operations at the site had ceased.

As noted on the Sanborn Fire Insurance Maps, the Judge Drain Tunnel is formerly the Anchor Drain Tunnel. The Anchor Drain Tunnel appears on the 1889, 1900, and 1907 Sanborn Insurance maps surrounded by extensive surface improvements. By 1929, the Sanborn Insurance maps indicate surface improvements constructed of iron and wood that replaced many of the earlier wood frame structures.

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 individuals associated with this mine are John Daly, John Judge and George Lambourne.

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).

John Joseph Daly (1853-1927) was born in Illinois and first came to Utah in 1873 and again in 1876, when he settled here permanently. He was one of the founders of the Alta Club and served as its president twice. He formed the Daly Mine Company in 1883 and served as its vice president and general manager until 1888. He founded the Daly West Mine in 1893. He was elected to the Salt Lake City Council in 1890 and served as a member of the Board of Regents of the University of Deseret (now the University of Utah). He became ill in 1917 and moved to Los Angeles where he died at age 74 (*The Park Record*, October 28, 1927, Page 4).

George W. Lambourne (1867-1935) was born in Salt Lake City and worked for the Z.C.M.I. before becoming the secretary of the Daly-West Mining Company in Park City. He was a vice president of the National City bank in SLC and was director of the Sate Bank of Park City. Following the retirement of John J. Daly, Lambourne became the manager of the Daly-West Mine. Mr. Lambourne was responsible for negotiating the merger of properties that became the Park Utah Consolidated Mines Company. He was reported to be an unassuming man that did not seek out public recognition, but rather worked quietly to achieve great wealth and influence. He died following a heart attack while vacationing in California. (*The Park Record*, 9 Aug. 1935, Page 1).

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.

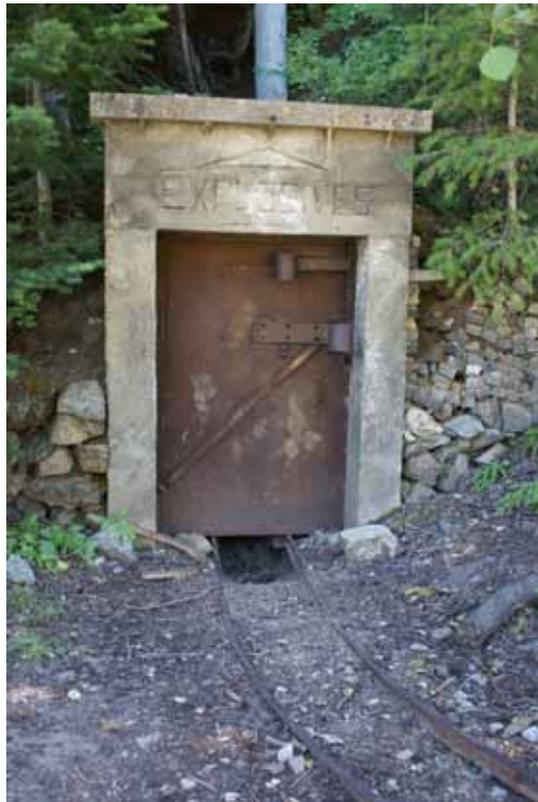
Photo No. 1: North elevation. Camera facing south, 2009.

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

Photo No. 3: North elevation. Camera facing south, 2009.



Judge Mine Assay Office and Change Room Building, 2009



Judge Mine Explosives Bunker Structure, 2009



Jenkins, J.E. Judge Mine. N.d. *Pop Jenks Collection*. *Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.57. Electronic.

Historic Preservation Board Staff Report



Author: Thomas E. Eddington, Jr., AICP
Dina Blaes, Preservation Consultant
Subject: Historic Sites Inventory
Application #: PL-10-00902
Date: March 17, 2010
Type of Item: Administrative - Determination of Historical Significance

PLANNING DEPARTMENT

Summary Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and designate the Judge Mine Aerial Tramway and its five remaining structures to the Historic Sites Inventory as a Significant Site.

Topic

Applicant: Planning Department
Location: Judge Mine Aerial Tramway (five structures that run along Empire Canyon road from a point where Ridge Avenue meets Daly Avenue to a site nearly 1,800 feet up Empire Canyon from Daly Avenue)
Proposal: Designate the Judge Mine Aerial Tramway (five structures) to the Historic Sites Inventory
Zoning: Recreational and Open Space (ROS) 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 Planning Department is seeking to add the remaining structures making up the Judge Mine Aerial Tramway to the Historic Sites Inventory as a Significant Site.

Brief History of the Judge Mine Aerial Tramway

By January 1926, the Park Utah Consolidated Mines Company had completed the aerial tramway in order to more efficiently and cost-effectively carry processed ore from the Judge, the Daly-West, the Daly and other claims in the area that were under the company's control. According to an article in the *Salt Lake Mining Review* from January 1926, the tramway was originally 4,700 feet in length and was constructed as a Trenton-type tramway by the engineers of American Steel and Wire Company. Engineering the tramway was made more complicated by the fact that the change in elevation along the tramway was 317 feet. The towers were constructed of steel with concrete bases. The tramway was originally built with 5 towers; the tallest was fifty-five feet and the shortest was sixteen feet. Capacity of the tramway was 1,000 tons of material daily. By 1933, most mining operations of the Park Utah Consolidated Mines Company had ceased and the tramway was not longer in use. The individual most commonly associated with this site George Lambourne.

Previous Research

The Judge Mine Aerial Tramway was the subject of a Selective Reconnaissance Level Survey conducted by Sandra Morrison of the PCHS&M in 1999.

In July 2005, the PCHS&M received a \$5,000 grant from the National Trust for Historic Preservation (matched by Talisker Corporation) to hire Calder Richards Consulting Engineers to prepare drawings of the general conditions and to make recommendations for the stabilization of several mining-related structures located at the Park City Mountain and Deer Valley resorts. Six structures were documented including the Judge Mine Aerial Tramway Towers. According to Sandra Morrison of the PCHS&M, Talisker Corporation completed the stabilization measures recommended in the report.

Two of the five towers (those located on the east side of Empire Canyon) are located within a 1,655-acre area that was annexed into Park City in 1999. Because three of the towers (those located on the west side of Empire Canyon) were not annexed into the boundaries of Park City Municipal Corporation until February 2007, the tramway was not previously evaluated for designation as a local historic site.

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(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(A), 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. An account of the tramway is provided in the Salt Lake Mining Review dated January 1926 and segments of the tramway are shown on the 1929 Sanborn Insurance maps.

(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 (mine-related buildings and structures) that have been removed from the site over time. Though these five towers remain and are located in relatively close proximity to other mine-related structures, 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 this criterion (b) of 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, or

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 tramway was constructed by the Park Utah Consolidated Mines Company, which was reported in the Salt Lake Mining Review as being the largest silver-producing company in Utah in 1925. At that time, Utah was leading the country in silver production. The Park Utah controlled approximately 4,300 contiguous acres of mining claims and was rivaled only by the Silver King Coalition Mines Company. The impact of the Park Utah Consolidated Mine Company on Park City, the region, and the state was significant, has been well documented, and is generally accepted by historians and the public.

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

Analysis: The site also meets this criterion because of its association with the live of persons significant in the history of the community, state, region or nation; namely a significant contribution to the broad patterns of our history, primarily, George Lambourne who was 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 structures that remain are at least 50 years old. An account of the tramway is provided in the Salt Lake Mining Review dated January 1926 and segments of the tramway are shown on the 1929 Sanborn Insurance maps.

(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. The structures retain their 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 structures retain the physical characteristics that identify them 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: Not applicable to the structures.

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

Analysis: Not applicable.

(iii) Moving it from its original location to a Dissimilar Location, or
Analysis: The 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 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 it is important in local or regional history, architecture, engineering or culture associated with an era of historic importance to the community; namely, the active mining era.

The tramway was constructed by the Park Utah Consolidated Mines Company, which was reported in the Salt Lake Mining Review as being the largest silver-producing company in Utah in 1925. At that time, Utah was leading the country in silver production. The Park Utah controlled approximately 4,300 contiguous acres of mining claims and was rivaled only by the Silver King Coalition Mines Company. The impact of the Park Utah Consolidated Mine Company on Park City, the region, and the state was significant, has been well documented, and is generally accepted by historians and the public.

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

Analysis: The site also meets this criterion because of its association with the live of persons significant in the history of the community, state, region or nation; namely a significant contribution to the broad patterns of our history, primarily, George Lambourne who was 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.

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 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

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.

Exhibits

- Exhibit A - Vicinity map of the Judge Mine Aerial Tramway (aerial photograph)
- Exhibit B - Historic Site Form for Judge Mine Aerial Tramway
- Exhibit D - Photographs of the Judge Mine Aerial Tramway

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Judge Mine Aerial Tramway

Address: Empire Canyon

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR & PCA-S-98-C?

Current Owner Name: United Park City Mines Co. POB 1450, Park City, Utah 84060 Parent Parcel(s): likely S-98 and Deer Valley Resorts, POB 889, Park City, Utah 84060

Current Owner Address: see above

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/Mining
- Current Use: None

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 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:

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.
- "Funeral of George W. Lambourne." Park Record [Park City] 9 Aug. 1935: 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.
- "John J. Daly Dies." Park Record [Park City] 28 Oct. 1927: 4. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <<http://digitalnewspapers.org>>
- 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.

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

"Park Utah Consolidated Mines Co. Perfects Haulage Equipment Scheme." Salt Lake Mining Review 30 Jan. 1926: 11 *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 8 Oct. 2009 <<http://digitalnewspapers.org>>

Sanborn, D.A. "Sheet , Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1907. *J. Willard Marriott Library*. 10 Oct. 2009. <<http://www.lib.utah.edu/digital/sanborn/>>

---. "Sheet 18, 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 , 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.

"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>>

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: Tram Towers/ Trenton-type construction No. Stories: 16' to 55'
 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.
- 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: Towers are located on hillsides along lower part of Empire Canyon.

Foundation: Concrete.

Walls: n/a, but structures are made of 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): Built in 1925, the five remaining towers of the judge Mine Aerial Tramway are steel with concrete foundations. Several of the towers have sections of cable attached and more cables are found on the ground as one hikes along the tramway from tower to tower.

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 up in Empire Canyon and the towers themselves are placed along steep slopes with either exposed rock or densely wooded areas. The tramway used to connect the haulage tunnels to a large loading station lower in the canyon. The loading station was demolished in 1976.

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 type of concrete and the steel truss structures. Also, according to an account in the Salt Lake Mining Review, the tramway is a Trenton-type system that required some skill in designing and engineering due to the steeply sloped canyon walls.

Feeling (Describe the property's historic character.): Individually, these towers do little to suggest the full mining history of Park City, but taken as a group and in relation to the other mine buildings and structures located in Empire Canyon, they do provide a limited sense of the early twentieth century mining operation.

Association (Describe the link between the important historic era or person and the property.): The towers that make up the tramway are associated with the Park Utah Consolidated Mines Company. The individual most commonly associated with the company is George Lambourne.

5 SIGNIFICANCE

Architect: Not Known Known: American Steel & Wire(source: SLC Mining Review)

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)

By January 1926, the Park Utah Consolidated Mines Company had completed the aerial tramway in order to more efficiently and cost-effectively carry processed ore from the Judge, the Daly-West, the Daly and other claims in the area that were under the company's control.

From Salt Lake Mining Review, 30 Jan. 1926, Page 11:

In order to insure the handling of products of its "west side" mines without interruption the whole year round, and at a fraction of the cost involved by old methods, the Park-Utah Consolidated Mines Company, Park City, has placed its new aerial tramway in commission and reports state that it is working splendidly. The upper terminal of this new, automatic aerial carrier is located in Empire canyon, at the portal of the large haulage tunnel that connects with the workings of the old Daly West and Daly-Judge mines and which, with the original Park-Utah Mine, Daly and Ontario, on the east of these properties, completes the Park Utah Consolidated's empire of mineral territory cutting through the heart of the Park City district for nine miles.

According to this source, the tramway was originally 4,700 feet in length and was constructed as a Trenton-type tramway by the engineers of American Steel and Wire Company. Engineering the tramway was made more complicated by the fact that the change in elevation along the tramway was 317 feet. The towers were constructed of steel with concrete bases. The tramway was originally built with 5 towers, two two-bent supports, and one three-bent support. The highest tower was fifty-five feet and the shortest was sixteen feet. Capacity of the tramway was 1,000 tons daily.

American Steel & Wire Co. was formed in 1899 by the merging of several companies in the mid-west and eastern United States. In 1901, U.S. Steel Corporation purchased American Steel & Wire and continued to operate it as a subsidiary. American Steel and Wire Co. is listed regularly in the classified section of the *Salt Lake Mining Review* during the active mining era 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): The individual most commonly associated with the Judge Mine Aerial Tramway is George Lambourne.

George W. Lambourne (1867-1935) was born in Salt Lake City and worked for the Z.C.M.I. before becoming the secretary of the Daly-West Mining Company in Park City. He was a vice president of the National City

bank in SLC and was director of the Sate Bank of Park City. Following the retirement of John J. Daly, Lambourne became the manager of the Daly-West Mine. Mr. Lambourne was responsible for negotiating the merger of properties that became the Park Utah Consolidated Mines Company. He was reported to be an unassuming man that did not seek out public recognition, but rather worked quietly to achieve great wealth and influence. He died following a heart attack while vacationing in California. (The Park Record, 9 Aug. 1935, Page 1).

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: Towers 1 and 2. Camera facing south, 2009.

Photo No. 2: Tower 3. Camera facing northwest, 2009.

Photo No. 3: Tower 4. Camera facing east, 2009.

Photo No. 4: Tower 5. Camera facing northeast, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Judge Mine Aerial Tramway

Address: Empire Canyon

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR

Current Owner Name: United Park City Mines Co.

Parent Parcel(s):

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: 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.)

- 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.
- "Funeral of George W. Lambourne." Park Record [Park City] 9 Aug. 1935: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 6 Oct. 2009 <<http://digitalnewspapers.org>>
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4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Tram Towers

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 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: Towers are located on hillsides along lower part of Empire Canyon.

Foundation: Concrete.

Walls: n/a, but structures are made of 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): Built in 1925, the five remaining towers of the judge Mine Aerial Tramway are steel with concrete foundations. Several of the towers have sections of cable attached and more cables are found if you hike along the tramway from tower to tower.

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 up in Empire Canyon and the towers themselves are placed along steep slopes with either exposed rock or densely wooded areas. The tramway used to connect the haulage tunnels to a large loading station lower in the canyon. The loading station was demolished in 1976.

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 type of concrete and the steel truss structures. Also,

according to an account in the Salt Lake Mining Review, the tramway is a Trenton-type system that required some skill in designing and engineering due to the steeply sloped canyon walls.

Feeling (Describe the property's historic character.): Individually, these towers do little to suggest the full mining history of Park City, but taken as a group and in relation to the other mine buildings and structures located in Empire Canyon, they do provide a sense of the early twentieth century mining operation.

Association (Describe the link between the important historic era or person and the property.): The towers that make up the tramway are associated with the Judge Mine, later the Park Utah Consolidated Mine Company, and its principals, including John Judge, John Daly, and George Lambourne.

5 SIGNIFICANCE

Architect: Not Known Known: American Steel & Wire(source: SLC Mining Review)

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)

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): Those associated with the Judge Mine - John Judge, John Daly, and George Lambourne, among others.

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: Towers 1 and 2. Camera facing south, 2009.

Photo No. 2: Tower 3. Camera facing northwest, 2009.

Photo No. 3: Tower 4. Camera facing east, 2009.

Photo No. 4: Tower 5. Camera facing northeast, 2009.



Tower 1 and Tower 2, 2009



Tower 3, 2009



Tower 4, 2009



Tower 5, 2009

Historic Preservation Board Staff Report



PLANNING DEPARTMENT

Author: Thomas E. Eddington, Jr., AICP
Dina Blaes, Preservation Consultant
Subject: Historic Sites Inventory
Application #: PL-10-00903
Date: March 17, 2010
Type of Item: Administrative - Determination of Historical Significance

Summary Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and designate the Little Bell Mine Site and its one remaining structure to the Historic Sites Inventory as a Significant Site.

Topic:

Applicant: Planning Department
Location: Little Bell Mine Site (1,700 feet southeast of the Daly-West Mine Site in Empire Canyon)
Proposal: Designate the Little Bell Mine Ore Bin to the Historic Sites Inventory as a Significant Site.
Zoning: Recreational and Open Space (ROS) 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 Planning Department is seeking to add the Little Bell Mine Ore Bin to the Historic Sites Inventory as a Significant Site.

Brief History of the Little Bell Mine Site

The Little Bell Mine was located in August of 1880, owned throughout the 1880-90s by the Kilkenny Group, and consisted of 16 claims that were located between the Daly-West and Lucky Bill mines. The Little Bell claim was not systematically developed until after 1901 when Solon Spiro bought a controlling interest from Hugh Kilkenny and P.L. Williams. The Little Bell mine appears in numerous articles in both the *Park Record* and the *Salt Lake Mining Review* as being one of the most active and productive mines in the district. The 1929 Sanborn Insurance map states, "NOT IN OPERATION SINCE SEP 1912" and extensive surface improvements that appear on the 1907 map were removed by 1929. In 1925, the consolidation of the Daly, Little Bell, Daly-West, Judge Mines and many others was finalized and the new company, Park Utah Consolidated Mines Company, controlled over 4,300 contiguous acres of mining claims. By 1933, mining operations at the site had ceased. Prominent individuals most commonly associated with this mine are Hugh Kilkenny, Solon Spiro, and George Lambourne.

Structure: Ore Bin

The bin, approximately 12'x24', sits against a small embankment in a narrow gully in Empire Canyon. Aside from the waste pile, it provides the only physical indication that mining activities occurred in the area. The rectangular wooden frame structure utilizes vertical posts on two exterior facades (front and back) and horizontal boards attached to those posts to enclose the interior bin space. On the east elevation at the bottom of the bin are two chute openings with steel retractable gates. The base of the frame is secured with large carriage bolts and steel bracing rods, 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). The exact date of construction cannot be verified, but the Little Bell Mine was active from the late 1880s through the 1910s so the bin dates from the active mining era in Park City (1869-1929). In addition, it is the type of construction, material, and design commonly used during this period.

Previous Research

The Little Bell Mine Site ore bin was the subject of a Selective Reconnaissance Level Survey conducted by Sandra Morrison of the PCHS&M in 1999.

In 2000, SWCA Environmental Consultants, Inc. produced a Historic Preservation Plan for this and other sites found within the Flagstaff Mountain Annexation Boundary (now known as Empire Pass). The plan includes brief descriptions of eleven sites, a short history of each site, an overview of the existing conditions at each site, and recommendations for restoration, remediation, and interpretive signage. The site is located within a 1,655-acre area that was annexed into Park City in June 1999.

The site should have been evaluated for local designation in 2006 when the citywide survey update was conducted but was not.

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(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 Little Bell Mine was active from the late 1880s through the 1910s and an ore bunker of this size appears on the 1929 Sanborn Insurance map. The exact date of construction of the ore bin cannot be verified, but it reflects the type of construction, material, and design used for ore bins during the mining period and likely dates from that time (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. The ore bin alone 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 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. The site meets this 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 Little Bell Mine was successful in its own right and then became part of the large holdings of the Park Utah Consolidated Mines Company. The impact of the 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: It also meets this criterion for its association with the lives of persons significant in the history of Park City; namely Hugh Kilkenney, Solon Spiro, and George Lambourne. 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 Little Bell Mine was active from the late 1880s through the 1910s and an ore bunker of this size appears on the 1929 Sanborn Insurance map. The exact date of construction of the ore bin cannot be verified, but it reflects the type of construction, material, and design used for ore bins during the mining period and likely dates from that time (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.

(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 roof of the ore bin 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 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 are no additions to the structure 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 or historic importance to the community; the active mining era.

The Little Bell Mine was successful in its own right and then became part of the large holdings of the Park Utah Consolidated Mines Company. The impact of the 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: It also meets this criterion for its association with the lives of persons who were of historic importance to the community; Hugh Kilkenney, Solon Spiro, and George Lambourne. 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.

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 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

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 Mine 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.

Exhibits

Exhibit A - Vicinity map of the Little Bell Mine Site (aerial photograph)

Exhibit B - Historic Site Form for Little Bell Ore Bin

Exhibit C - Photographs of the Little Bell ore Bin

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Little Bell Mine Ore Bin

Address: UTM 0456972E 4495688N

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-C

Current Owner Name: Deer Valley Resorts Co.

Parent Parcel(s): S-98

Current Owner Address: c/o Robert Wells, POB 889, Park City, UT 84060

Legal Description (include acreage): 530.46 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: c. 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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"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>>

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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 and some indication of structural 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: Remote site located up Empire Canyon in a narrow gully southeast of the Daly-West Mine site.

Foundation: None/stacked stones.

Walls: Wood frame.

Roof: Wood boards.

Windows/Doors: Steel retractable gates covering two chute openings.

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 sits against an embankment in a narrow gully in Empire Canyon. It provides the only physical indication that mining activities occurred in the area. The rectangular wooden frame structure utilizes vertical posts on two exterior facades and horizontal boards attached to those posts to enclose the interior bin space. On the east elevation at the bottom of the bin are two chute openings with steel retractable gates. 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). The exact date of construction cannot be verified, but the Little Bell Mine was active from the late 1880s through the 1910s and the 1907 and 1929 Sanborn Insurance maps show several ore bins (also called "bunkers"). The bin likely dates from the active mining era in Park City (1869-1929). In addition, it is of the same type of construction, material, and design commonly used for ore bins during this period and at least one other ore bin of this type is extant in the area.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is generally remote and located southeast from the oldest areas of Park City, but has been surrounded by development--residential and recreational--in the last ten years. The grading and mine-related buildings and structures seen in early photographs of the Little Bell Mine have been completely eliminated.

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 and the way in which the materials have been used. Publications from the active mining period show this type of ore bin in common use.

Feeling (Describe the property's historic character.): The individual structure conveys no real 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 site is associated with the Little Bell Mine and several prominent individuals including Hugh Kilkenny, Solon Spiro, and George Lambourne.

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)

From the USGS publication written by John M. Boutwell, 1912:

The Little Bell mine is situated at the head of Empire Canyon on the west side of its eastern head fork, about 700 feet south of the Quincy shaft and about 1,700 feet south-southeast of the Daly West shaft.

This property was located August 17, 1880. A tunnel was driven from the creek level, but no systematic develop was carried on until 1901. About the time the extraordinary ore developments in the Daly West mine and the strikes of rich ore in the Quincy led to vigorous efforts to establish and to secure the apes or apexes of these bodies of rich ore. The Little Bell shaft was started (August, 1901) and some lateral exploration was done. It was understood that a control in this property was acquired by owners of the Daly-West mine (171).

This publication also indicates that following the initial development, production dwindled until exploration to the west exposed a body rich lead ore--this resulted in valuable production activity in 1909-1910. There is no mention of the surface improvements, including the ore bin(s), in the publication.

Newspaper accounts report that the Little Bell mine was originally owned by the Kilkenny Group and consisted of 16 claims that were located between the Daly-West and Lucky Bill mines (*Park Record*, 14 Mar. 1896, Page 3). In 1901, Solon Spiro bought a controlling interest (80,000 of 100,000 shares at \$.80 per share) in the Little Bell from Hugh Kilkenny and P.L. Williams (*Park Record*, 26 Jan. 1901, Page 2). In 1903, the Daly-West purchased an interest in the mine for \$100,000, but it was a minor interest and should not be characterized as a controlling or ownership interest (*Salt Lake Mining Review*, 15 Mar. 1903, Page 3). The Little Bell mine appears in numerous articles in both the *Park Record* and the *Salt Lake Mining Review* as being one of the most active and productive mines in the district. The 1929 Sanborn Insurance map states, "NOT IN OPERATION SINCE SEP 1912" and extensive surface improvements appear on the 1907 map, but have been removed by 1929. In 1922, the *Salt Lake Mining Review* announced an impending merger of the Park Utah, Daly, Little Bell, Daly-West, and Judge Mines (*Salt Lake Mining Review*, 15 Jan. 1922, Page 19). It was not until 1925 that the merger was finalized and the new company, which controlled over 4,300 contiguous acres of mining claims, was called the Park Utah Consolidated Mines Company (Hampshire, Page 332). By 1933, mining operations at the site had ceased.

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 individuals associated with this mine include Hugh Kilkenny, Solon Spiro, and George Lambourne.

Hugh Kilkenny (1849-1930) was born in Ireland and emigrated to the U.S. at age 17. The 1884 *Utah Gazetteer* lists Kilkenny as a saloon owner in Park City, but by 1900, the U.S. Census lists his occupation as Miner-Silver & Lead. He was employed as a prospector by the Ontario Mining Company and later worked as an independent prospector. He discovered the Little Bell claims that he sold to Solon Spiro in 1901. He was the president and general manager of the Bonanza and Golden head Mining Companies. He died at his home in Salt Lake City at age 80 (*The Park Record*, August 8, 1930 and 1900 United States Federal Census, and *Utah Gazetteer*, 1884: 310).

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).

George W. Lambourne (1867-1935) was born in Salt Lake City and worked for the Z.C.M.I. before becoming the secretary of the Daly-West Mining Company in Park City. He was a vice president of the National City bank in SLC and was director of the Sate Bank of Park City. Following the retirement of John J. Daly, Lambourne became the manager of the Daly-West Mine. Mr. Lambourne was responsible for negotiating the merger of properties that became the Park Utah Consolidated Mines Company. He was reported to be an unassuming man that did not seek out public recognition, but rather worked quietly to achieve great wealth and influence. He died following a heart attack while vacationing in California. (*The Park Record*, 9 Aug. 1935, Page 1).

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: East elevation. Camera facing west, 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, 2009.

Photo No. 5: Little Bell Mine. N.d. *Bea Kummer Collection*. *Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1990.31.19. Electronic. This may be an ore bin that was part of the Little Bell Mine, but it is not a photograph of the subject structure.

Photo No. 6: Little Bell Mine. N.d. *Himes Buck Digital Collection*. *Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #Digi.2.4232. Electronic.



Little Bell Ore Bin (east elevation), 2009



Little Bell Ore Bin (southeast oblique), 2009



Little Bell Ore Bin (west elevation), 2009



Little Bell Ore Bin (north elevation), 2009



Little Bell Mine. N.d. *Bea Kummer Collection.* *Hall Compton Research Library.* Park City Historical Society & Museum. 10 Oct. 2009 Photo #1990.31.19. Electronic. This is one of several ore bins at the Little Bell Mine Site, but is not believed to be a photograph of the extant ore bin.



Little Bell Mine. N.d. *Himes Buck Digital Collection.* *Hall Compton Research Library.* Park City Historical Society & Museum. 10 Oct. 2009 Photo #Digi.2.4232. Electronic.

Historic Preservation Board Staff Report



PLANNING DEPARTMENT

Author: Thomas E. Eddington, Jr., AICP
Dina Blaes, Preservation Consultant
Subject: Historic Sites Inventory
Application #: PL-09-00844
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 921 Norfolk Avenue from the Historic Sites Inventory.

Topic

Applicant: Planning Department
Location: 921 Norfolk Avenue
Proposal: Remove 921 Norfolk 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 921 Norfolk 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 921 Norfolk 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.
- A c. 1970 photograph.
- 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-148 (901 Norfolk Avenue) and SA-155 (933 Norfolk Avenue) were located in the archive, but the building cards for SA-149, SA-150, SA-151, SA-152, SA-153, and SA-154 were not. The building card for 921 Norfolk Avenue (SA-152) 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 921 Norfolk 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 921 Norfolk 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(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

(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 it 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.

(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 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

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.

Exhibits

- Exhibit A - 921 Norfolk Avenue Historic Site Form 2008
- Exhibit B - 921 Norfolk Avenue Historic Site Form 2010
- Exhibit C - Photograph

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 921 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-152

Current Owner Name: GOODMAN GEORGE TRUSTEE Parent Parcel(s):

Current Owner Address: PO BOX 3238, PARK CITY, UT 84060-3238

Legal Description (include acreage): N1/2 LOT 5 & ALL LOT 6 BLK 15 SNYDERS ADDITION TO PARK CITY; 0.06 AC

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.

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

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

Drawings and Plans

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

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

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: Other Residential Type / Vernacular style

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), # _____.

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

General Condition of Exterior Materials:

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

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

Foundation: The foundation and a basement window are visible in the available photographs. It appears to be concrete with at least a partial basement.

Walls: The exterior walls are clad in clapboard siding. The material is presumably aluminum but it cannot be determined from the available photographs.

Roof: The front-gabled roof cladding is not visible in the available photographs (1995 and 2006).

Windows/Doors: The façade windows are aluminum sliders set in horizontal openings. The entry door has a large single light.

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 front-gabled frame house has a small flat roofed porch at the entry with decorative metal supports. A garage is set into the hillside at the street level and the roof of the garage is used as a patio with ornamental metal railing.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The building lot rises from street level and thirteen concrete steps with pipe railing set beside the garage lead to the entry. The garage and retaining walls were in place in 1995. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have 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 variant of a gable front house was a house type 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.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1915¹

¹ Summit County Recorder.

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: East elevation (primary façade). Camera facing west, 2006.

Photo No. 2: East elevation (primary façade). Camera facing west, 1995

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 921 NORFOLK AVE

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City, County: Park City, Summit County, Utah

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Current Owner Name: GOODMAN GEORGE TRUSTEE Parent Parcel(s):

Current Owner Address: PO BOX 3238, PARK CITY, UT 84060-3238

Legal Description (include acreage): N1/2 LOT 5 & ALL LOT 6 BLK 15 SNYDERS ADDITION TO PARK CITY; 0.06 AC

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: c. 1970 and 2006
- 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.) Attach copies of research notes and materials.

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.

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.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. *921 Norfolk 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, 1900." Map. *Sanborn Fire Insurance Maps*. J. Willard Marriott Library. 22 Sept. 2009. <<http://www.lib.utah.edu/digital/sanborn/>>

---. "Sheet 4, Park City, Utah, 1907." Map. *Sanborn Fire Insurance Maps*. J. Willard Marriott Library. 22 Sept. 2009. <<http://www.lib.utah.edu/digital/sanborn/>>

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

- . "Sheet 4, 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.
- . "Sheet 4, 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-152. Coalville, 1949-1968. Park City Tax File Archives. *Hal Compton Research Library*. Park City Historical Society & Museum.
- Telephone interview/conversation with Sandra Morrison, Director, Park City Historical Society and Museum, July 2009.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Other Residential Type / 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.):
 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: The foundation and a basement window are visible. Concrete with at least a partial basement. Tax file indicates no foundation until 1968, when a concrete foundation is recorded.

Walls: The exterior walls are clad in clapboard siding.

Roof: Low-pitched front gable roof form.

Windows/Doors: The façade windows are aluminum sliders set in horizontal openings. The entry door has a large single light.

Essential Historical Form: Retains Does Not Retain, due to: 15-11-10(A)(2)(b)(i): The pitch of the main roof of the primary façade was changed after the period of Historic Significance. See "Design" below.

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 front-gabled frame house has a small flat roofed porch at the entry with decorative metal supports. A garage is set into the hillside at the street level and the roof of the garage is used as a patio with ornamental metal railing. Sanborn Insurance maps from 1900 and 1907 suggest a square house with centered partial-width porch, rear addition, and small square accessory structure in the southwest corner of the site. A significant change in the pitch of the main roof was made between 1958 and 1968. The tax cards, dated 1949 and 1958, indicate a hipped roof, but the 1968 tax card indicates a gable roof. Because of the change in the pitch of the main roof, the house does not retain its Essential Historic Form as defined in the LMC.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The building lot rises from street level and thirteen concrete steps with pipe railing set beside the garage lead to the entry. The garage and retaining walls are visible in the 1995 photograph and the tax card indicates the garage was constructed in 1948. The side or rear yards were not accessed to verify the existence of the small accessory building that is seen in the Sanborn Insurance maps. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines the typical Park City mining era home have 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 variant of a gable front house was a house type built in Park City during the mining era.; however, the extent of the alterations to the main building diminishes its association with the past. Also, based on the tax card, this house was constructed with a hipped roof in approximately 1915. It has been so significantly altered that its association with the mining era cannot be substantiated.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1915¹

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)

According to the Summit County Recorder, the house was built in 1915. A square house with partial-width porch and rear additions appears on both the 1900 and 1907 Sanborn Insurance Maps.

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 not associated with the lives of persons who were of historical importance to Park City.

According to the 1920 U.S. Federal Census records, William and Gertrude Doidge lived in the house with their 7-year old daughter. Mr. Doidge was a book keeper for a department store.

The 1930 U.S. Federal Census records indicate James H. Don, a city official, owned the property and was living there with his family.

James F. and Hazel Taylor, according to Summit County records, owned the property between 1949 and 1983 (WD dated 1976, but not recorded until 1983) when they sold the property to Sondra S. Pearce. In 1996, the property was sold to Nine Northern Nobles, LP, then to the current owners, Abigail McNulty and George Goodman, in 2004.

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:** East elevation (primary façade). Camera facing west, 2006.
- Photo No. 2:** East elevation (primary façade). Camera facing west, 1995.
- Photo No. 2:** East elevation (primary façade). Camera facing west, c.1970.

¹ Summit County Recorder.

