PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
August 7, 2024

The Historic Preservation Board of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

SITE VISIT 1:30 PM

The Historic Preservation Board Will Meet at City Hall at 1:30 PM to Travel to the Thaynes Hoist House for a Site Visit.

1. MEETING CALLED TO ORDER AT 5:00PM

2. ROLL CALL

3. MINUTES APPROVAL

3.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from July 3, 2024

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. PUBLIC COMMUNICATIONS

6. REGULAR AGENDA

6.A. **Thaynes Hoist House – Determination of Significance and Material Deconstruction** – The Applicant Requests Historic Preservation Board Review of a Proposal for Material Deconstruction to Rehabilitate the Thaynes Hoist House to the 1937 Form. PL-24-06188
(A) Public Hearing; (B) Action

6.B. **Thaynes Hoist House – Grant** – The Applicant Requests an $18,500 Grant to Remove and Replace the Thaynes Hoist House Roof and to Stabilize, Rehabilitate, and Restore the 1937 Hoist House. PL-24-06221
(A) Public Hearing; (B) Action

6.C. **732 Crescent Tram – Determination of Significance and Material Deconstruction** – The Applicant Requests Modifications to 2017 and 2018 Historic Preservation Board Determinations Regarding Additions to the Landmark Historic

Structure, and Requests Material Deconstruction to Accommodate a Basement Addition and Addition on a Secondary Façade. PL-23-05741
(A) Public Hearing; (B) Action and Continuation to September 4, 2024

6.D. **64 Chambers Avenue – Determination of Significance** – The Applicant Requests the Historic Preservation Board Determine Whether the Landmark Historic Structure can be Restored to the 1900 Hall Parlor Form. PL-24-06158
(A) Public Hearing; (B) Action and Continuation to September 4, 2024

6.E. **37 Hillside Avenue – Determination of Significance** – The Applicant Requests the Historic Preservation Board Consider Removing the Significant Historic Site from Park City's Historic Sites Inventory. PL-24-06139
(A) Public Hearing; (B) Action

6.F. **Silver King Coalition Mine Historic District – Nomination to the National Register of Historic Places** – The Historic Preservation Board will Review the Proposed Nomination of the Silver King Coalition Mine Historic District to the National Register of Historic Places and will Forward an Evaluation Sheet to the State Historic Preservation Office for Consideration in their September 19, 2024 Meeting.
(A) Public Hearing; (B) Action

7. ADJOURNMENT

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

***Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
MARSAC MUNICIPAL BUILDING
COUNCIL CHAMBERS
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH
MINUTES OF JULY 3, 2024

BOARD MEMBERS IN ATTENDANCE: Randy Scott-Chair, Lola Beatlebrox, Puggy Holmgren, John Hutchings, Alan Long (participate virtually)

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director; Mark Harrington, Senior City Attorney

1. ROLL CALL

Chair Randy Scott called the meeting to order at 5:00 PM and conducted a roll call.

2. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from May 1, 2024.

MOTION: Board Member Beatlebrox moved to APPROVE the Historic Preservation Board Meeting Minutes from May 1, 2024. Board Member Hutchings seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward, reported that on June 28, 2024, the City Council approved the reappointment of Puggy Holmgren, Lola Beatlebrox, and John Hutchings to the Historic Preservation Board. Their terms will end on May 1, 2027.

Board Member Hodgkins stated that it is an honor to serve with his fellow Members on the Historic Preservation Board and work with Staff. Board Members Holmgren and Beatlebrox agreed.

4. PUBLIC COMMUNICATIONS

There were no public communications.

PENDING APPROVAL

5. REGULAR AGENDA

A. 316 Woodside Avenue – Grant – The Applicant Requests a $24,500 Grant to Restore a Bay Window, Covered Porch Railing and Posts, and to Rehabilitate Exterior Doors and Windows of the Landmark Historic Structure – PL-24-06132.

Planning Director Ward provided an overview of the available grant funding for Fiscal Year 2025, Quarter 1, and stated that three grant applications will be reviewed. The grant program was established to financially incentivize the preservation, rehabilitation, restoration, and reconstruction of historic structures. In FY2025, $127,136 is available to issue emergency and competitive grants from three funding sources: the Lower Park Redevelopment Authority ("RDA"), Main Street RDA, and Citywide.

The application for 316 Woodside Avenue requested a grant of $24,500 from the Main Street RDA. The request was reviewed by the Historic Preservation Board in December 2023, and the Board requested additional information at that time. The application for 416 Park Avenue requested $7,300 from the Main Street RDA. The application for 2465 Doc Holiday Drive requested $25,000 or less from the Citywide Fund.

Planner Ward reported that there was public input expressing concern with the W-9 requirement, as well as the recorded lien. As part of the application, applicants were required to acknowledge that they understand those components of the grant program. All applicants were also provided with a copy of the lien and its terms and conditions.

The City provides a 50% matching grant for eligible work, such as restoring historic windows to reconstructing historic features. Grant criteria include:

- Character-defining historic elements of the structure will be preserved or restored as viewed from the primary right-of-way.
- Proposed improvements to the site will positively impact the vitality of the historic context of the neighborhood.
- Design and scope of work use best practices for the treatment of historic materials.
- Historic features and elements of the structure or site will be enhanced by the work.
- Work potentially reverses non-historic elements or alternations.
- Priority is given to restoration and treatment of historic materials rather than replacing those materials.

The application for 316 Woodside Avenue previously came before the Historic Preservation Board for review. The applicant requested a $24,500 grant to restore the historic bay

PENDING APPROVAL

window, restore the porch railings and posts, rehabilitate the historic roof framing, preserve historic siding, and rehabilitate exterior doors and windows.

The applicant, Matt Safchik, reported that Staff and the Historic Preservation Board have helped with this project for two years and he appreciated their assistance. The Board previously determined that the bump-out was significant to the historic status of the house, and the original plan was since reworked to fit this requirement. The renovation will also include restoration of the bay window and porch railing. The railing was previously removed and the porch enclosed to create a storage closet. He believes the plan will allow the Historic Structure to remain almost entirely intact, and they will be able to repair the deconstruction that occurred over the last 50 years.

In response to a question from Chair Scott, Mr. Safchik stated that the porch railings and posts are on the small porch at the rear of the home. The railing was removed and the porch enclosed as a storage closet approximately 25 years ago. The applicant plans to remove the storage closet and use that porch as the connection to an addition. They will expose the original rear porch and reinstall the posts and railing. The front door posts are in good shape and will be painted and left as-is.

Chair Scott opened the public hearing. There were no public comments. The public hearing was closed.

In response to a question from Board Member Holmgren, Planner Ward indicated that the Main Street RDA has $30,000 in available funds. The grants before the Board are for FY2025. Some grants that were awarded in 2024 may not be accepted. In that case, those funds will move forward to the 2025 Budget.

MOTION: Board Member Hutchings moved to APPROVE the Historic Grant at 316 Woodstock Avenue in the amount of $24,500. Board Member Holmgren seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

B. 416 Park Avenue – Grant – The Applicant Requests a $7,300 Grant for Interior Roof Repairs to Replace Broken Beams and Reinforce the Landmark Historic Structure. PL-23-05935.

Planner Ward reported that the request is for funding to repair the interior roof at 416 Park Avenue, specifically to replace broken beams and reinforce the roof. The request came before the Historic Preservation Board in December 2023, and the Board requested additional information at that time. That information was provided as Exhibits D and E in the Staff Report.

The applicant, Ramona Meyer stated that the home had significant damage from snow in 2023. A Structural Engineer inspected the home and determined that the listed repairs were necessary. Her insurance carrier, Allstate, only covered a portion of the repairs. They

PENDING APPROVAL

refused to cover what they considered to be code upgrades. Chief Building Official, Dave Thacker, assured her that there had been no code upgrades since they bought and restored the house in 1988, but Allstate would not reverse their stance. She hoped to obtain a grant to help cover those costs.

Board Member Beatlebrox noted that the pictures of the interior of the roof were very helpful. Chair Scott agreed that they were an excellent addition to the packet and thanked Ms. Meyer for providing the additional information.

Chair Scott opened the public hearing. There were no public comments. The public hearing was closed.

Chair Scott reported that his original impression was that the inside of the roof did not impact the look of the structure, but the grant criteria clarify that the affected area is a major structural feature. He believed it was a perfect application, and was thankful the City could help.

MOTION: Board Member Beatlebrox moved to APPROVE the Historic Grant for 416 Park Avenue in the amount of $7,300. Board Member Holmgren seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

C. 2465 Doc Holiday Drive – Grant – The Applicant Requests a $25,000 Grant to Assist with the Reconstruction of a Rear Deck Determined to Contribute to the Historic Integrity of a Significant Historic Structure. PL-24-06131.

Planning Director Ward reported that the request for $25,000 or less was to reconstruct the rear, two-story deck at 2465 Doc Holiday Drive.

The applicant, Randy Clark reported that the Historic Preservation Board visited the site to review the project. He also thanked Planning Director Ward for her assistance.

Chair Scott opened the public hearing. There were no public comments. The public hearing was closed.

Board Member Beatlebrox stated that this was also an excellent project. Board Member Hutchings agreed and stated that he recalled that during the site visit, the Board's opinion was that this house did not necessarily belong on the Historic Preservation List. Board Member Beatlebrox noted that the comment was made but some Board Members like herself disagreed with it. Board Member Holmgren stated that she also disagreed. Chair Scott added that part of the conversation was about the property owner's ability to go through the process of delisting the property if they chose to do so. Otherwise, it is considered a Significant Historic Site. Board Member Hutchings indicated that he supports the grant.

PENDING APPROVAL

Mr. Clark asked if the City could request that the property be delisted. Planning Director Ward clarified that the property owner would initiate that process. If the grant was awarded, that would solidify the historic significance of the property. In response to a question from Board Member Hutchings, Planning Director Ward noted that the grant would be taken into consideration in the delisting process. The lien is recorded for five years. If the property were to be delisted, the grant monies would have to be returned.

MOTION: Board Member Hutchings moved to APPROVE the Historic Grant for 2465 Doc Holiday Drive in the amount of $25,000. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

Planning Director Ward clarified that the $25,000 grant requires both a Façade Easement and City Council approval. Even if the home is removed from the Historic Site Inventory, the Facade Easement remains with the house and requires historic preservation indefinitely. Board Member Holmgren noted that the detailed applications made the process much easier. Chair Scott expressed his hope that the applicants shared that experience.

D. 81 Daly Avenue – The Applicant Requests Relocation and Reconstruction of a Significant Historic Structure in the Historic Residential-1 Zoning District. PL-23-05683.

Planning Director Ward presented the Staff Report regarding the application for reconstruction and relocation of the Significant Historic Site, which had a setback approximately of 40 feet from Daly Avenue, to the zoning setback of 15 feet. She reported that there was a log structure, possibly mining company horse stables, on the site from 1889 to 1907. The structure was removed and a miner's cabin was built in approximately 1911. The Historic Preservation Board previously conducted a work session on this application where they discussed the property's history in detail.

Planner Ward noted that no historic materials remain on the property and the Significant Historic Site is currently vacant. When considering reconstruction, the Board considers Land Management Code ("LMC") Section 15-11-15, which presumes a Historic Structure is present. Code requires that the form, features, detailing, placement, orientation, and location will be accurately depicted by means of new construction based on as-built measured drawings, historical records, and/or historic photos. Because that is not possible for this application, Staff recommended the following Conditions of Approval:

- Hiring a Qualified Historic Preservation Professional to create as-built drawings. The term "Historic Preservation Professional" is defined in the City Code.

- No materials can be submitted for review until the Qualified Historic Preservation Professional completes the as-built drawings and the applicant hires a professional representative to design plans and required submittal materials that conform with the underlying zoning and Historic District Regulations.

PENDING APPROVAL

- Action must be taken within two years to reconstruct the home.

Regarding relocation of the structure, the Code Section the Board reviews for such requests is extensive and also presumes that there is an existing Significant Historic Structure onsite. LMC Section 15-11-13 includes the following criteria:

- The historical context has been so radically altered that the relocation will enhance the ability to interpret the historic character and Historic District.

- The relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district.

- The historic integrity and significance of the Historic Structure will not be diminished by relocation.

Planning Director Ward presented photographs of adjoining structures. The home at 71 Daly Avenue, north of the subject property, is set back 42 feet from Daly Avenue, and 97 Daly Avenue, south of the subject property, is approximately 40 feet from Daly Avenue. The applicant's request would bring 81 Daly Avenue approximately 25 feet closer to the road than the two adjacent Significant Historic Structures.

This section of Daly Avenue has several historic homes set back with steep slopes behind the homes. Planning Director Ward presented photographs of the previous home and current vacant site, both showing a steep slope to the rear of the property, as well as the survey showing the change in topography.

LMC Section 15-13-2, Regulations for Historic Residential Sites, requires the following:

- Maintain the natural topography and original grading when and where feasible.
- Respect and maintain existing landscape features that contribute to the historic character of the site and existing landscape features that provide sustainability benefits.

LMC Section 15-13-4, Regulations for Relocation of Intact Structures, requires that:

- A Historic Structure should be rehabilitated in its original location when the historic integrity of the site, Streetscape, or character area will be altered by the Relocation of the Historic Structure.

- When a Structure is permitted to be Relocated, every effort shall be made to reestablish its historic orientation, setting, and relationship to the environment.

- The setting for a Relocated Historic Structure shall be selected for compatibility with the character of the Structure and the character of the original site.

PENDING APPROVAL

- A Relocated Structure shall be sited in a position similar to its historic orientation and shall maintain its relationship with the street and have a relatively similar setback.

Planning Director Ward presented the renderings of the proposed rear addition indicating that the historic home is sited to the northern part of the lot. She noted that the Code provides some allowances for an addition to a secondary façade, depending on the site.

Staff recommended that the Board conduct a public hearing and consider approving the reconstruction as conditioned, and also consider whether to approve the relocation. Staff would then draft a Final Action Letter to reflect the Board's decision.

The applicant, Martin Paris indicated that he is an ardent supporter of historic preservation, but stated that he was upset and exasperated at the process. He expressed his support for the Historic Preservation Board's activities, objectives, and goals. In his time in Park City, he had attended two Historic Preservation Board meetings, and he noted that both meetings included people requesting grants. The flow of money was coming from Park City to them to develop their property. Mr. Paris stated that he was not asking for a grant. Rather, he is putting money into the property. He likes historic properties and preserving the past.

Mr. Paris sought to move the property forward on the lot and expressed his belief that doing so would enhance the look and feel of Daly Avenue. He purchased it from descendants of the original owners. After the purchase, Mr. Paris removed the building under the assumption that he would reconstruct it. At that time, he was told that he could not reconstruct it until it was fully designed and approved. He stated that he was later ordered by the City to destroy the building materials.

Mr. Paris asserted that all LMC sections read by Planning Director Ward are relevant, but that the building should not be a Historic Structure because there is no building left due to the previous owners' neglect of the property. He referred to the two photographs of the home on Page 7 of his presentation. The top photograph showed the remodeled structure that was destroyed, and the bottom photograph was the original home.

Board Member Beatlebrox asked Mr. Paris if his hypothesis was that the renovation destroyed the original structure, so it could not be recovered. Mr. Paris stated that the original structure was added to the registry ten years after the newer structure was removed. The panels had been preserved, but the original structure was removed in the 1950s. The newer structure was 1,280 square feet and the historic structure was 700 square feet. Because he believed it was impractical to rebuild the 700-square-foot structure, Mr. Paris requested to recoup some of that space by moving the structure forward on the lot. He expressed his belief that it would be fair compensation for his willingness to rebuild the original, smaller structure.

He referred to Staff's statement that the existing houses are approximately 40 feet from Daly Avenue. He presented an image of Daly Avenue in 2002, when 81 Daly Avenue was still standing, and noted that 61 Daly Avenue was not visible in the photograph because a shed was built in front of it. He then presented a photograph of 173 Daly Avenue and stated that

PENDING APPROVAL

several buildings are being constructed in the front setback of the property and the historic building's façade has changed considerably. He next presented a photograph of 71 Daly Avenue and the three neighboring homes and noted that, of those four historic structures, only the ones he owns can be seen from the street. He stated that he wants to move the structure forward to enhance it and also to prevent other structures from being built in front of it. He then presented the side view of another historic building behind the condominiums he owns. Two ancillary buildings were demolished in recent history, but the historic building is still standing. The ancillary buildings were replaced by new, large homes. He reiterated his belief that circumstances merit moving the building forward and stated that it is not a vanity project.

Mr. Paris took issue with the Condition of Approval that he must create a new lot. He stated that he did not believe the Historic Preservation Board had the authority to make that kind of condition, and he did not understand why they would want to do so. He indicated that no member of Staff had mentioned that condition in the 20 years he has owned the property. He noted that the plan for the addition is one small segment of the largest single lot remaining on Daly Avenue. He originally considered applying for a variance to build an integrated family homestead. After discussions with Staff, he decided to focus on relocating the building first before applying for the variance.

Mr. Paris stated that the application should be approved without the contingency, and indicated that he would take legal action if the contingency was placed. The lot is large enough to put condominiums on, but he believes bringing back a historic building would be better for Park City. He added that he will hire an architect to design the plans, but he believed Park City should hire a Qualified Historic Preservation Professional.

In response to a question from Chair Scott regarding Mr. Paris' legal obligation to restore the structure, Planning Director Ward clarified that it is designated a Significant Historic Structure on the Park City Historic Sites Inventory and codified in the LMC.

Planning Director Ward provided follow-up on property and City requirements. The previous property owner requested the Determination of Significance in 2003. An application for panelization was then made in 2003. The next application submitted for the property was pre-application PL-15-02930 in 2015. No action was taken at that time. Another pre-application, PL-16-03075, was submitted in 2018. The application currently before the Board was submitted in 2023. The subject property is a Metes and Bounds parcel that does not currently have a lot. No building permit can be issued without the creation of a lot, and the lot must comply with the Historic Residential ("HR-1") zoning requirements.

Planning Director Ward further clarified that the plat must be recorded with the county before a building permit can be submitted, and any future development will require compliance with the HR-1 zoning and current regulations. Staff's recommended Condition of Approval was not that the City's Historic Preservation Consultant perform the work, as that is not the purpose of their contract. Staff recommended that the applicant hire a Qualified Historic Preservation Professional to reconstruct the historic building.

PENDING APPROVAL

Board Member Beatlebrox requested clarification on the steep slopes. Planning Director Ward noted that any construction on a steep slope in this zoning district requires a Steep Slope Conditional Use Permit that is subject to Planning Commission review. It is only triggered by construction on a steep slope, which is defined as a slope of 30% or greater, in historic districts.

Chair Scott asked for clarification on the setback being requested. Planning Director Ward indicated that the request is for a 15-foot setback, which is approximately a 25-foot difference from the original structure's setback of 40 feet.

Chair Scott opened the public hearing. There were no public comments. The public hearing was closed.

Board Member Hutchings stated that the Board has discussed the home's history previously. He believes the home needs to be rebuilt, and his position is that historic structures should not be moved. Historic structures were built in a specific place, and they should remain there. He has never voted for relocation in his 10 years on the Historic Preservation Board. He would vote consistent with Staff's recommendations that the home be rebuilt with the assistance of a Historic Preservation expert to ensure that is it rebuilt with the same facade and in the same place it was built the first time.

Board Member Holmgren indicated that she agreed with all of Board Member Hutchings' points. She only voted to allow someone to move a structure once, and it was a small house that was turned so that it faced the street correctly. She agreed that the structure should be rebuilt, but not moved. The houses should remain in their original locations.

Board Member Beatlebrox agreed with the other Board Members.

Chair Scott stated that he is of a similar opinion. He read the packet as if the home existed because that is what the Board is charged with and how they must proceed. They have had requests for relocation in the past, but they are tasked with adhering to City Code. In response to a comment from Mr. Paris, Chair Scott stated that they understand his position, but they must work with the information they have been given.

Board Member Long noted that he agreed with the other Board Members' comments.

Senior City Attorney, Mark Harrington, asked Planning Director Ward for clarification on the recommended conditions and where they apply. She noted that the conditions are associated with reconstruction.

MOTION: Board Member Hutchings moved to APPROVE the Reconstruction of the Significant Historic Structure at 81 Daly Avenue, subject to the following Conditions of Approval:

1. Prior to submitting a Historic District Design Review Application for the proposed Reconstruction and addition, the Applicant shall hire a Qualified

PENDING APPROVAL

Historic Preservation Professional, defined in LMC Section 15-15-1 to create as-built measured drawings based on the available historical records and photographs.

2. The Applicant shall not submit a Historic District Design Review application until the Applicant has hired a professional representative to design plans and required application submittal materials that conform to (1) the Historic Residential – 1 Zoning District requirements outlined in LMC Section 15-2.2, and (2) the Historic District Regulations for Historic Residential Sites.

3. The Applicant shall work expeditiously to complete (1) Planning Commission approval of a plat amendment to create one Lot for the Significant Historic Site, (2) Historic District Design Review approval, and (3) building permit submittal and issuance within two years of the Historic Preservation Board's approval. The Historic Preservation Board approval expires two years from the date of Final Action.

Board Member Holmgren seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

MOTION: Board Member Hutchings moved to DENY Relocation of a Significant Historic Structure at 81 Daly Avenue, and directed Staff to draft the Final Action Letter within 10 days. Board Member Holmgren seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

E. 770 Marsac Avenue – The Applicant Proposes Replacing the Roof and Attaching Cables to Stabilize Ontario Water Tank E. PL-24-06168.

Planning Director Ward presented the Staff Report and stated that it is a Material Deconstruction application on the Mine Bench property at 7700 Marsac Avenue. It is not a designated Historic Site, but it is part of the Empire Pass Master Owners Association and City Memorandum to rehabilitate and preserve 21 historic resources in the area.

On May 25, 2023, the City Council reviewed and approved funding for a study to rehabilitate Ontario Water Tank E. The applicant completed the study and proposed the following:

- The removal of remnant roof pieces.
- Replace the roof with internal structure support.
- Attach cables with a large, galvanized plate to spread the load over a larger area and anchor the cables to the ground.
- Add a stiffening angle inside to retain the shape.
- Reconstruct the hexagonal roof with interior support.

PENDING APPROVAL

Staff recommended approval of the application with the conditions outlined in the Staff Report.

Chair Scott opened the public hearing. There were no public comments. The public hearing was closed.

Board Member Long reported that he has experienced restoring the water tank at Silver Star. He noted that the cables that will be attached to the large steel plate are not in keeping with the look of a water tank. If the cables extend outside the circumference of the actual water tank, it will take away from the look. There will be cables extending from the tank to the large, circular metal plate. He indicated that water tanks are held together by exterior metal bands. He has never seen exterior cables and did not understand their purpose. Chair Scott stated that the Silver King water tanks might have cables. Board Member Long did not recall seeing that type of stabilization previously but noted that the size of the water tank might make them necessary.

Planning Director Ward stated that the applicant's representative was expected at the meeting, but was not in attendance. Chair Scott indicated that they could consider approval with the stipulation that Staff confirm there is no path forward without the exterior cables. Board Member Long noted that the existing structure does not have cables; it was supported by the bands around it. The wood swells and the water tank holds itself together, similar to the keystone in an arch.

Board Member Beatlebrox asked if the plate would be embedded in the ground. It was assumed that the water tank would sit on the plate and be anchored to it. Board Member Long stated that he did not understand why the cables would be necessary, and noted that he did not believe the tank would be filled with water.

Planning Director Ward stated that they could continue the application to the August 7, 2024, meeting. Senior City Attorney Harrington suggested adding a Condition of Approval subject to verification of public safety needs by the Planning Department and Chief Building Official. He noted that the cables may minimize the required structural changes. Chair Scott stated that he was in favor of adding the Condition of Approval to explore other options.

MOTION: Board Member Beatlebrox moved to APPROVE Replacing the Roof and Attaching Cables to Stabilize Ontario Water Tank E, subject to verification by the City Engineer and Chief Building Official of public safety need to use cabling to stabilize the tank, and subject to the following Conditions of Approval:

1. The Roof Plan shall be updated to include details regarding materials and dimensions for Planning Department review confirming compliance with Land Management Code Chapter 15-13 Historic District Regulations prior to Building Permit submittal.

2. Prior to removing and replacing Historic Materials, the Applicant shall demonstrate to Planning that the materials are no longer safe and/or

PENDING APPROVAL

serviceable and cannot be repaired to safe and/or serviceable condition. Historic Materials shall not be disposed of prior to advance approval.

3. Where Historic materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish.

4. The work must be completed and inspected by the Planning and Building Departments prior to November 1, 2024.

Board Member Hutchings seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

5. ADJOURN

MOTION: Board Member Holmgren moved to ADJOURN. Board Member Hutchings seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

The Historic Preservation Board Meeting adjourned at approximately 6:30 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

PENDING APPROVAL

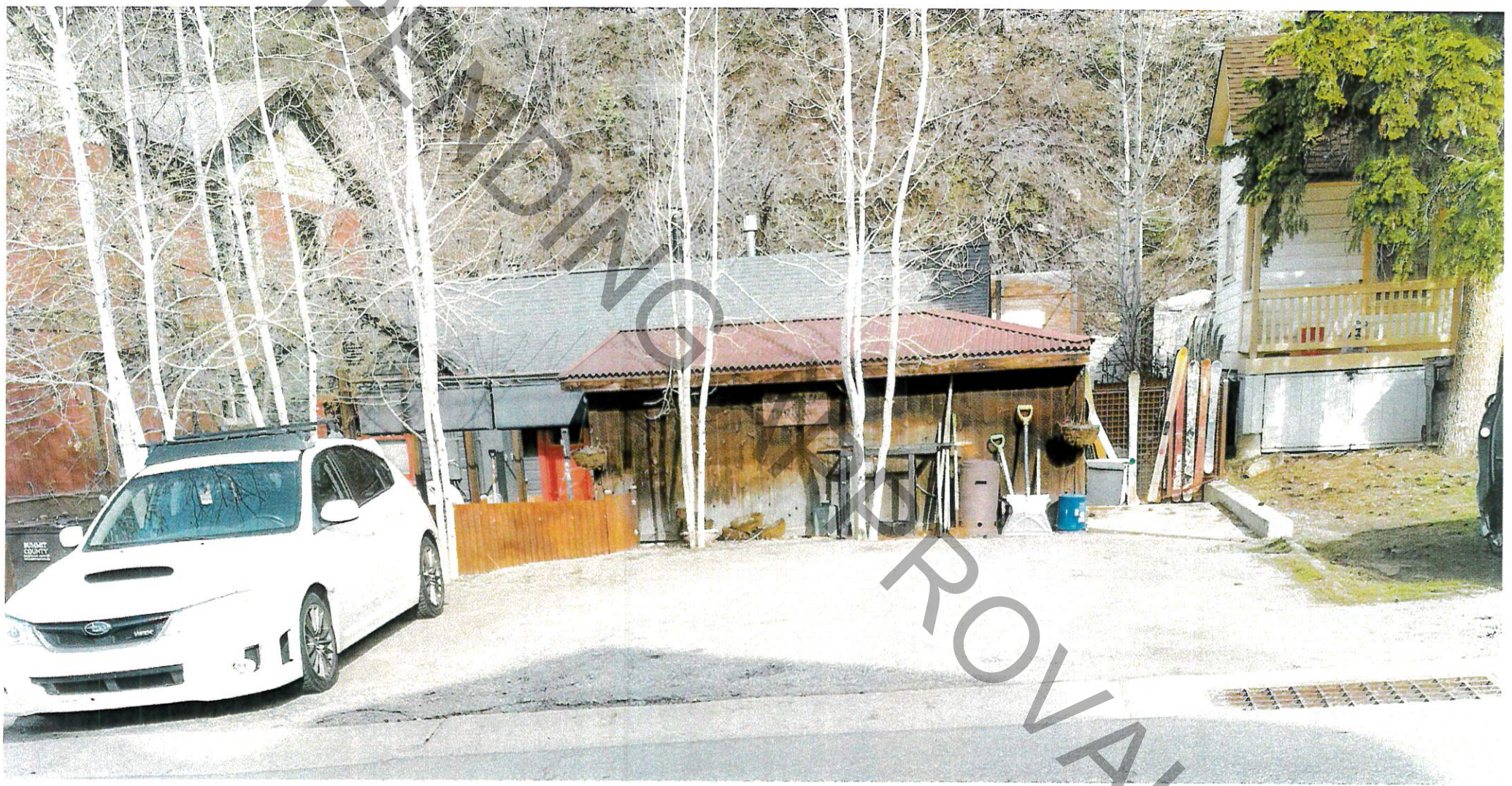
Historic design review board

July 3 2004 meeting photos presented by Martin Paris

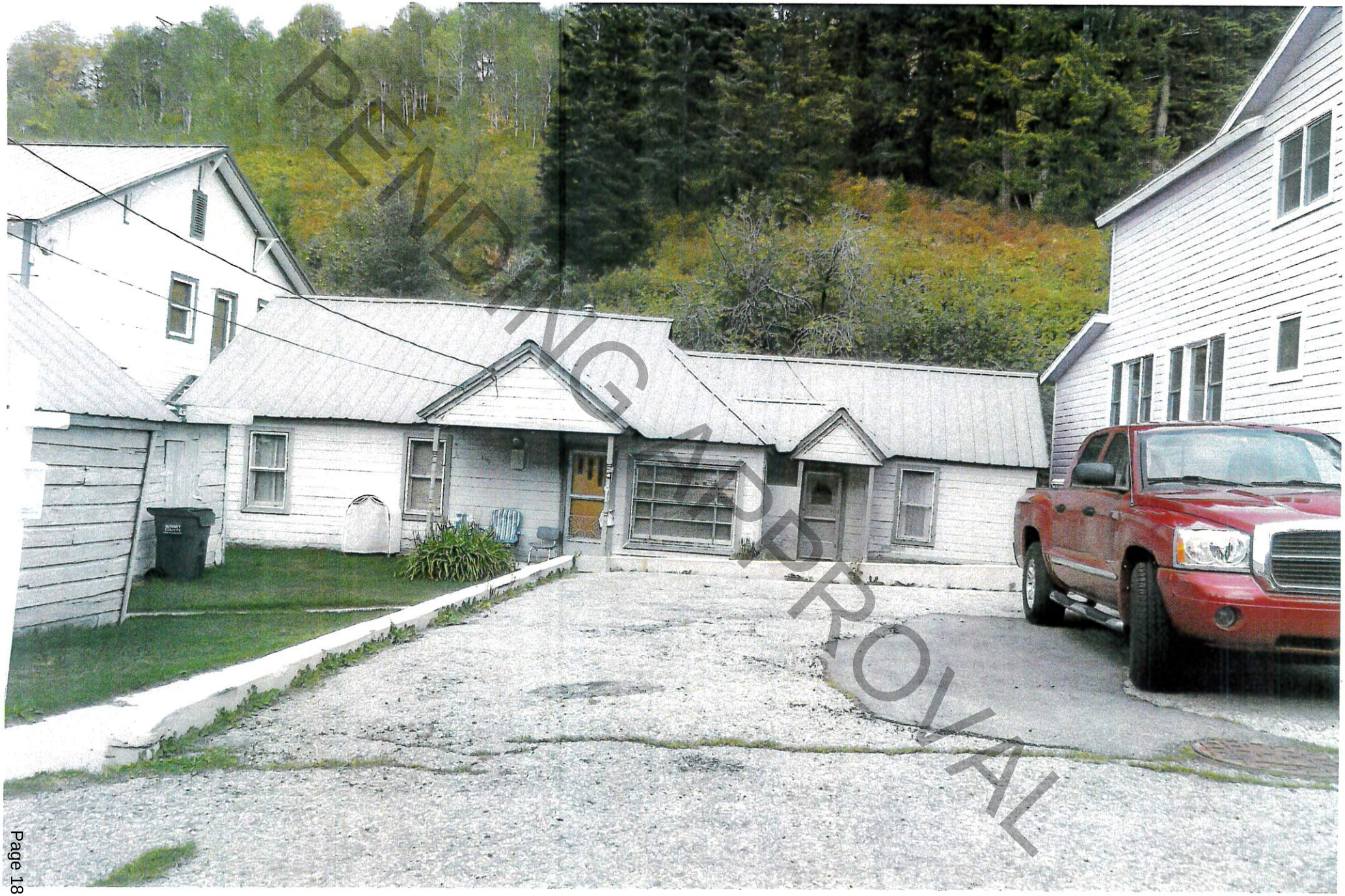
in support of request to move 81 day 15 feet forward on existing lot

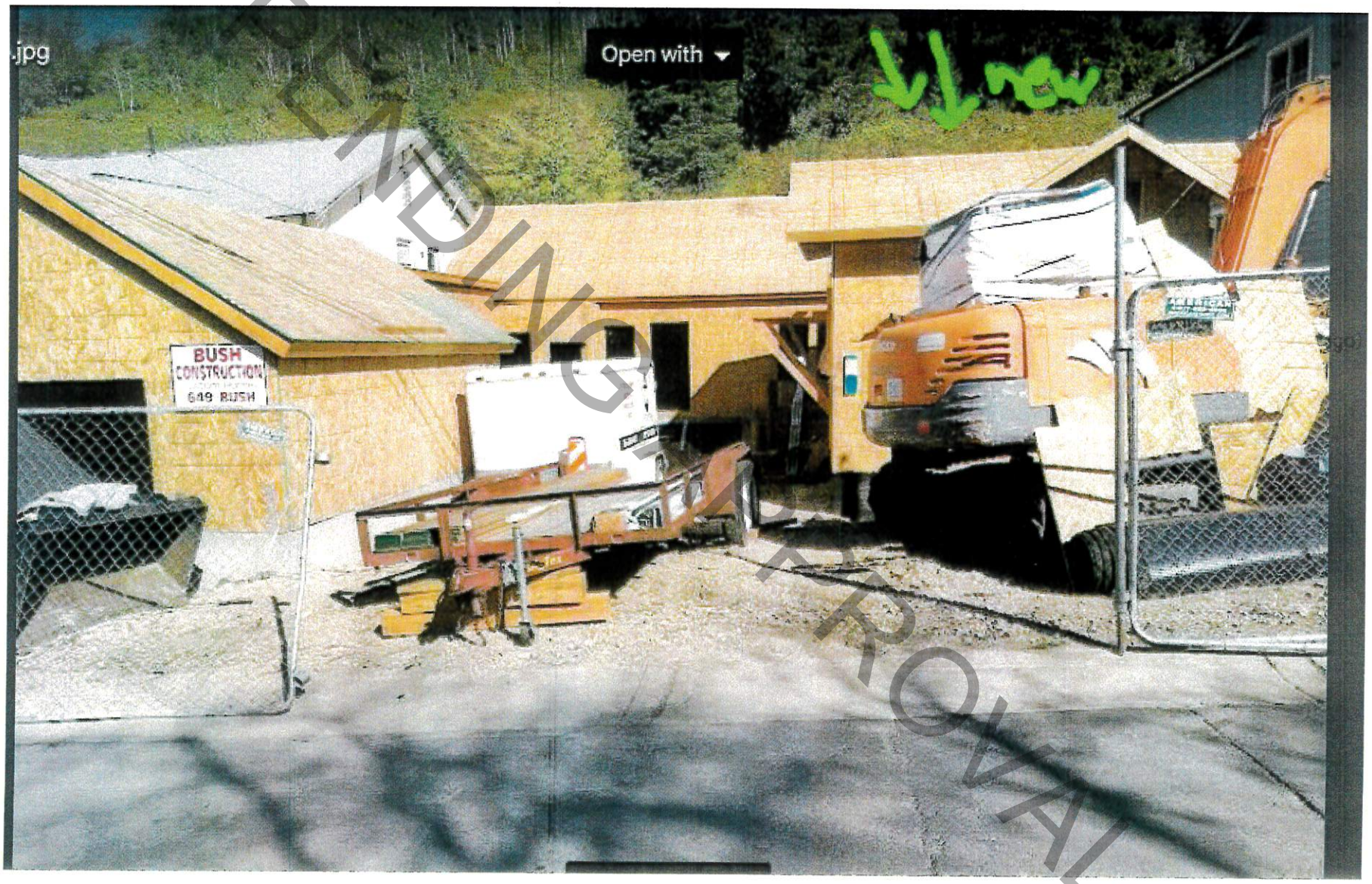
PENDING APPROVAL

EXHIBIT
PROVISIONAL



PENDING APPROVAL


PENDING APPROVAL



PENDING APPROVAL

419

PLANNING REVIEW

6 19

The enlarged building of the late 1940's/early 1950's is shown below:

The original building of 823 sq feet taken in the 1930's/1940's is shown below::

PENDING APPROVAL

APPROVAL

PLANNING APPROVAL

Planning Commission
Staff Report

Subject: **Thaynes Hoist House**
Application: **PL-24-06188**
Author: **Planning Team**
Date: **August 7, 2024**
Type of Item: **Determination of Significance**
Material Deconstruction

The Historic Preservation Board is scheduled to visit the Thaynes Mine Site at 1:30 PM on August 7, 2024.

Recommendation

(I) Review the Determination of Significance to restore the Thaynes Hoist House to the 1937 form and the requested Material Deconstruction, (II) conduct a public hearing, and (III) consider approving the request based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Staff requests Historic Preservation Board input on whether the Board would support a nomination of the Accessory Buildings on the Thaynes Mine Site associated with the use of underground rail cars to transport skiers from the Spiro Tunnel to the Thaynes shaft to access the slopes for designation on Park City's Historic Sites Inventory, and if so, whether there is potential support for a grant to fund the research required for this designation.

Description

Applicant:	Park City Historical Society, Inc. Morgan Pierce, Applicant's Representative
Location:	PCA-S-98-PCMR
Zoning District:	Recreation and Open Space Sensitive Land Overlay
Adjacent Land Uses:	Park City Mountain Resort
Reason for Review:	The Historic Preservation Board determines Historic Significant pursuant to Land Management Code Section 15-11-10 and reviews requests for Material Deconstruction pursuant to Section 15-11-12.5, holds a public hearing, and takes Final Action.

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

The Applicant requests the Historic Preservation Board issue a Determination of Significance that allows the Thaynes Hoist House to be restored to its 1937 form and approve the Material Deconstruction of historic roof materials. Please see Exhibit B – Applicant's Narrative and Exhibit C – Applicant's Path Forward Submittal.

Background

The Thaynes Mine Site is designated a Significant Historic Site on Park City's Historic Sites Inventory and is associated with the Mining Decline & Emergence of Recreation Industry Era (1931-1962). According to the Historic Site Form, the Silver King Coalition Mining Company dug a shaft in 1934 to access its western ground, explore for ore, provide ventilation for the Spiro Tunnel, and allow for removal of waste rock from the mine. They did not find ore in this location, and mining operations ceased in the 1940s. The site included a two-story boarding house (collapsed prior to 2009), a 1937 Hoist House that was later expanded with a change room and showers, a headframe, accessory buildings, and a Conveyor Gallery (Exhibit D – Historic Site Form).

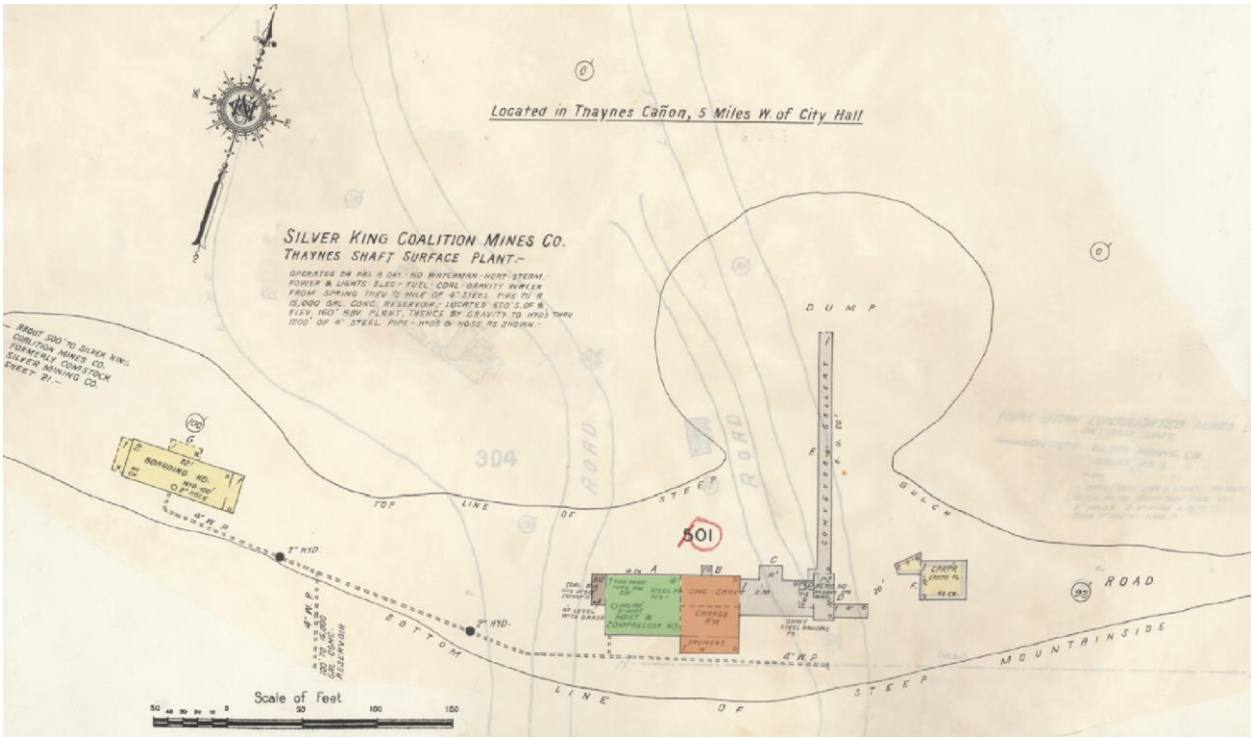


Figure 1: Applicant's submittal of the Thaynes Site Plan. The Determination of Significance would allow for restoration of the 1937 Hoist House, highlighted in green, and removal of the shaft room, change room, and showers, highlighted in red.

According to the Applicant's submittal, the Thaynes Shaft was operated as part of the Silver King Coalition mining operations between 1939 and 1949. In 1949, "a mine workers strike shut down the mining operations." In 1953, the Silver King Coalition Mines Company and Park Utah Consolidated Mines Company merged to form the United Park City Mines Company, and focused mining operations on Daly West, Judge, and Ontario facilities. "Thereafter the Thaynes Mine facilities provided ventilation and access for the Spiro Tunnel and connected mine openings" (Exhibit B, Applicant's

Narrative).

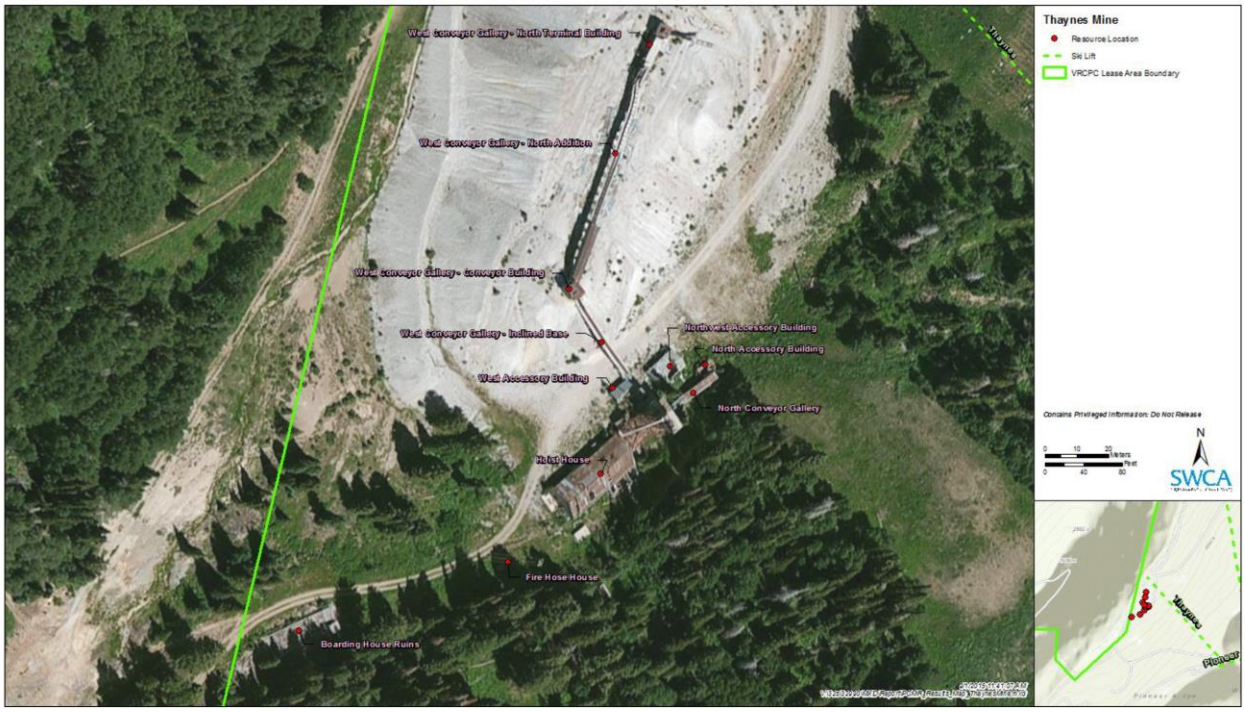


Figure 2: Map of the resources of the Thaynes Mine Site, SWCA 2015 Park City Mountain Resort Preservation Plan.

Decades after mining operations ceased, the Thaynes Mine Site provided a short-lived secondary use. In the mid-1960s, skiers would ride in underground rail cars from the Spiro Tunnel to the Thaynes shaft to be lifted 1,750 feet up by the Thaynes Hoist to access the slopes, an alternative to the ski lifts that operated for four years.

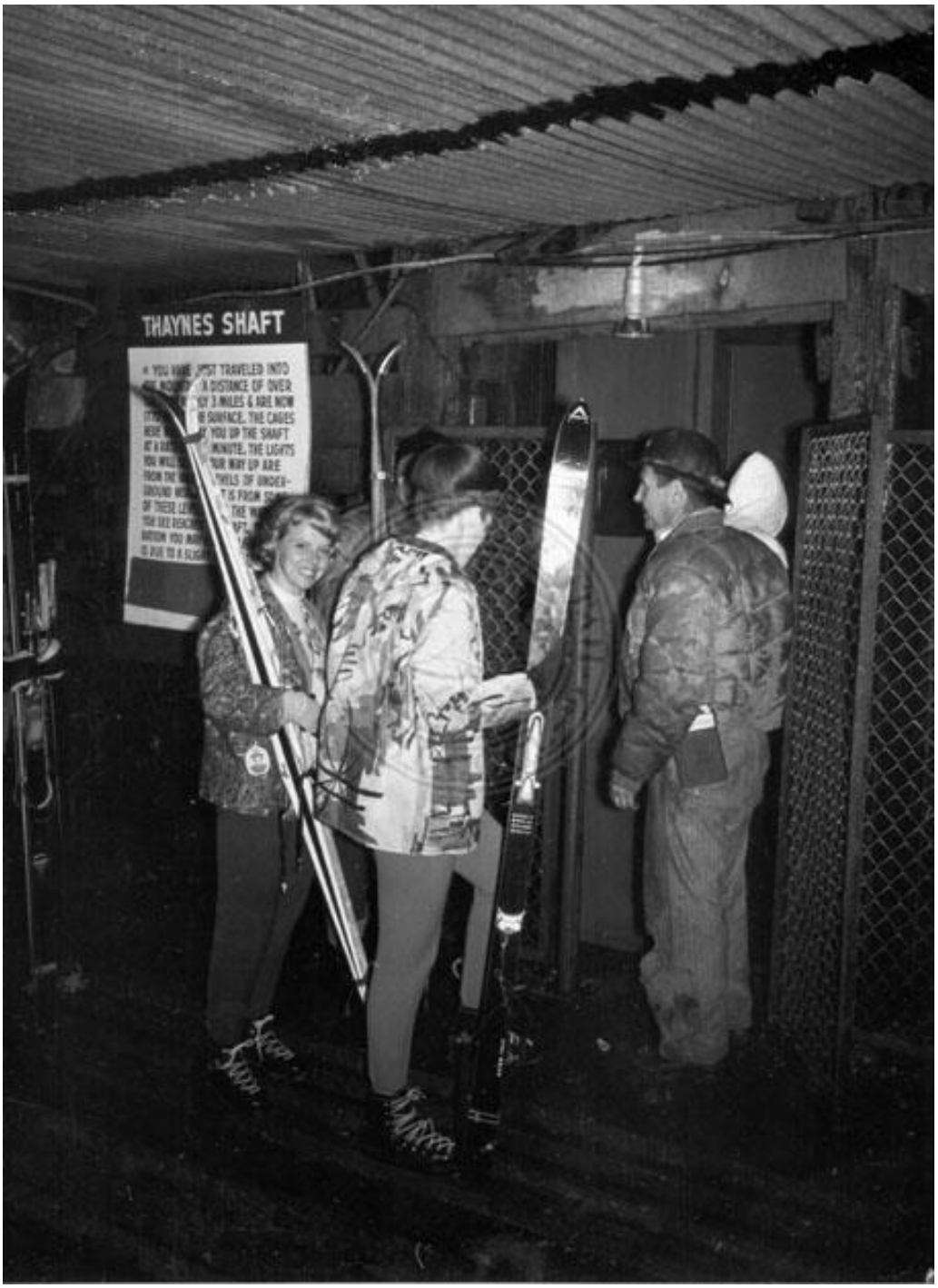


Figure 3: Applicant's photo submittal showing skier use of the Thaynes Shaft.

Figure 4: Applicant's photo showing skiers exiting the Thaynes Shaft.

The designated Historic Sites within the Thaynes Mine Site include:

- A Conveyor Gallery
- The Hoist House
- A Fire Hydrant Shack

A large, two-story boarding house (collapsed sometime prior to 2009), Accessory Buildings, and a Pump House were associated with the Thanyes Mine Site but are not designated Historic Structures.

A photo submitted by the Applicant shows the Thaynes Mine in 1939 with the Conveyor Gallery, the headframe, the original 1937 Hoist House, and the two-story boarding house that has since collapsed.

Figure 5: Undated photo showing the Conveyor Gallery to the left, the headframe and 1937 Hoist House left of center, and the boarding house, now collapsed, to the right.

Issuing a Determination of Significance would allow for the 1937 Hoist House to be restored and rehabilitated.

On March 25, 2015, the Planning Commission approved a Conditional Use Permit for the construction of a gondola to interconnect Park City Mountain Resort and the Canyons Resort. Permit Condition of Approval 4 required the Resort "to take actions regarding the Historic Mining Structures on property owned or leased by the Resort." On September 15, 2016, Park City Municipal and VR CPC Holdings, Inc. (Park City Mountain Resort), entered a Memorandum of Understanding to outline an annual process, prioritization of projects, and funding for the preservation of the Historic Mining Structures (Exhibit E). The Resort provided a *Preservation Plan for Selected Historic Mining Structures* prepared by SWCA (Exhibit F, Thaynes Mine Excerpt). The Memorandum identifies Gold Sites, priority sites, which include the Thaynes Mine Hoist House and Conveyor Gallery.

The Applicant and Friends of Ski Mountain Mining History completed extensive work, including the 2020 rehabilitation of the Conveyor Gallery. For information, see the Park City History Friends of Ski Mountain Mining History webpage on the Thaynes Mine Site.

Figure 6: 2009 Historic Site Form Photo showing the Conveyor Gallery.

Figure 7: Photo from the Applicant's website showing damage from the winter of 2017-2018.

Figure 8: Photo from the Applicant's website showing the rehabilitated Conveyor Gallery.

On April 13, 2023, the Planning Department issued a Historic District Design Review Waiver Letter for asbestos mitigation and removal within the Hoist House, and on April 3, 2023, the Applicant was awarded a $15,000 Historic District Grant and a $4,368 emergency grant, for a total of $19,368, to support the asbestos removal work.

On June 14, 2023, the Planning Department issued a Historic District Design Review Waiver Letter for the closure of the mine shaft in coordination with the Applicant and the Utah Division of Oil, Gas, and Mining.

The Thaynes Hoist House has been significantly damaged due in part to heavy snowfall over the past few winter seasons, substantially warping the structure. However, despite the damage, the Applicant found that the walls to the 1937 Hoist House remain intact. Removing the roof this year to prevent further damage from snow loads and stabilization of the 1937 walls during this winter season will allow for the preservation of historic materials. The Applicant requests the Historic Preservation Board issue a Determination of Significance to allow the 1937 Hoist House form to be restored, and Material Deconstruction approval to remove the roof materials, now collapsed, to protect historic materials and to prevent further damage to the structure this winter season.

The 2009 photo below shows the expanded Hoist House:

Figure 9: Historic Site Form 2009 photo showing the headframe and expanded Hoist House and accessory buildings.

Figure 10: The Applicant's photo shows the extensive damage caused by snow accumulation. Without action this summer, the site is likely to undergo continued damage in the 2024-2025 winter season.

The Applicant requests the Historic Preservation Board issue a Determination of Significance, allowing a phased approach to restore the Hoist House to its 1937 form, preserving as much historic material as possible, and Material Deconstruction of the historic roof materials, to eventually be replaced. This allows the Applicant to:

- Remove and store on site the collapsed historic roof materials and additions to the Hoist House this fall.
- Complete asbestos removal in the Hoist House this fall.
- Stabilize the original 1937 Hoist House walls to protect them during the 2024-2025 winter.
- Complete an engineering evaluation of the 1937 Hoist House walls to determine required long-term stabilization that will support rehabilitation and a new roof.
- Remove the materials deconstructed and stored on site in 2025.
- Rehabilitate the 1937 Hoist House and replace the roof in 2026.

Analysis

(I) Staff recommends the Historic Preservation Board consider issuing a Determination of Significance that allows the Hoist House to be restored to its 1937 form.

The Historic Preservation Board reviews Determinations of Significance for Significant Historic Sites pursuant to Land Management Code (LMC) Section 15-11-10(A)(2):

- *It is at least 50 years old, or the site is of exceptional importance to the community.*
- *It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:*
    - *It previously received a historic grant from the City.*
    - *It was previously listed on the Historic Sites Inventory.*
    - *It was listed Significant on reconnaissance or intensive level survey of historic resources.*
- *It has one or more of the following:*
    - *It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions, or*
    - *It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even it if has non-historic additions.*
- *It is important in local or regional history architecture, engineering, or culture associated with at least one of the following:*
    - *An era of Historic Importance to the community.*
    - *Lives of Persons who were of Historic importance to the community.*
    - *Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.*

LMC Section 15-15-1 defines Essential Historic Form as:

> *The physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past. These physical characteristics include, but are not limited to the structure's form, Roof Forms, window and door configuration, and materials.*

Both the 1937 Hoist House and addition are at least 50 years old – the addition was completed sometime prior to 1948. However, removing the addition and restoring the Hoist House to the 1937 form retains the site's Essential Historic Form and designation on the Historic Sites Inventory. The 1937 form retains the original physical characteristics for the form, roof form, window and door configuration, and materials indicative of when the site was first constructed, when the site first began operations.

LMC Section 15-15-1 defines Historic Integrity as:

The ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal

Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity. They are as follows:

1. ***Location**. The place where the Historic Site was constructed or the Historical event took place.*
2. ***Design**. The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.*
3. ***Setting**. The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between Structures and other features or open space.*
4. ***Materials**. The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.*
5. ***Workmanship**. The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.*
6. ***Feeling**. A Site's expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property's Historic character.*
7. ***Association**. The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.*

The Historic Site Form concludes the Structure remains in its original location and is a steel structure clad in corrugated metal panels with some concrete, with a roof form sheathed in corrugated metal roofing materials. The structure contains rolled steel multi-light casement and partial-pivot windows. Regarding the other five criteria, the Historic Site Form outlines the following:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The Hoist House is a steel structure with concrete floors. The building originally housed a coal bin, furnace room, shaft room, change room, showers, and ore bins. The building is clad in corrugated metal material and much of the interior equipment remains intact. A small wood framed structure with concrete foundation was built east of the hoist house, but was attached to the main building sometime after 1958. The building is in poor condition with broken windows, sections in various states of collapse, and inadequate measures against entry.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is a level building pad tucked into a fairly steep gully in Thaynes Canyon. The waste pile is the most prominent land feature and the hoist house sits up against the wooded hillside. The setting does not appear to have changed dramatically since the building was constructed.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence of the mining era is the steel shaft gallows and the overall industrial nature of the building. The steel windows and concrete floors, in addition to the remaining equipment.

Feeling (Describe the property's historic character.): The site conveys a sense of mining activities in the early part of the twentieth century. The structures, including the hoist house, that make up the overall mining system are visible and intact, albeit in poor condition. Some newer elements are compatible with the historic structures and serve to neither diminish nor enhance the site's historic character.

Association (Describe the link between the important historic era or person and the property.): The building is part of the Silver King Coalition Mine Company' Thaynes Shaft Surface Plant. It is associated with the decline of mining operations in Park City.

The 2015 Historic Preservation Plan prepared by SWCA further describes the Hoist House materials:

The Hoist House foundation is of poured concrete, which supports metal-framed walls clad in corrugated metal. The roof is generally framed with metal trusses, which in turn are spanned by metal purlins that support the roofing panels; these are a mix of standing seam and corrugated metal. The purlins are lapped and welded to the rafter beams, and two different attachment methods were used for the metal roofing. For Room 4 (the likely older room), the roof panels are attached with fasteners—likely bolts—to the purlins, whereas in Rooms 1 and 2, the roof panels are wired to the purlins. These rooms also use half as many purlins as in Room 4. Room 6, likely the last addition to the complex, has a wood-framed roof.

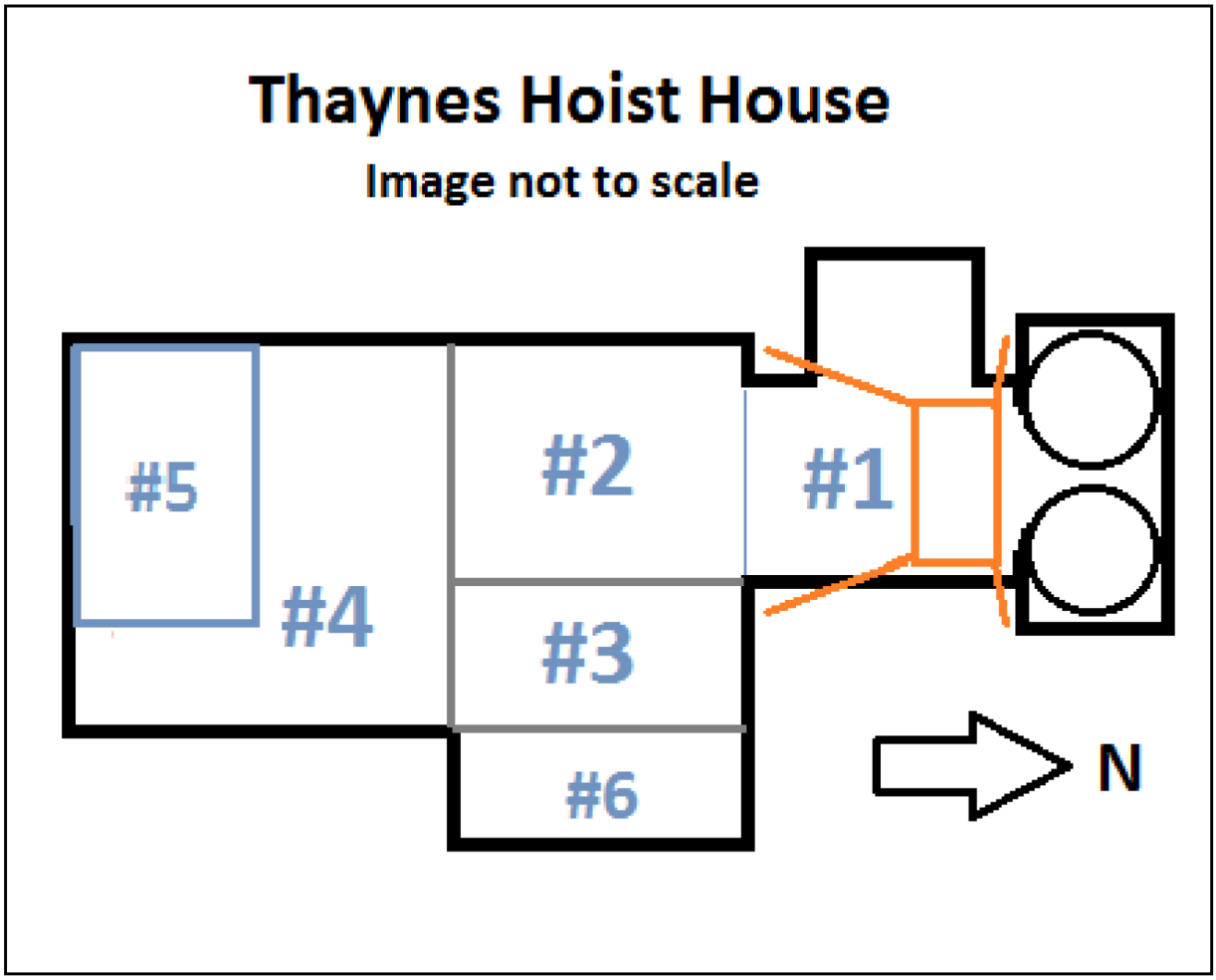


Figure 11: Taken from SWCA's 2016 Park City Mountain Resort Preservation Plan

The 2015 Historic Preservation Plan prepared by SWCA states the following:

The Hoist House is a large, gable-roofed, compound building built around the hoist works and mine shaft, measuring approximately 150 feet long and approximately 45 feet wide at its widest. Physical evidence strongly suggests that it was built in stages: the external hoist frame may indicate that it predates the rest of the building, whereas differences in construction methods and materials, combined with the presence of what appears to be a formerly exterior wall between Room 4 and Rooms 2 and 3 (including a '1936' inscription in the concrete on the south wall of Room 3) may suggest that Rooms 2, 3, and 6 were built as additions in the space between Rooms 4 and 5 and the hoist."

The 2015 Historic Preservation Plan prepared by SWCA assessed the condition, which has since significantly deteriorated because of the 2023-2024 snow loads. The 2015 Historic Preservation Plan states:

. . . it is suffering from severe and pervasive problems that, left untreated, have the potential to lead to increasing structural damage. . . [t]he universal damage to the sheet metal roofing and siding (particularly on the shaded east side of the building, presumably as a result of heavier snow loads) is of concern because roof damage and loss . . . lead to accelerated deterioration in other parts of the building. Bent roof members and the loss of and damage to metal siding (including bending) are also troubling because they may indicate inadequate support for the roof overall, particularly when carrying heavy snow loads."

While the Thaynes Mine shaft was originally constructed to allow for exploration of ore, when no ore was found, the site shifted its use to help ventilate the overall Silver King Coalition mining operations. The Historic Site Form acknowledges "[s]ome newer elements are compatible with the historic structures and serve to neither diminish nor enhance the site's historic character" (Exhibit D). The Applicant proposes rehabilitating the Hoist House to the 1937 form, which does not diminish the Essential Historic Form or Historic Integrity of the Thaynes Mine Site, and allows for the removal of Rooms 2, 3, and 6, which will help to prevent further damage in the coming winters.

(II) Staff recommends the Historic Preservation Board consider approving Material Deconstruction, allowing the 1937 Hoist House roof to be removed.

The Historic Preservation Board reviews Applications for Material Deconstruction involving any Structure designated to the Historic Sites Inventory proposing removal of historic materials to accommodate structural upgrades pursuant to LMC Section 15-11-12.5. In addition to removing the addition to the Hoist House, the Applicant proposes removing the collapsed historic roof of the 1937 Hoist House. Removal of the historic roof will allow the Applicant to:

- Remove and store on site the collapsed historic roof materials and non-historic additions to the Hoist House this fall.
- Complete asbestos removal and mitigation in the 1937 Hoist House this fall.

- Stabilize the original 1937 Hoist House walls to protect them during the 2024-2025 winter.
- Complete an engineering evaluation of the 1937 Hoist House walls to determine required long-term stabilization that will support rehabilitation and a new roof.
- Remove the materials deconstructed and stored on site in 2025.
- Rehabilitate the 1937 Hoist House and replace the roof in 2026.

All required materials, including an engineer's report, cannot be obtained due to the collapsed roof and inability to safely access the 1937 Hoist House. Additionally, once the collapsed roof is removed, the asbestos abatement must be completed. At that time, all required materials, including the engineer's report, can be obtained. As a result, staff recommends Conditions of Approval:

1. Upon completing removal of the 1937 Hoist House roof and completing asbestos mitigation, the Applicant shall complete:
    a. Exterior and interior photos showing the existing conditions of the 1937 Hoist House.
    b. As-built drawings, including measured drawings for the elevations, floor plans, sections, materials, and details of the 1937 Hoist House drawn at quarter-inch scale.
    c. An evaluation of existing materials and construction details of any innovative or problematic structural or mechanical systems that are incorporated into the building.
    d. Completion of an engineer's report outlining required stabilization for the rehabilitation of the 1937 Hoist House, submitted for Chief Building Official and Planning Director review.
    e. Construction details drawn to an approved scale, along with manufacturer's cut sheets for proposed windows and doors.
    f. Completion of a Physical Conditions Report and Historic Preservation Plan for review by the Chief Building Official and Planning Director.

Department Review

The Planning Department and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on July 22, 2024. Staff mailed courtesy notice to property owners within 300 feet on July 22, 2024. The *Park Record* published notice on July 24, 2024.[1]

Public Input

Staff did not receive any public input at the time this report was published.

[1] LMC § 15-1-21

Alternatives

- The Historic Preservation Board may Determine the Hoist House may be restored to the 1937 form and approve Material Deconstruction of the historic roof.
- The Historic Preservation Board may deny the Determination of Significance request to restore the 1937 form and Material Deconstruction of the historic roof and direct staff to make Findings for the denial.
- The Historic Preservation Board may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Applicant's Narrative
Exhibit C: Applicant's Path Forward Submittal
Exhibit D: Historic Site Form
Exhibit E: Memorandum of Understanding
Exhibit F: 2015 SWCA Park City Mountain Resort Historic Preservation Plan

Planning Department

August 7, 2024

Park City Historical Society, Inc.
Morgan Pierce, Applicant's Representative

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	Parcel PCA-S-98-PCMR Park City Mountain Resort Thaynes Mine Site
Zoning District:	Recreation and Open Space Sensitive Land Overlay
Application:	Determination of Significance Material Deconstruction
Project Number:	PL-24-06188
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	August 7, 2024
Project Summary:	The Applicant proposes a Determination of Significance to remove the Hoist House additions to restore the Thaynes Hoist House to the 1937 form and Material Deconstruction to remove the historic roof materials.

Action Taken

On August 7, 2024, the Historic Preservation Board conducted a public hearing and determined the Hoist House could be restored to the 1937 form and approved the Material Deconstruction to remove historic roof materials according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Thaynes Mine Site is designated a Significant Historic Site on Park City's Historic Sites Inventory and is associated with the Mining Decline & Emergence of Recreation Industry Era (1931-1962). According to the Historic Site Form, the

Silver King Coalition Mining Company dug a shaft in 1934 to access its western ground, explore for ore, provide ventilation for the Spiro Tunnel, and allow for removal of waste rock from the mine. They did not find ore in this location, and mining operations ceased in the 1940s. The site included a two-story boarding house (collapsed prior to 2009), a 1937 Hoist House that was later expanded with a change room and showers, a headframe, accessory buildings, and a Conveyor Gallery.

2. According to the Applicant's submittal, the Thaynes Shaft was operated as part of the Silver King Coalition mining operations between 1939 and 1949. In 1949, "a mine workers strike shut down the mining operations." In 1953, the Silver King Coalition Mines Company and Park Utah Consolidated Mines Company merged to form the United Park City Mines Company, and focused mining operations on Daly West, Judge, and Ontario facilities. "Thereafter the Thaynes Mine facilities provided ventilation and access for the Spiro Tunnel and connected mine openings."
3. Decades after mining operations ceased, the Thaynes Mine Site provided a short-lived secondary use. In the mid-1960s, skiers would ride in underground rail cars from the Spiro Tunnel to the Thaynes shaft to be lifted 1,750 feet up by the Thaynes Hoist to access the slopes, an alternative to the ski lifts that operated for four years.
4. The designated Historic Sites within the Thaynes Mine Site include:
    a. A Conveyor Gallery
    b. The Hoist House
    c. A Fire Hydrant Shack
5. A large, two-story boarding house (collapsed sometime prior to 2009), Accessory Buildings, and a Pump House were associated with the Thanyes Mine Site but are not designated Historic Structures.
6. On March 25, 2015, the Planning Commission approved a Conditional Use Permit for the construction of a gondola to interconnect Park City Mountain Resort and the Canyons Resort. Permit Condition of Approval 4 required the Resort "to take actions regarding the Historic Mining Structures on property owned or leased by the Resort."
7. On September 15, 2016, Park City Municipal and VR CPC Holdings, Inc. (Park City Mountain Resort), entered a Memorandum of Understanding to outline an annual process, prioritization of projects, and funding for the preservation of the Historic Mining Structures.

8. The Resort provided a 2015 *Preservation Plan for Selected Historic Mining Structures* prepared by SWCA. The Memorandum identifies Gold Sites, priority sites, which include the Thaynes Mine Hoist House and Conveyor Gallery.
9. The Applicant and Friends of Ski Mountain Mining History have completed extensive work on the Thaynes Mine Site, including the rehabilitation of the Conveyor Gallery in 2020.
10. The Applicant now requests the Historic Preservation Board issue a Determination of Significance to allow the 1937 Hoist House form to be restored, and Material Deconstruction approval to remove the roof materials, now collapsed, to protect as many remaining historic materials as possible and to prevent further damage to the structure.

Determination of Significance

11. The Historic Preservation Board reviews Determinations of Significance for Significant Historic Sites pursuant to Land Management Code (LMC) Section 15-11-10(A)(2):
    a. *It is at least 50 years old, or the site is of exceptional importance to the community.*
    b. *It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:*
        i. *It previously received a historic grant from the City.*
        ii. *It was previously listed on the Historic Sites Inventory.*
        iii. *It was listed Significant on reconnaissance or intensive level survey of historic resources.*
    c. *It has one or more of the following:*
        i. *It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions, or*
        ii. *It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even it if has non-historic additions.*
    d. *It is important in local or regional history architecture, engineering, or culture associated with at least one of the following:*
        i. *An era of Historic Importance to the community.*
        ii. *Lives of Persons who were of Historic importance to the community.*
        iii. *Noteworthy methods of construction, materials, or craftsmanship*

used during the Historic period.

12. LMC Section 15-15-1 defines Essential Historic Form as *the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past. These physical characteristics include, but are not limited to the structure's form, Roof Forms, window and door configuration, and materials*.
13. Both the 1937 Hoist House and addition are at least 50 years old – the addition was completed sometime prior to 1948. However, removing the addition and restoring the Hoist House to the 1937 form retains the site's Essential Historic Form and designation on the Historic Sites Inventory. The 1937 form retains the original physical characteristics for the form, roof form, window and door configuration, and materials indicative of when the site was first constructed, when the site first began operations.
14. LMC Section 15-15-1 defines Historic Integrity as:
    a. *The ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity. They are as follows:*

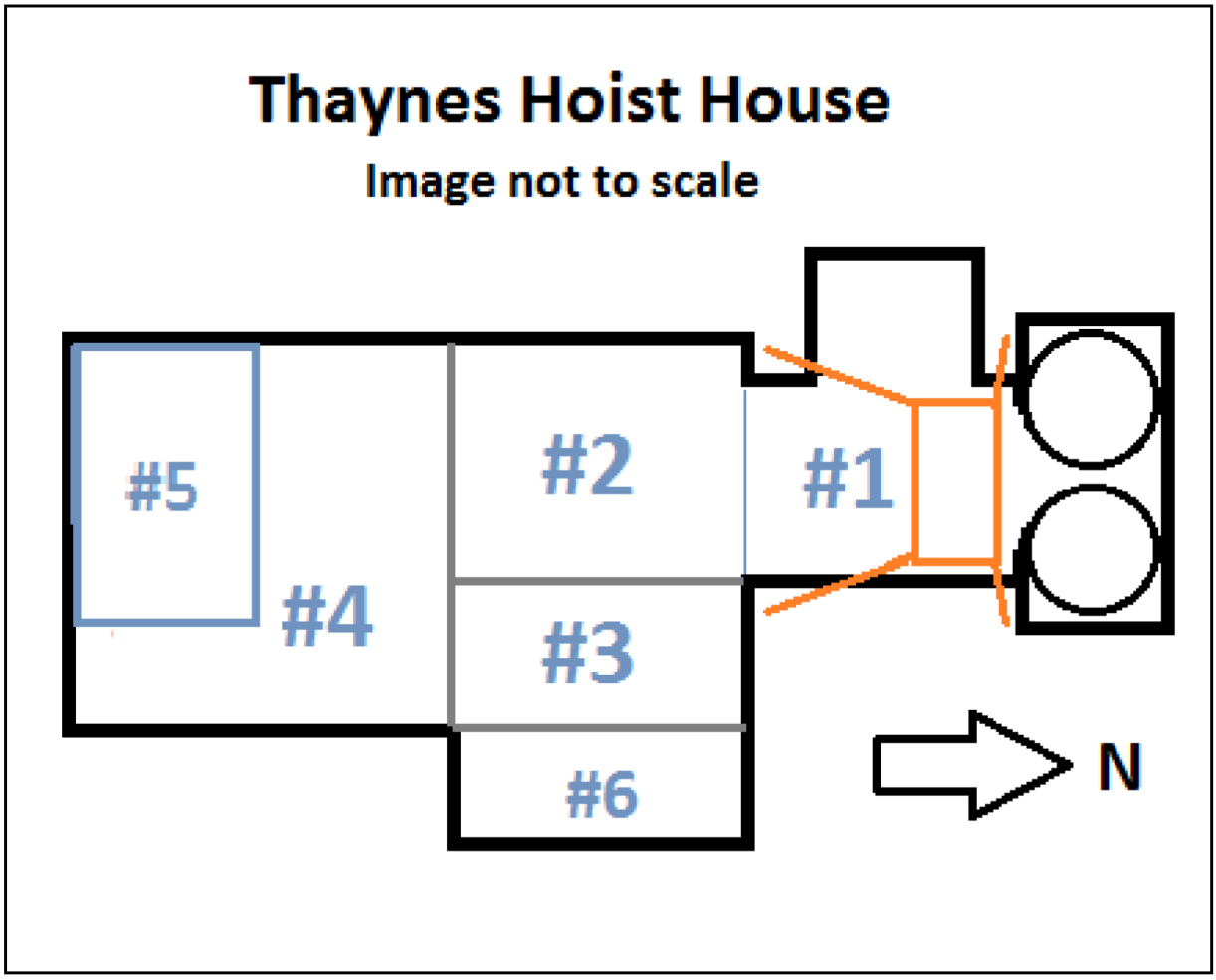
        i. ***Location**. The place where the Historic Site was constructed or the Historical event took place.*
        ii. ***Design**. The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.*
        iii. ***Setting**. The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between Structures and other features or open space.*
        iv. ***Materials**. The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.*
        v. ***Workmanship**. The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.*

vi. ***Feeling***. *A Site's expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property's Historic character.*

vii. ***Association***. *The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.*

15. The Historic Site Form concludes the Structure remains in its original location and is a steel structure clad in corrugated metal panels with some concrete, with a roof form sheathed in corrugated metal roofing materials. The structure contains rolled steel multi-light casement and partial-pivot windows. Regarding the other five criteria, the Historic Site Form states:
    a. **Design**. The Hoist House is a steel structure with concrete floors. The building originally housed a coal bin, furnace room, shaft room, change room, showers, and ore bins. The building is clad in corrugated metal material and much of the interior equipment remains intact. A small wood framed structure with concrete foundation was built east of the hoist house but was attached to the main building sometime after 1958. The building is in poor condition with broken windows, sections in various states of collapse, and inadequate measures against entry.
    b. **Setting**. The setting is a level building pad tucked into a fairly steep gully in Thaynes Canyon. The waste pile is the most prominent land feature and the Hoist House sits up against the wooded hillside. The setting does not appear to have changed dramatically since the building was constructed.
    c. **Workmanship**. The physical evidence of the mining era is the steel shaft gallows and the overall industrial nature of the building. The steel windows and concrete floors, in addition to the remaining equipment.
    d. **Feeling**. The site conveys a sense of mining activities in the early part of the twentieth century. The structures, including the Hoist House, that make up the overall mining system are visible and intact, albeit in poor condition. Some newer elements are compatible with the historic structures and serve to neither diminish nor enhance the site's historic character.
    e. **Association**. The building is part of the Silver King Coalition Mine Company Thaynes Shaft Surface Plant. It is associated with the decline of mining operations in Park City.

16. The 2015 Historic Preservation Plan prepared by SWCA further describes the Hoist House materials:
    a. *The Hoist House foundation is of poured concrete, which supports metal-framed walls clad in corrugated metal. The roof is generally framed with metal trusses, which in turn are spanned by metal purlins that support the roofing panels; these are a mix of standing seam and corrugated metal. The purlins are lapped and welded to the rafter beams, and two different attachment methods were used for the metal roofing. For Room 4 (the likely older room), the roof panels are attached with fasteners—likely bolts—to the purlins, whereas in Rooms 1 and 2, the roof panels are wired to the purlins. These rooms also use half as many purlins as in Room 4. Room 6, likely the last addition to the complex, has a wood-framed roof.*



17. The 2015 Historic Preservation Plan prepared by SWCA states the following:
    a. *The Hoist House is a large, gable-roofed, compound building built around the hoist works and mine shaft, measuring approximately 150 feet long and approximately 45 feet wide at its widest. Physical evidence strongly suggests that it was built in stages: the external hoist frame may indicate that it predates the rest of the building, whereas differences in construction methods and materials, combined with the presence of what appears to be a formerly exterior wall between Room 4 and Rooms 2 and 3 (including a '1936' inscription in the concrete on the south wall of Room 3) may suggest that Rooms 2, 3, and 6 were built as additions in the space between Rooms 4 and 5 and the hoist."*
18. The 2015 Historic Preservation Plan prepared by SWCA assessed the condition, which has since significantly deteriorated because of the 2023-2024 snow loads. The 2015 Historic Preservation Plan states:
    a. *. . . it is suffering from severe and pervasive problems that, left untreated, have the potential to lead to increasing structural damage. . . [t]he universal damage to the sheet metal roofing and siding (particularly on the shaded east side of the building, presumably as a result of heavier snow loads) is of concern because roof damage and loss . . . lead to accelerated deterioration in other parts of the building. Bent roof members and the loss of and damage to metal siding (including bending) are also troubling because they may indicate inadequate support for the roof overall, particularly when carrying heavy snow loads."*
19. While the Thaynes Mine shaft was originally constructed to allow for exploration of ore, when no ore was found, the site shifted its use to help ventilate the overall Silver King Coalition mining operations. The Historic Site Form acknowledges "[s]ome newer elements are compatible with the historic structures and serve to neither diminish nor enhance the site's historic character." The Applicant proposes rehabilitating the Hoist House to the 1937 form, which does not diminish the Essential Historic Form or Historic Integrity of the Thaynes Mine Site, and allows for the removal of Rooms 2, 3, and 6 to prevent further damage in the coming winters.

Material Deconstruction

20. The Historic Preservation Board reviews Applications for Material Deconstruction involving any Structure designated to the Historic Sites Inventory proposing

removal of historic materials to accommodate structural upgrades pursuant to LMC Section 15-11-12.5.

21. In addition to removing the addition to the Hoist House, the Applicant proposes removing the collapsed historic roof of the 1937 Hoist House. Removal of the historic roof will allow the Applicant to:
    a. Remove and store on site the collapsed historic roof materials and non-historic additions to the Hoist House this fall.
    b. Complete asbestos removal and mitigation in the 1937 Hoist House this fall.
    c. Temporarily stabilize the original 1937 Hoist House walls to protect them during the 2024-2025 winter.
    d. Complete an engineering evaluation of the 1937 Hoist House walls to determine required long-term stabilization that will support rehabilitation and a new roof.
    e. Remove the materials deconstructed and stored on site in 2025.
    f. Rehabilitate the 1937 Hoist House and replace the roof in 2026.
22. All required materials, including an engineer's report, cannot be obtained due to the collapsed roof and inability to safely access the 1937 Hoist House. Additionally, once the collapsed roof is removed, the asbestos abatement must be completed. At that time, all required materials, including the engineer's report, can be obtained.

Conclusions of Law

1. Restoring the Hoist House to the 1937 form complies with LMC Sections 15-11-10(A)(2) and 15-15-1 and the Hoist House retains its status as a Significant Historic Site on Park City's Historic Sites Inventory.
2. The proposed Material Deconstruction of the historic roof materials associated with the 1937 Hoist House complies with LMC Section 15-11-12.5 *Material Deconstruction*, as conditioned below.

Conditions of Approval

1. Upon completing removal of the 1937 Hoist House roof and completing asbestos mitigation, the Applicant shall complete:
    a. Exterior and interior photos showing the existing conditions of the 1937 Hoist House.
    b. As-built drawings, including measured drawings for the elevations, floor plans, sections, materials, and details of the 1937 Hoist House drawn at quarter-inch scale.
    c. An evaluation of existing materials and construction details of any innovative or problematic structural or mechanical systems that are

incorporated into the building.

d. Completion of an engineer's report outlining required stabilization for the rehabilitation of the 1937 Hoist House, submitted for Chief Building Official and Planning Director review.
e. Construction details drawn to an approved scale, along with manufacturer's cut sheets for proposed windows and doors.
f. Completion of a Physical Conditions Report and Historic Preservation Plan for review by the Chief Building Official and Planning Director.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

Randy Scott, Historic Preservation Board Chair

THAYNES MINE PROJECT NARRATIVE
by
FRIENDS OF SKI MOUNTAIN MINING HISTORY
July 2024

The Park City Historical Society, dba Friends of Ski Mountain Mining History (FOSMMH), are submitting this project narrative for the Thaynes Mine facility located at coordinates 40.624582, -111.539288 in upper Thaynes Canyon on property owned by United Park City Mines Company LLC. The surrounding property is managed by the Park City Mountain Resort (PCMR). This narrative supports a Historic District Design Review (HDDR) application for the project.

BACKGROUND

In June 1936, the Silver King Coalition Mines Company announced it was planning to construct a new shaft in upper Thaynes Canyon. The shaft was intended to develop the northwest portion of the company property, provide ventilation for the Spiro tunnel and other underground workings of the mine, and provide an added point for removal of waste rock from the mine. A road was built from the then current main mine complex up to the selected shaft site at an elevation of 8,700 feet. A boarding house, hoist house, stores building, watchman shed, shaft headframe, and waste rock conveyor were built and in operation during 1937 (Figure 1).

Figure 1: Thaynes Mine in 1939. Hoist House was separated from the headframe.

Figure 1 shows the mine site from 1937 to 1939. The shaft headframe is noticeable with a horizontal conveyor leading from the shaft out into Thaynes Canyon to place waste rock lifted in the shaft in the canyon as a fill. The hoist house is visible west of the shaft. The two-story boarding house (now collapsed) was located west of the hoist house. Figure 2 shows the interior of the hoist house during this time with sunlight pouring in through the window facing east toward the headframe and a temporary floor of crushed rock. Not shown in Figure 2 is a compressor, electrical equipment, and a small change room all located within the hoist house. The small change room was sufficient for the small mine crew required for shaft sinking.

Figure 2: Interior of Hoist House before 1939

In 1939 the shaft was completed to a depth of 1,772 feet and other structures were constructed thereafter including a steel building between the hoist house and the headframe ("shaft room"), two concrete rock bins east of the headframe, a steel tower building over the shaft, a larger conveyor to the waste rock dump, and a small ore conveyor connected to a small ore house to load trucks.

Figure 3 shows the site after 1939 with the extended mine building connecting the former hoist house with the headframe, the rock silos and tower extending up over the shaft. The building connecting the hoist house with the headframe contained a large open shaft room and a large change room and lavatory. These areas were required for the larger mine crew required to operated the mine once the shaft was completed. The larger, covered waste rock conveyor is also shown in the photograph. This was built upward to allow construction of a large waste rock disposal area partially filling Thaynes Canyon north of the mine.

Figure 3: Thaynes mine building after 1939

The Thaynes Shaft was operated as part of the overall Silver King Coalition mining operations between 1939 and 1949 when a mine workers strike shut down the mining operations. The miners later returned to work but the merger of the Silver King Coalition Mines Company with the Park Utah Consolidated Mines Company in 1953 to form the United Park City Mines Company resulted in the decision to suspend mining in the former Silver King Coalition facilities and focus all mining operations on the former Daly West, Judge, and Ontario mining facilities. Thereafter the Thaynes Mine facilities provided ventilation and access for the Spiro Tunnel and connected mine openings.

In 1964 the Treasure Mountain Resort supported upgrading the Spiro Tunnel operations in Park City with specially built trains that could transport skiers and their equipment from the tunnel portal almost three miles to the 1,700 level station of the Thaynes shaft (Figure 4). From there they were lifted to the surface in one of the shaft compartments where they left the mining building to ski. This "skier subway" only operated for a few years but is still considered to have been the longest ski resort tunnel in the world.

After being used as a ski lift operation, the Thaynes shaft and mine building were abandoned and left to the harsh weather at its high elevation site and the effects of vandalism. The Thaynes mine was identified as a high value mining history site ("Gold Site") in the 2015 PCMR Preservation Plan approved by the Park City Municipal Corporation (PCMC). This preservation plan is also cited in the September 15, 2016 Historic Preservation License Agreement between PCMC and PCMR. The Park City Historical Society, Friends of Ski Mountain Mining History (FOSMMH), has been planning to stabilize the Thaynes mine site since then. The main mine building at that time exhibited some damage but was considered to be repairable (Figure 5). The roof and walls of the hoist house had lost some metal sheets but the structure appeared to be sound.

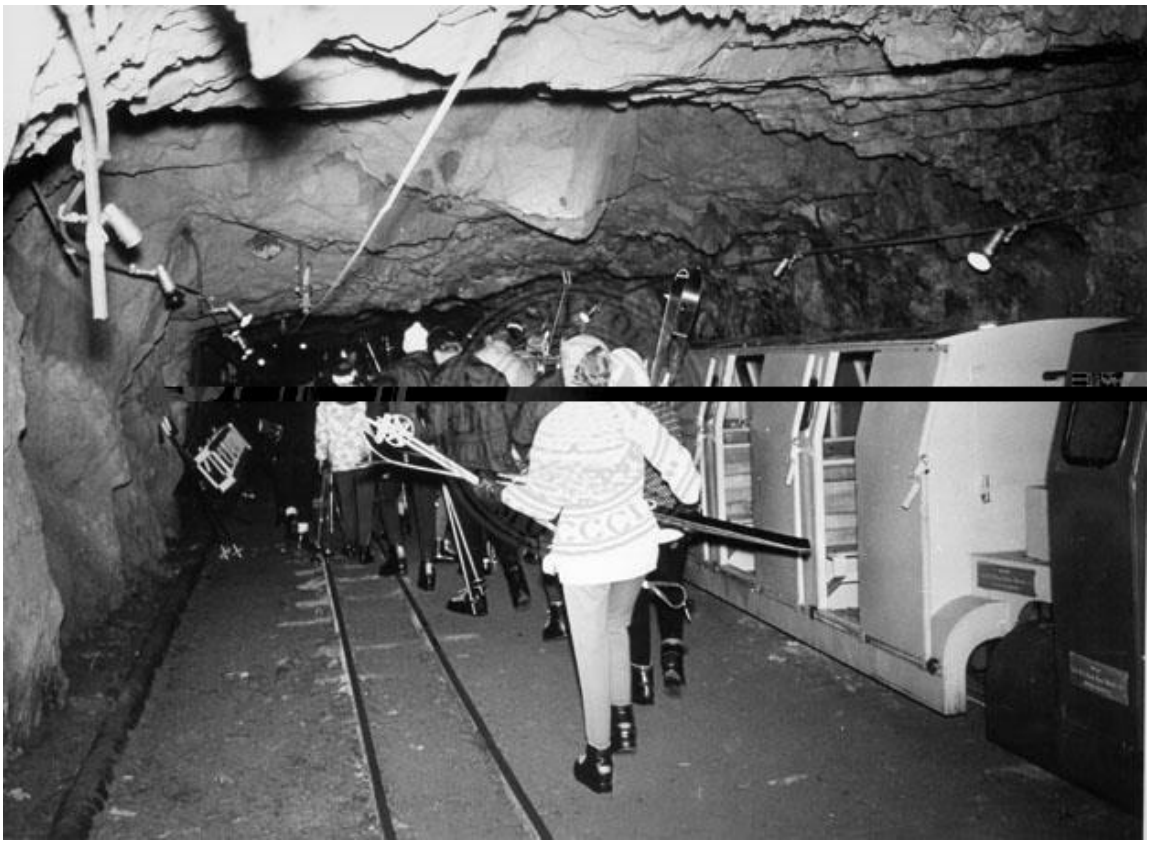


Figure 4: Skiers walking from train to the Thaynes shaft in the Spiro Tunnel

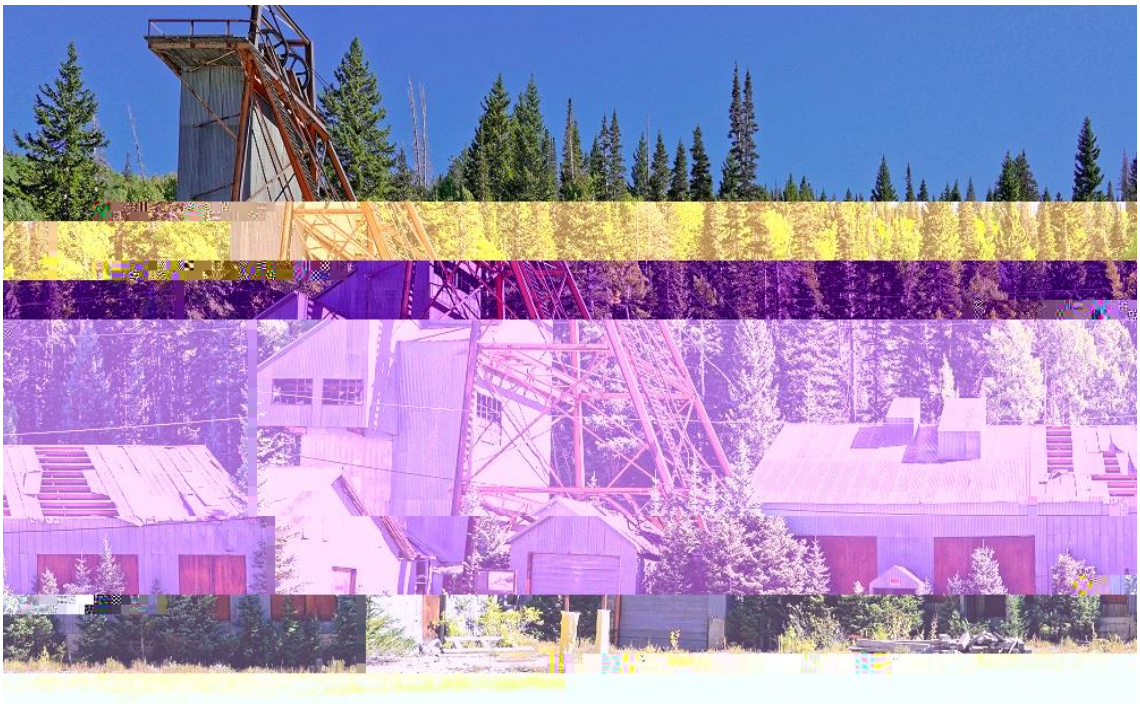


Figure 5 Thaynes Mine Building in 2022

In 2022, the FOSMMH retained Wasatch Environmental Inc. to study the presence of asbestos pipe insulation in the Thaynes and Silver King Coalition mine buildings and prepare work plans for the abatement of the asbestos. Also in 2022 the FOSMMH retained Thermal West Industrial to abate the asbestos in both buildings. The abatement project was completed in the Silver King Coalition mine building during June and July of 2023.

In the winter of 2022/2023 a record depth of snow accumulated on the Park City Mountain Resort. On April 7th, 2023 ski patrol staff reported that the roof of the Thaynes mine building had collapsed under what appeared to be about 12 feet of snow load. Inspections of the main mine building since then have shown that the entire roof structure was irreparably damaged and all the walls under that roof were also damaged (Figure 6).

Figure 6: Thaynes Main Mine Building in June 2023

To the east of the shaft there are three structures that were also damaged by the record snow of 2022/2023. They are the stores building, ore shed, and ore conveyor (Figure 7). Each of these wood framed buildings were crushed by the snow load, and should be removed completely. The rock bins, shaft tower, watchman building, and waste rock conveyor were also damaged but can be repaired.

Based on input from Park City Municipal Corporation (PCMC), the cleanup and stabilization of the Thaynes main mine building is based on re-establishing conditions similar to the 1939 arrangement of a separate hoist house and no intervening mine building connecting the hoist house with the headframe. This would generally include fixing the hoist house and removing the shaft room structure (Figure 6).

Figure 7: East Side of Thaynes Mine Site in June 2023

The damaged roof structure over the shaft room and hoist room presents a significant safety hazard for anyone entering the main mine building. The building has been posted with warning and no trespassing signs. But there is no effective way to prevent trespassers from entering the building and walking under the collapsed roof structure hanging overhead.

The asbestos in the Thaynes mine building that could be safely accessed in the shaft room and under the rock bins since the roof collapse was abated in July 2023. However, the asbestos abatement required in the hoist house portion of the mine building could not be accomplished because of the collapsed roof structure hanging over that area (Figure 8). Until the broken roof structure in the hoist house is removed the asbestos in the hoist house will continue to be spread by the weather. A sign was posted at the entrance door from the shaft room into the hoist house in 2023 warning of the hazard presented by the asbestos in the hoist house. Again, trespassers can still get into the hoist house if they want.

Figure 8: Collapsed Roof in Hoist House

To complete the asbestos abatement in the hoist house, the collapsed roof structure will first need to be lifted out of the building. The asbestos in the area can then be cleaned up and the damaged walls stabilized. When the collapsed roof over the hoist house is removed and the walls stabilized, FOSMMH will have Thermal West complete the required asbestos abatement in the hoist house. Observations of the area indicate that the steel and wood material in the collapsed roof structure that are still hanging over the area and have not impacted the floor have been washed by precipitation and should be able to be removed as debris that is not contaminated with asbestos. Roof debris that has touched the remaining pipe insulation or the loose asbestos on the floor under that piping will need to be inspected for any asbestos contamination and appropriately cleaned or handled as asbestos debris. An asbestos abatement supervisor will need to be present at the site monitoring the removal of the collapsed roof over the hoist house. FOSMMH will contract with Thermal West to provide this required monitor.

FUTURE SCOPE OF WORK

Cleanup of the Thaynes mine site is necessary to abate the current safety hazards presented by the damaged structures and the remaining asbestos in the hoist house. The Thaynes mine site cleanup and hoist house rehabilitation can be divided into steps as follows:

1. The east end of the shaft room was cleaned up in summer of 2023. The collapsed roof was cut up and the pieces relocated to the west in the shaft room. This made it safe for Thermal West to abate the asbestos that was present in the

east end of the shaft room and under the rock bins. This was completed in summer of 2023. These two cleanup actions together make it possible for the Utah Division of Oil, Gas and Mining to stabilize the Thaynes shaft in the subsurface. This is scheduled to be done in summer and fall of 2024.

2. FOSMMH recommends that the collapsed roof in the west end of the shaft room and over the hoist house be removed and the pieces stored on site out of the way of passing ski and biker/hiker traffic. If possible, this will be completed in fall of 2024 with funding by PCMC and PCMR. Usable corrugated metal sheeting will be collected for future use by FOSMMH. The steel scrap produced in removal of the roof will be recycled off site in the future.

3. As soon as the roof structure is removed the remaining walls will be stabilized by FOSMMH so they do not fall.

4. Once the hoist house roof structure is removed and the walls are stabilized, Thermal West can complete the planned asbestos removal in the hoist house. This will be funded by FOSMMH. If possible, this will be done in fall of 2024.

5. After the asbestos is abated in the hoist house an engineering evaluation will be made by FOSMMH of the remaining walls of the hoist house to determine how they could be repaired and used to support a new roof. A conceptual cost estimate will be prepared at the end of Step 5 for Steps 6 and 8. If possible, this step will be completed in fall of 2024.

6. During 2024/2025 a design for repairing the hoist house walls and constructing a new roof will be prepared and permitted for construction by FOSMMH.

7. If possible, the remaining broken structures in the main mine building, other than the hoist house, and the other destroyed structures east of the shaft will be removed in 2025 with funding provided by PCMC and PCMR.

8. Once Step 7 is completed, the hoist house walls and roof will be repaired by FOSMMH. If possible, this will be completed in 2026.

An estimate for the Thaynes Step 2 work was provided by *The Xcavation Company* for $49,105 (attached below). The FOSMMH suggests a 20% contingency be applied to this estimate which would raise the total estimated cost to $58,926. It is assumed this funding would be provided by PCMC and PCMR. FOSMMH would pay the estimated $10,000 for the asbestos monitor to be present at the site during work within the hoist house.

FOSMMH is currently in touch with Rocky Mountain Power about what to do regarding the power line that is close to the north side of the Thaynes mine site. This could in the near future affect the planned scope, cost and schedule of the work on the site.

The FOSMMH will fund and complete Thaynes Steps 3, 4 and 5 as soon as possible after Step 2 is completed. It is estimated that stabilizing the walls in Step 3 will consist of tensioned cables and the FOSMMH cost estimate for this is $10,000. The FOSMMH estimate for Thermal West to complete the asbestos abatement in the hoist house in Step 4 is $74,000. The FOSMMH will also fund the engineering evaluation of the walls in Step 5 for an estimated $10,000.

If funding for Step 2 is committed in August 2024, we believe Thaynes Steps 2 through 5 will be completed in the fall of 2024. Step 6, design for repair of the hoist house walls and roof, will be completed during 2024/2025. FOSMMH will fund Step 6. Steps 7, complete the site cleanup, and 8, hoist house repair, will be completed in 2025 and 2026 respectively if funding is available. A cost estimate for Step 7 is described at the end of this project narrative. There is currently no cost estimate for Steps 6 and 8.

In Step 7 the wood framed buildings outside of the main mine building would be disassembled to remove usable corrugated metal sheeting and structural timber. The rest of the structures would be broken up for disposal.

The structural steel and corrugated metal sheeting that can be recycled by FOSMMH for its future stabilization projects will be saved and stored at either Thaynes or at Silver King. The rest of the metal debris will be collected and shipped offsite for recycling. Any structural timber that can be recycled by FOSMMH for its future work will also be saved and stored. The rest of the wood and other demolition/cleanup debris will need to be disposed. It could either be hauled off site to a landfill, or it could potentially be buried on site.

All materials hauled off the Thaynes site will need to be transported in pickup-sized trucks and trailers down the narrow mountain road to either to the Silver King site for storage or to temporary disposal bins located near the PCMR maintenance shop where highway trucks could pick up the bins and drive them down King Road to the final disposal locations.

Offsite recycling/disposal of scrap steel and demolition debris generated at Thaynes will be expensive due to handling and transportation costs. This cost could be reduced by burying the wood and other non-metal debris generated in the Thaynes cleanup in an on-site repository. The potential for such a repository was conceptually reviewed by FOSMMH in 2023 with PCMC, PCMR, and the State of Utah. No fatal flaws with this concept were identified but approvals by these stakeholders will be necessary if the repository is to be developed.

A proposed site for the repository to handle this material is on the southwest end of the existing Thaynes waste rock dump, across the road from the mine building (Figure 9). This site is located over a deep fill composed of waste rock lifted in the Thaynes shaft.

Figure 9: Thaynes Cleanup Debris Repository Location

The proposed repository location is also the location of the proposed backfill borrow site for DOGM to stabilize the Thaynes shaft. Approximately 300 cubic yards of this material will be excavated and placed down the shaft during the shaft closure activities. The required volume of waste rock for the DOGM work will be excavated and stockpiled next to the repository area for use as shaft backfill. If the repository is approved by the stakeholders, the required volume for the debris would be excavated and stockpiled for use as cover material over the debris. Non-metal cleanup debris produced during the Thaynes Step 7 activities that would not be hauled down the mountain could be placed in a compact manner in the repository. Any chemical or liquid wastes encountered during cleanup work would need to be transported offsite for proper disposal and not placed in the repository. Stockpiled topsoil would then be spread over the repository site and seeded with certified weed-free perennial grasses.

It is assumed that PCMC and PCMR will fund Step 7. A 2023 cost estimate from *The Xcavation Company* for the complete cleanup of the Thaynes site, with offsite disposal of all debris was $176,000 (attached below). Step 2 reduces this cost estimate by $49,100, so it is assumed that the remaining work for Step 8 will cost approximately $126,900. FOSMMH recommends a 20% contingency be added to this for a total cost of $152,280 for Step 7. Disposal of non-metal cleanup waste in the onsite repository instead of offsite disposal was estimated by *The Xcavation Company* to save approximately $40,000 from the cost of Step 7. FOSMMH recommends that a new cost estimate for Step 7 be obtained after Step 2 is completed.

STEP 2 COST ESTIMATE

THE XCAVATION COMPANY, INC.
P.O. Box 310
568 South Foothill, #7
Kamas, Utah 84036
Office: (435) 783-6977 Cell: (435) 640-0571

Proposal to the Park City Museum and Friends of ski Mining History

Remove collapsed roof from the Thaynes Hoist room.

Attention Brian Buck

June 21, 2023

The proposed work and estimate are as follows.

1-man lift for 80 hrs @ 140.00 per hr = $ 11,200.00
1-Crane for 80 hrs @ 150.00 per hr = $ 12,000.00
3- workers @ 50.00 each per hr 80 hrs = $ 12,000.00
1-Supervisor @ 75.00 per hr 80 hrs = $ 6,000.00
Tools and equipment @ 150 per day 10 days = $ 1,500.00
P and o @ 15 % = $ 6,405.00

TOTAL EST $ 49,105.00

This estimate is for 2 weeks of work only and all material will be left onsite.
This bid does not include any asbestos costs or if necessary, the removal or work on the Power Lines.

All work will be completed for Cost plus 15% at the following rates.
Supervisor $ 75.00 per hr
Labor $ 50.00 per hr each
Trucks, Tools and Equipment $ 150.00 per day each.
Materials, Subcontractors, small Rental Equipment at cost.

If you have any questions, please call.
Thank You,
Vincent Clark Martinez
The Xcavation Company Inc
435-640-0571

Page **1** of **1**

STEP 7 COST ESTIMATE

Friends of Ski Mining History.
Attention: Brian Buck

Here is my estimate on cleaning up the Thaynes Headframe room, Hoist room, Change room, rear conveyor, and all other buildings collapsed by the snow last winter at the Thaynes Mine.

This cost will assume that all lumber, Fiberboard, Timbers, will be buried onsite. All cut steel, Tin, Pipe, and wiring will be hauled for scrap. Work will be completed using hand labor with equipment assist.

I estimate the work will take 4 weeks and have the following labor and equipment onsite.

1- 1 Medium size excavator with Thumb @ $ 150.00 per hr
2- 1 25-ton crane @ $ 150.00 per hr
3- 1 50 ft manlift @ $ 100 per hr
4- 5 Laborers @ $ 48 per hr each = $ 240.00 per hr
5- 1 Supervisor @ $ 68 per hr
6- 2 4x4 trucks with trailers, Torches, Tools, Temp toilet @ $ 250.00 per day.
7- Profit and overhead @ 15 %

4 weeks = 160 hrs x $ 708.00 per hr = $ 113,280.00
20 days tools and equipment @ $ 250.00 = 5,000.00
Profit and overhead 15 % = 17,742.00

TOTAL ESTIMATE $ 136,022.00

If material cannot be buried onsite add dumpster fees and hauling materials to dumpsters at the King shop. Guess 10- 30 cu yd dumpsters @ 1000.00 each and 4 more laborers loading, unloading and hauling stuff from Thaynes to The King Shop. Add an additional $ 40,000.00. This is my best guess estimate but, I would be willing to give as a firm bid.

Thaynes Mine Path Forward

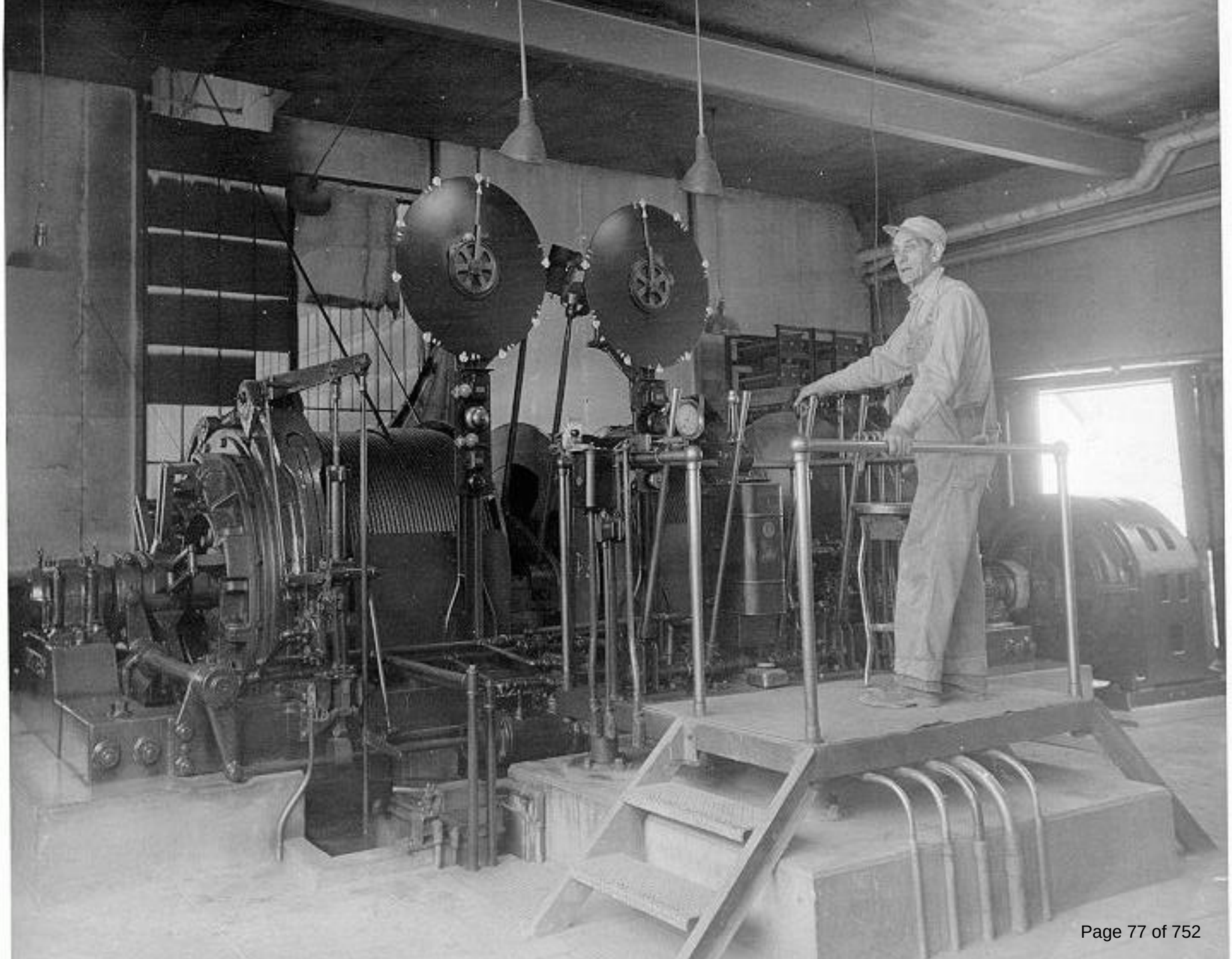
Summer 2024

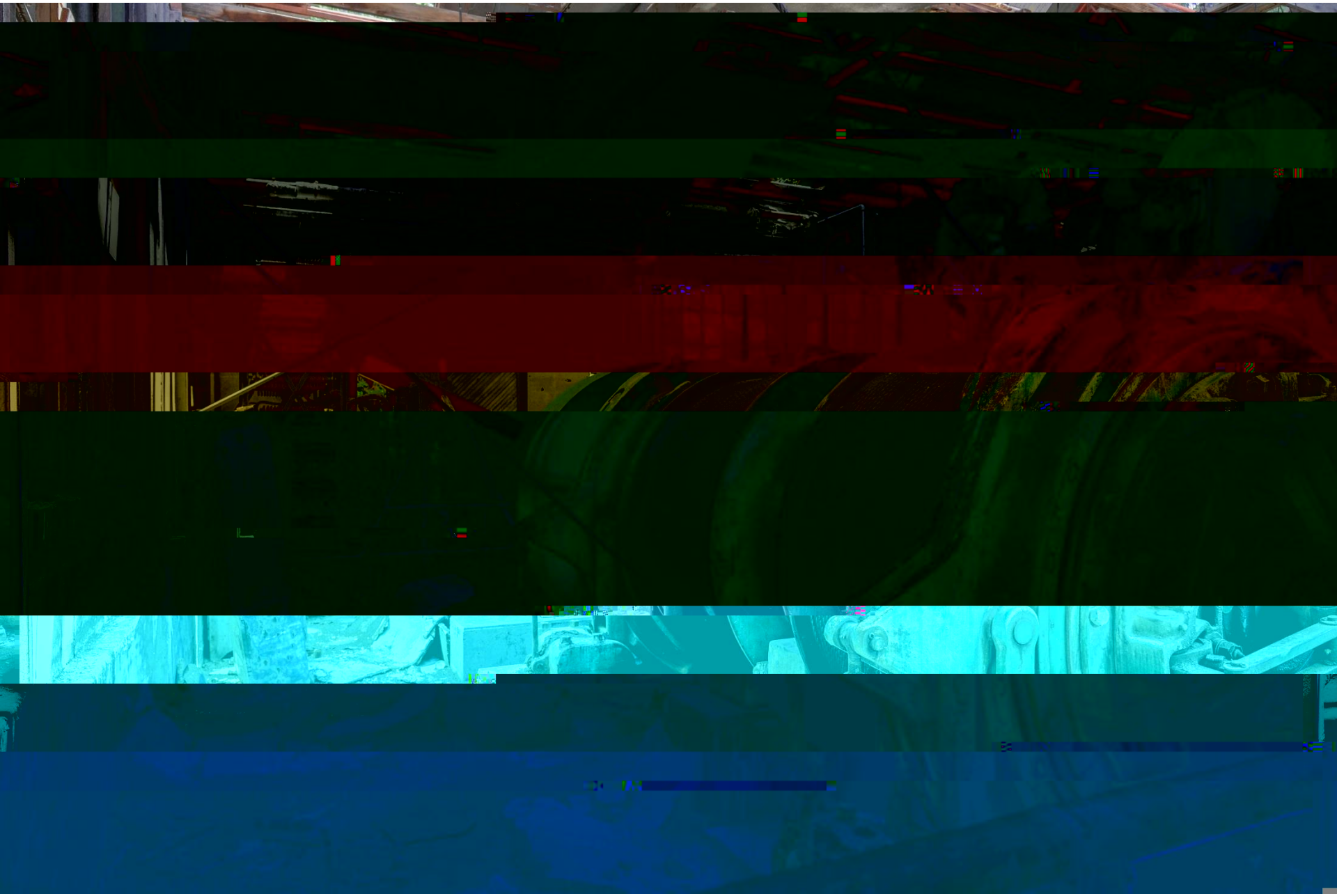
Thaynes Site Importance

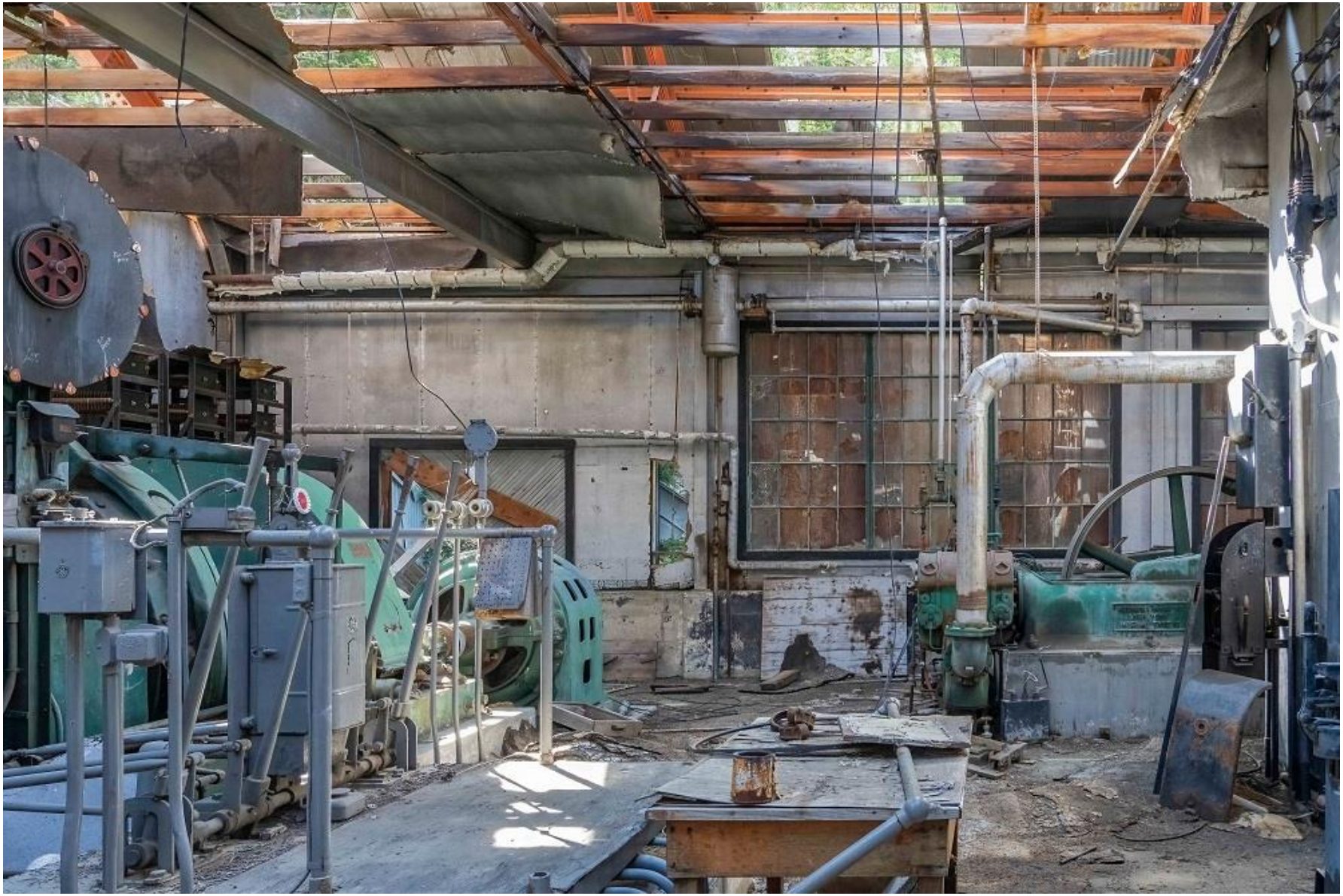
- Last new mine developed by SKCM (1936)
- First use of conveyors for waste rock handling
- Spiro Tunnel upgraded in 1964 for ski trains
- Ski trains ran almost 3 miles to Thaynes Shaft
- Skiers lifted 1,700 feet to the surface
- Operated as a ski lift for only a few years
- Only subway/mine shaft ski lift in the world

THAYNES SHAFT

DANGER
DONT STAND
NEAR SHAFT







Waste Rock Conveyor

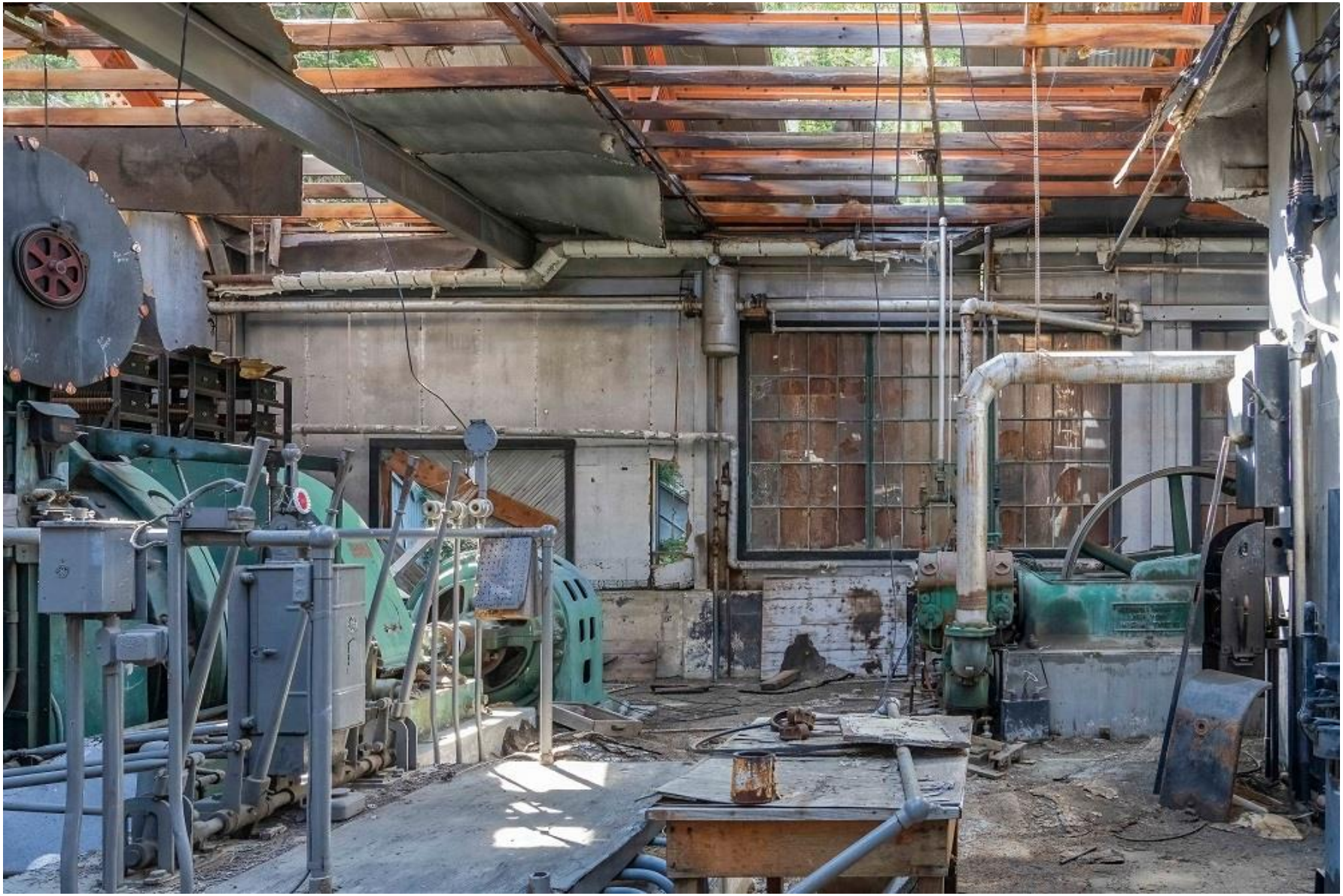
- Leads from rock bin to top of waste rock dump
- Was falling down and creating a safety risk
- FOSMMH stabilized it in 2019 and 2020
- Saved a lot of corrugated metal sheeting
- Came through 2022/2023 winter in good shape
- FOSMMH fixed one broken trestle bent

Plug Shaft

- Shaft is lined with concrete to 55’ depth and supported with timbers every 5’ below.
- Shaft has collapsed from 55’ to 100’ forming a void.
- Utah Division of Oil, Gas & Mining will use State funds to plug the void in 2024 stabilizing the top of the shaft.
- DOGM selected Trent Martinez as the contractor for the Thaynes and Silver King shaft projects.
- FOSMMH contracted for the shaft plug engineering and cleared roof collapse debris from the Thaynes shaft area so it is ready for DOGM’s contractor.

Asbestos Handling – Silver King and Thaynes Mines

- Former damaged roofs allowed rain/snow to wash asbestos pipe insulation to the floor.
- FOSMMH retained Wasatch Environmental to provide expert advice on managing asbestos.
- FOSMMH hired Thermal West Inc. (TWI) for asbestos abatement at cost of $344,640.
- TWI completed all abatement work in 2023 except in Thaynes hoist house so will need to complete that when it is safe.



Remaining Asbestos Management

- Remaining TWI budget is $54,000 to finish 2023 scope of work in hoist house.
- Potential additional cost to FOSMMH for TWI because of roof collapse estimated at $20,000.
- FOSMMH will pay for the required asbestos monitor cost estimated at $10,000. TWI will provide this because they are already under contract with FOSMMH and cleared by PCMR.

Cleanup Debris Handling

- Metal debris with potential future use in other FOSMMH stabilization work should be salvaged and stored. All the rest should be transported offsite for recycling.
- All other debris could be buried in an onsite repository or disposed of offsite in a landfill.
- Resort has approved onsite burial (w/ EPA Region 8 input). PCMC and Utah has not yet approved.

Proposed Repository Area

Future Stabilization Concepts

- Assumes hoist house mining equipment will remain in place.
- Enclose front of shaft tower building
- Build small industrial shed with garage door to look similar to skier exit in the 1960s
- Repair watchman shed in front of garage door
- Rehab the hoist house walls and windows
- Build a new roof over the hoist house
- Cleanup all other destroyed structures

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Thaynes Mine Conveyor Gallery

Address: UTM 0454388E 4497242N *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

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

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

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☐ building(s), main	☐ Landmark Site	Date:	Original Use: Industrial
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☑ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 2009
☐ historic:

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☐ other:

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

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

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

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

Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.

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

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

Park City Historical Society & Museum. Thaynes Shaft: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].

*Sanborn, D.A. "Sheet 16, Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Research Center of Utah State Archives and Utah State History. 15 Dec. 2009. Microfilm: Reel 2, Grid 8880.

---. "Sheet 16, Park City, Utah, 1907 (corrected to 1958)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., Unofficial Copy, unpublished.

Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. N.d. *George Barben Collection. Hal Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1986.5.2. Electronic.

Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. [c.1970?] *Leon Stanley Collection. Hal Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1990.5.27. Electronic.

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

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

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

General Condition of Exterior Materials:

☐ Good (Well maintained with no serious problems apparent.)

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

☑ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.): General deterioration, unsecured structure, collapsing in several places.

☐ Uninhabitable/Ruin

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

Site: The site is a remote location in Thaynes Canyon. The site is in a steep gully northeast of the California-Comstock mine site.

Foundation: Concrete footings.

Walls: n/a, but the structure is made of wood and steel.

Roof: n/a

Windows/Doors: n/a

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The Conveyor Gallery is a wood frame structure that runs perpendicular from the shaft gallows north across the large dumpsite. The section of the conveyor gallery that runs north-south appears in the 1940 and 1958 Sanborn Insurance maps. The turn tower and section that runs east-west was constructed after 1958. The structural elements of the conveyor gallery are failing and the entire structure is in various states of collapse.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is a level building pad tucked into a fairly steep gully in Thaynes Canyon. The waste pile is the most prominent land feature and the conveyor gallery extends from the hoist house over the waste pile.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Its distinctive elements are those that reflect its use - its form follows its function in the mining operation.

Feeling (Describe the property's historic character.): The conveyor gallery, in conjunction with the adjacent mine structures, buildings, and waste dump conveys a sense of mining activities in the early twentieth century.

Association (Describe the link between the important historic era or person and the property.): The structure is part of the Silver King Coalition Mine Company' Thaynes Shaft Surface Plant. It is associated with the decline of mining operations in Park City.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1937

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

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

1. Historic Era:
   ☐ Settlement & Mining Boom Era (1868-1893)
   ☐ Mature Mining Era (1894-1930)
   ☑ Mining Decline & Emergence of Recreation Industry (1931-1962)

   From an undated document prepared by the Park City Historical Society & Museum,

   The Silver King Coalition Mining Company dug a deep shaft in 1934 to access its western ground and to explore for ore. None was ever found, but a secondary use developed decades later. In 1965, skiers were delighted to ride into the Spiro Tunnel in underground rail cars, then hoisted 1700 feet up the Thaynes Shaft to alight near the bottom of the Thaynes ski lift (taken from markers prepared by PCHS&M in 1999).

   Although mining operations ceased in 1948, most of the complex still remains. The one casualty is a large two-story boarding house, now collapsed from heavy snow. The complex consists of the shaft house with three compartment shaft, two cages, hoisting works, and large conveyor system to carry off the waste rock. The huge waste rock dump still remains today.

   From the 2006 publication of From the Ground Up: The History of Mining in Utah, Page 335.

   In the spring of 1936, the Silver King Coalition announced plans to sink a new shaft east of the old California-Comstock shaft in Thaynes Canyon. At the 1,800-foot level, it would connect with the western end of the Spiro Tunnel. The shaft reached the Spiro Tunnel in May 1939, helping ventilate some of the old workings and providing access to new ore bodies.

   Despite the discrepancy in dates between the two accounts, the site was constructed well after the mature mining period and represents the era of mining decline in Park City. This was the last mine complex constructed before mining operations ceased in Park City.

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

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

Photo No. 1: Northeast elevation. Camera facing southwest, 2009.
Photo No. 2: Northwest elevation. Camera facing southeast, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Thaynes Mine Hoist House

Address: UTM 0454380E 4497226N *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

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

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

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Industrial
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 2009
☐ historic:

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☐ other:

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

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

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

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

Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.

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

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

Park City Historical Society & Museum. Thaynes Shaft: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].

*Sanborn, D.A. "Sheet 16, Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Research Center of Utah State Archives and Utah State History. 15 Dec. 2009. Microfilm: Reel 2, Grid 8880.

---. "Sheet 16, Park City, Utah, 1907 (corrected to 1958)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., Unofficial Copy, unpublished.

Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. N.d. *George Barben Collection. Hal Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1986.5.2. Electronic.

Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. [c.1970?] *Leon Stanley Collection. Hal Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1990.5.27. Electronic.

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

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

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

General Condition of Exterior Materials:

☐ Good (Well maintained with no serious problems apparent.)

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

☑ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.): General deterioration, unsecured building, broken windows, parts in various states of collapse.

☐ Uninhabitable/Ruin

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

Site: The site is a remote location up Thaynes Canyon. The site is in a steep gully northeast of the California-Comstock mine site.

Foundation: Concrete.

Walls: Steel structure clad in corrugated metal panels. Some concrete.

Roof: Multiple roof forms sheathed in corrugated metal roofing materials.

Windows/Doors: Most are boarded. Rolled steel multi-light casement and partial-pivot windows.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The Hoist House is a steel structure with concrete floors. The building originally housed a coal bin, furnace room, shaft room, change room, showers, and ore bins. The building is clad in corrugated metal material and much of the interior equipment remains intact. A small wood framed structure with concrete foundation was built east of the hoist house, but was attached to the main building sometime after 1958. The building is in poor condition with broken windows, sections in various states of collapse, and inadequate measures against entry.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is a level building pad tucked into a fairly steep gully in Thaynes Canyon. The waste pile is the most prominent land feature and the hoist house sits up against the wooded hillside. The setting does not appear to have changed dramatically since the building was constructed.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence of the mining era is the steel shaft gallows and the overall industrial nature of the building. The steel windows and concrete floors, in addition to the remaining equipment.

Feeling (Describe the property's historic character.): The site conveys a sense of mining activities in the early part of the twentieth century. The structures, including the hoist house, that make up the overall mining system are visible and intact, albeit in poor condition. Some newer elements are compatible with the historic structures and serve to neither diminish nor enhance the site's historic character.

Association (Describe the link between the important historic era or person and the property.): The building is part of the Silver King Coalition Mine Company' Thaynes Shaft Surface Plant. It is associated with the decline of mining operations in Park City.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1937

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

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

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☐ Mature Mining Era (1894-1930)
   - ☑ Mining Decline & Emergence of Recreation Industry (1931-1962)

   From an undated document prepared by the Park City Historical Society & Museum,

   > *The Silver King Coalition Mining Company dug a deep shaft in 1934 to access its western ground and to explore for ore. None was ever found, but a secondary use developed decades later. In 1965, skiers were delighted to ride into the Spiro Tunnel in underground rail cars, then hoisted 1700 feet up the Thaynes Shaft to alight near the bottom of the Thaynes ski lift (taken from markers prepared by PCHS&M in 1999).*
   >
   > *Although mining operations ceased in 1948, most of the complex still remains. The one casualty is a large two-story boarding house, now collapsed from heavy snow. The complex consists of the shaft house with three compartment shaft, two cages, hoisting works, and large conveyor system to carry off the waste rock. The huge waste rock dump still remains today.*

   From the 2006 publication of From the Ground Up: The History of Mining in Utah, Page 335.

   > *In the spring of 1936, the Silver King Coalition announced plans to sink a new shaft east of the old California-Comstock shaft in Thaynes Canyon. At the 1,800-foot level, it would connect with the western end of the Spiro Tunnel. The shaft reached the Spiro Tunnel in May 1939, helping ventilate some of the old workings and providing access to new ore bodies.*

   Despite the discrepancy in dates between the two accounts, the site was constructed well after the mature mining period and represents the era of mining decline in Park City. This was the last mine complex constructed before mining operations ceased in Park City.

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

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

Photo No. 1: West oblique. Camera facing east, 2009.
Photo No. 2: North oblique. Camera facing south, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Thaynes Mine Fire Hydrant Shack

Address: UTM 0454350E 4497176N *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

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

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

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☐ building(s), main	☐ Landmark Site	Date:	Original Use: Industrial
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☑ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 2009
☐ historic:

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☐ other:

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

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

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

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

Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.

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

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

Park City Historical Society & Museum. Thaynes Shaft: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].

*Sanborn, D.A. "Sheet 16, Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Research Center of Utah State Archives and Utah State History. 15 Dec. 2009. Microfilm: Reel 2, Grid 8880.

---. "Sheet 16, Park City, Utah, 1907 (corrected to 1958)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., Unofficial Copy, unpublished.

Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. N.d. *George Barben Collection. Hal Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1986.5.2. Electronic.

Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. [c.1970?] *Leon Stanley Collection. Hal Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1990.5.27. Electronic.

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

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

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

General Condition of Exterior Materials:

☐ Good (Well maintained with no serious problems apparent.)

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

☑ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.): General deterioration, unsecured structure.

☐ Uninhabitable/Ruin

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

Site: The site is a remote location in Thaynes Canyon. The site is in a steep gully northeast of the California-Comstock mine site.

Foundation: Concrete.

Walls: Wood board & batten siding covered with corrugated metal panels.

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

Windows/Doors: Single doorway - T-111 panel door.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The hydrant shack is a small wooden frame structure located east of the boarding house debris. It appears as one of two hydrant shacks on the 1940 Sanborn Insurance map. Like the other fire hose/hydrant shacks in the mining district, it is painted red, clad in board and batten siding (corrugated metal panels cover the wood siding), has a gable roof with corrugate metal roofing material, and has a single doorway. Its contribution to our understanding of the site is limited. It is a minor structure in poor condition and, alone, does not convey a complete picture of the fire suppression efforts at the site.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is a level building pad tucked into a fairly steep gully in Thaynes Canyon. The waste pile is the most prominent land feature and the fire hydrant shack sits up against the wooded hillside between the pump house and the boarding house.

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

Feeling (Describe the property's historic character.): This accessory building conveys the weakest sense of mining activities in the early twentieth century. It is only through its proximity to other extant mine-related buildings and structures that it contributes to the character of the site.

Association (Describe the link between the important historic era or person and the property.): The building is part of the Silver King Coalition Mine Company' Thaynes Shaft Surface Plant. It is associated with the decline of mining operations in Park City.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1937

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

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

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☐ Mature Mining Era (1894-1930)
   - ☑ Mining Decline & Emergence of Recreation Industry (1931-1962)

   From an undated document prepared by the Park City Historical Society & Museum,

   The Silver King Coalition Mining Company dug a deep shaft in 1934 to access its western ground and to explore for ore. None was ever found, but a secondary use developed decades later. In 1965, skiers were delighted to ride into the Spiro Tunnel in underground rail cars, then hoisted 1700 feet up the Thaynes Shaft to alight near the bottom of the Thaynes ski lift (taken from markers prepared by PCHS&M in 1999).

   Although mining operations ceased in 1948, most of the complex still remains. The one casualty is a large two-story boarding house, now collapsed from heavy snow. The complex consists of the shaft house with three compartment shaft, two cages, hoisting works, and large conveyor system to carry off the waste rock. The huge waste rock dump still remains today.

   From the 2006 publication of From the Ground Up: The History of Mining in Utah, Page 335.

   In the spring of 1936, the Silver King Coalition announced plans to sink a new shaft east of the old California-Comstock shaft in Thaynes Canyon. At the 1,800-foot level, it would connect with the western end of the Spiro Tunnel. The shaft reached the Spiro Tunnel in May 1939, helping ventilate some of the old workings and providing access to new ore bodies.

   Despite the discrepancy in dates between the two accounts, the site was constructed well after the mature mining period and represents the era of mining decline in Park City. This was the last mine complex constructed before mining operations ceased in Park City.

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

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

Photo No. 1: West oblique. Camera facing east, 2009.
Photo No. 2: North oblique. Camera facing south, 2009.

Conveyor Gallery (northeast elevation), 2009

Conveyor Gallery detail (northwest elevation), 2009

Conveyor Gallery extension, 2009

Hoist House (west oblique), 2009

Hoist House (north oblique), 2009

Fire Hydrant Shack (west oblique), 2009

Hoist House (east oblique), 2009

Boarding House ruins, 2009

Accessory Building 1, 2009

Accessory Building 2, 2009

Pump House, 2009

Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. N.d. *George Barben Collection. Hal Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1986.5.2. Electronic.

Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. [c.1970?] *Leon Stanley Collection. Hal Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1990.5.27. Electronic.

MEMORANDUM OF UNDERSTANDING

THIS AGREEMENT is made and entered into effective as of the 15 day of September, 2016, by and between PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation and body politic (the "City"), and VR CPC HOLDINGS, INC., a Delaware corporation (the "Resort"), each a "Party" and collectively the "Parties" herein.

Recitals

A. The Resort operates a ski resort and summer recreational facility known as Park City Mountain Resort ("PCMR") in Park City and in Summit County, Utah, a portion of which is located within the boundaries and jurisdiction of the City.

B. On March 25, 2015, the City approved a conditional use permit (the "CUP"), which approved among other things, the construction of a ski lift/gondola to "interconnect" PCMR and the former Canyons Resort into a single integrated ski resort and recreational facility now known as "Park City Mountain Resort."

C. Condition No. 4 of the CUP required the Resort to take certain actions with respect to "Historic Mining Structures" on property owned by or under long term lease to the Resort and which are located within the City boundaries, by the dates set forth therein, including specifically, the inventory of certain structures and granting of historic preservation easements, or their equivalent, with respect to historic mining structures as set forth in the CUP.

D. On or about December 31, 2015, the Resort caused a "Preservation Plan For Selected Historic Mining Structures" to be performed by SWCA Environmental Consultants (the "Inventory"). The Inventory identified and prioritized suggested work on particular historic mining structures and sites within the City (hereinafter the "Sites"). The Inventory has been approved by the Parties. The City through its historic preservation planning staff (the "Staff") has further designated certain of the Sites as having priority status with respect to stabilization and preservation efforts, by identifying such Sites as "Gold" (highest priority), "Silver" (lesser priority), and "Bronze" (low priority). Subsequent to the Inventory, the Staff identified a few additional Sites which it believed should be subject to certain of the agreements between the Resort and City, although not currently listed in the Inventory, and the Resort has approved including those Sites in the Inventory as reflected in this Agreement, to the extent located within the Resort boundary. The Gold, Silver and Bronze Sites are listed on Exhibit "A" attached hereto and incorporated herein. The Gold and Silver Sites are hereinafter referred to as "Priority Sites").

E. Concurrently herewith, pursuant to the CUP, the Resort has executed and delivered to the City an "Historic Preservation Easement Agreement" (the "Easement") with respect to the Silver King Consolidated Mine Counterweight Site located on property owned by the Resort, and an "Historic Preservation License Agreement" (the "License") with respect to certain other Sites identified in the Inventory and located on property under long term lease by the Resort from third parties.

F. The Parties desire to set forth the mutually agreed process, scope and limitation of responsibilities for identifying, prioritizing and performing certain preservation stabilization, securing, and maintenance with respect to mutually agreed Sites, for the limited time periods as set forth herein.

NOW THEREFORE, in consideration of the foregoing Recitals and the mutual covenants set forth herein, the Parties agree as follows:

1. Process for Determining Work to Be Done on Sites. From 2016 through 2020, while any funds are available for stabilization and preservation work on projects on Priority Sites, the Resort agrees to meet with the City's Staff, at a minimum, twice a year to discuss project prioritization, scope and funding of any work to be done on any Priority Site during the upcoming construction season. Unless mutually agreed upon by the Resort and the City, all Priority Sites upon which any work is to be done or project performed shall be located on the Resort's leased or owned land within the City. The Parties acknowledge that the initial Priority Site upon which it was mutually agreed that stabilization and preservation work would take place (California Comstock) is not located within City boundaries, nor is it located on land owned by or under long term lease to the Resort. Notwithstanding that, the Parties agree that this Agreement shall be applicable to that Site, including specifically Section 7 below. Unless otherwise mutually agreed by the Parties, it is not anticipated that any stabilization or preservation work will be performed on Sites that are not Priority Sites, but that upon mutual agreement by the Parties to allocate available funds for such purposes, such non-priority Sites may be secured.

(a) Prior to March 1 of each year from 2016 through 2020, the scope of the meeting shall be focused on selecting a Site or Sites and proposed project for work during the upcoming construction season. This shall include:

(i) City inspecting the Sites to evaluate their condition and potential work to be performed;

(ii) Evaluation of available funding;

(iii) Selection of a project;

(iv) Communication and coordination, as necessary, with the Friends of Ski Mountain Mining History ("FSMMH"); and

(v) Determination of the necessary permitting process, including timelines and responsible parties.

(b) Prior to November 1 of each year from 2016 through 2020, the scope of the meeting shall be focused on review and documentation of the prior construction season's work and funding strategies for the upcoming year's project. This shall include:

(i) Review of the process, timeline and costs associated with the most recent construction season's project(s);

(ii) Determination of scope, process, responsibility and timeline for documenting and recording the project's work;

(iii) Determination if additional work is needed for the following year for the recently secured, stabilized or completed Site;

(iv) Assessment of remaining funds and identification of funding strategies for the next year's budget;

(v) Review and update of projects and Priority Sites; and

(vi) Preparation by the Staff after consultation with the Resort of an annual report to the Planning Commission.

2. Performance of Work on Sites.

(a) Unless otherwise agreed in writing, the Resort shall be the contracting party on the mutually agreed securing (e.g., fencing, boarding-up, etc.), stabilization and preservation work on Sites. The Resort may apply its customary policies, procedures and requirements, including without limitation, insurance and workmen's compensation requirements, to all contractors, subcontractors and materialmen working at a Site or accessing a Site through PCMR.

(b) The agreement to proceed with securing, stabilization and preservation work on a Site is subject to and conditioned upon the availability of funds to pay for such work. It is anticipated that those funds will consist of the balance of the initial $50,000 donated by the Resort, the proceeds of donations to the Capital Fund solicited and obtained by the FSMMH (the "Capital Fund"), and the Maintenance Contributions by the City and the Resort described in Section 3(a) below. No work shall be approved or undertaken by the Parties unless funds are available or committed in the City held account and/or Capital Fund described below (to be administered by the City or FSMMH, as mutually agreed) to pay for such work.

(c) In connection with, or prior to, any work being performed, the Resort shall submit work plans and cost estimates to the Staff. Prior approval by the Staff must be received before commencing any work to be paid for from the remainder of the $50,000 initially deposited by Resort with the City, and for any subsequent work to be paid for from the Capital Fund (to be held and administered by the City or FSMMH, as mutually agreed), or from the Maintenance Contributions to be held by the City. All invoices must contain a detailed description of the work performed or provided under that invoice. Staff approval that the work performed under any invoice is within the agreed upon scope of work for the Site is required prior to payment by the City of any invoice for previously approved work. For any work paid for by the Capital Fund, the FSMMH must approve any expenditures to be paid from donations which flow from or through the FSMMH. The Capital Fund shall be subject to annual nonprofit accounting requirements, both state and federal, applicable to qualified 501(c)(3) entities. Staff will review, approve and cause the City to pay requests for disbursement within fifteen (15) days of receipt of an

invoice for work performed, provided the work is within the agreed upon scope of work. At its option, the City may also require lien waivers from contractors paid from previous draw requests or disbursements (e.g., lien waivers provided "in arrears"), in accordance with ordinary and customary construction practices. The Parties agree to use their best efforts to obtain a binding agreement from FSMMH that in the event FSMMH is the party disbursing funds to pay for work from the Capital Fund, that FSMMH will timely review, approve and disburse with respect to invoices to be paid from funds held in the Capital Fund. The Parties hereby mutually agree that they will not unreasonably withhold, delay or condition approvals for payments for completed work, to the extent funds are available for such payments and the payments comply with otherwise applicable laws, rules and regulations.

3. Inspection, Stabilization and Securing of Sites and Stabilization and Maintenance of Priority Sites. Prior to March 1, 2017, and prior to each March 1st annually thereafter until March 1, 2031, following Staff's annual inspection of the Sites, the Resort and Staff shall meet to discuss issues related to (i) potential securing, stabilization, maintenance and/or repair of the Priority Sites identified in the approved Inventory or additional Sites on Exhibit "A" hereto, or otherwise mutually agreed upon, and which are located on Resort's leased or fee property with priority to be given to those Sites upon which stabilization or preservation activities have occurred, and (ii) the potential need to secure any Sites to which no stabilization/preservation work has been done in order to deter vandalism, damage or destruction or to stabilize such Sites. The Resort and Staff shall consider the recommendations of the FSMMH with respect to potential maintenance, stabilization and security needs of Sites. The obligation to inspect the Sites for the purposes of this Agreement shall be upon the City, and the Resort shall have no obligation to inspect or to monitor the Sites, except to the limited extent necessary for the Resort to fulfill its obligations under the Easement and the License. To the extent the Resort and Staff agree that certain maintenance, stabilization and/or security work is required and should be completed in the upcoming construction season for mutually agreed Sites for such year, and that previously donated or allocated funds on hand are not sufficient to pay for such work, Resort and City will agree on a "scope of work" and estimated cost budget for such maintenance and security work for the upcoming year, subject to the following terms and conditions.

(a) On an annual basis during such fifteen year period (2017-2031), Resort and City will each donate one-half of the mutually agreed estimated cost budget up to a maximum per calendar year of Six Thousand Six Hundred and Sixty Seven Dollars ($6,667) each to perform such work in the upcoming construction season (the "Maintenance Contribution"). The Resort's obligation to pay the Maintenance Contribution shall be contingent on the City's donation of an equal amount. These funds shall be used exclusively to cover costs of specifically identified and agreed stabilization, maintenance and/or security work required on mutually agreed Sites. City may, at its option, expend more than the Maintenance Contribution for such work from City funds; provided, however, that Resort shall have no obligation to match the City's contribution in excess of the Maintenance Contribution. The City and Resort shall both have the option, in their sole discretion, to pay all or a portion of the annual Maintenance Contributions in advance, upon written notice to the other Party, and to credit the amount

of prepaid Maintenance Contributions against the next year's or years' Maintenance Contributions that would otherwise be payable by such Party.

(b) Resort's and the City's obligation for the Maintenance Contribution shall terminate after the fifteenth (15th) anniversary of the first Maintenance Contribution by the Resort, or at such earlier date as donated funds become sufficient to pay for all necessary maintenance, stabilization and/or security work for Priority Sites for the remainder of the fifteen (15) years governed by this provision. Resort shall thereafter have no further monetary or performance obligation with respect to monitoring, maintenance, repair or securing of Sites or other sites identified in the Inventory or otherwise located on property owned or leased by the Resort or any other property. In no event shall Resort's obligation to donate funds for stabilization, maintenance, repair and security of Sites hereunder exceed One Hundred Thousand Dollars ($100,000) in the aggregate, or extend beyond fifteen (15) years (*e.g.*, beyond 2031). It is contemplated that any funds for maintenance and preservation of Sites after 2031 shall be obtained solely from and be dependent upon donations by the public at large to FSMMH. However, the Resort and the City may elect to meet following expiration of the agreement to provide joint Maintenance Contributions and discuss a potential future arrangement for supporting and maintaining the Sites, provided no further financial obligations shall exist or be implied on the Parties unless specifically mutually agreed in a subsequent writing signed by the Parties.

(c) Maintenance Contributions donated by the Resort and City for these purposes during this fifteen year period which are not spent for such purposes within the calendar year in which they are donated will be carried over and combined with the Maintenance Contribution for the following year, to be applied toward the mutually agreed scope of work for the following year, so that yearly Maintenance Contributions can accumulate to fund larger maintenance and stabilization projects, if necessary. Maintenance Contributions will be held by the City in an appropriate account, and disbursed to pay for work upon mutual agreement of the Resort and Staff. The City will advise the Resort at least annually on the status of the account, and provide a copy of the account statement or its equivalent reflecting all payments into and disbursements from the account.

(d) It is the intent that the Resort's and the City's donations be used and expended equally for such stabilization, maintenance and security costs, unless a Party elects to prepay Maintenance Contributions as provided in Section 3(a) above. The Resort's Maintenance Contribution shall be delivered to the City within thirty (30) days of the Resort's receipt of written notice that the City has paid its maintenance Contribution for such calendar year.

(e) Unless otherwise agreed in writing between the Parties, the Resort shall be the contracting party for all required maintenance, repair and security work to be performed for the agreed fifteen (15) year period on Sites, and the Resort may require such licenses, bonding, insurance and other conditions and requirements for third parties performing such work on behalf of the Parties as the Resort customarily imposes on third

party contractors working at PCMR. The City shall waive any permit, inspection and other fees applicable to work contracted for by the Resort or the City pursuant to this Agreement. Nothing in the Resort's status as the "contracting party" shall impose any payment obligations or other financial liability on the Resort, except as otherwise expressly set forth herein with respect to the Maintenance Contribution described above. At its sole option, and upon written notice to the Resort, the City may elect to perform, or be the contracting party to perform work on Sites as set forth in Section 4 below.

(f) Nothing herein shall be deemed to impose any obligation or legal liability on the Resort for maintenance, repair and security of Sites, except as expressly provided herein and mutually agreed between the Resort and the City, and no ongoing obligations beyond those, if any, expressly set forth in the Easement and the License shall be implied or exist.

4. City's Option to Perform or Contract For Work. The City shall have the option, in its sole discretion, and without any obligation express or implied, to perform or cause to be performed, security, stabilization, maintenance, repair, or preservation work on Sites, upon thirty (30) days prior written notice to the Resort, and in accordance with and subject to the following terms and conditions. So long as the Easement and License remain in effect, the Resort shall permit and allow access to the City, and to the City's contractors or designees, at all reasonable times, in the event the City elects to secure, stabilize, maintain or repair a Site located at PCMR and within the boundary of the City, to maintain the structural soundness and safety of the Site, including any emergency work.

i) Any contractors or materialmen engaged by the City to perform work on a Site shall be duly licensed, shall provide all employees entering upon PCMR or working on the Site with worker's compensation insurance, and shall be insured under a commercial general liability policy in an amount not less than $2,000,000 per occurrence, and any such insurance shall name The Resort as an additional insured as its interest may appear with respect to such work.

ii) The Resort shall have no obligation to maintain or repair the Site where work has been undertaken by the City, nor any obligation to pay for or reimburse the costs incurred by the City of any such maintenance or repair of the Site, except for and only to the extent of the Resort's mutual agreement, if any, with the City as provided in this Agreement.

iii) Any securing, stabilization, maintenance, repair or construction with respect to a Site which the City elects to undertake under this Agreement shall be coordinated with the Resort's Director of Mountain Operations, and shall be performed in a manner that does not interfere with the Resort's operation of PCMR for its intended purposes. Except for emergency work (which shall also not interfere with the Resort's operation of PCMR), any work which the City elects to do shall be done during the upcoming (non-winter) construction season.

iv) Any contractors, materialmen and other persons entering onto PCMR or working on a Site at the City's request, shall defend, indemnify, and hold the Resort harmless form any and all claims, liabilities, suits, demands, and causes of action arising from, or related

to, entering upon PCMR or any work performed thereon, including without limitation, any work on a Site.

v) City shall exercise reasonable judgment and care in performing its obligations and exercising its rights under the terms of this Agreement, shall not interfere with the operation of PCMR, and shall not unreasonably withhold its consent when called for under the terms of this Agreement.

5. Satisfaction of CUP Conditions. Except with respect to any requirements, if any, which require ongoing work by the Resort, and except for the Resort's continuing obligations under the Easement, the License, and this Agreement, the City acknowledges the Resorts' satisfaction of and compliance with, condition no. 4 of the CUP.

6. Non-Modification of CUP. The Parties acknowledge and agree that nothing herein shall be deemed an amendment or modification of the CUP, which remains in full force and effect, except as previously extended or modified by the City, and that this Agreement is intended to clarify and supplement, for the limited time periods set forth herein, the Parties' agreements with respect to the Easement and License.

7. Sites Not Owned by Resort or Under Long Term Lease. With regard to any Sites listed on Exhibit "A" which are located on land which is not owned by the Resort, or under long term lease by TCFC LeaseCo LLC to the Resort, and is therefore not subject to the Easement or License, respectively, including the California Comstock Site, the Resort agrees that to the extent it has an easement or other occupancy right to such land, the Resort will exercise its rights on such land in a manner consistent with its covenants set forth in Section 2 of the License. The Resort will further cooperate with the City in any effort by the City to obtain a preservation easement or easements from the owner of the land on which such Site is located, provided such effort shall not interfere with Resort Uses as defined in the License.

8. No Assumption of Environmental Liability. Nothing in this Agreement or in the Resort's acting as contracting party for any of the work contemplated by this Agreement, shall be deemed an assumption of, or impose any liability on the Resort, financial or otherwise, for any environmental remediation or clean-up related to the Sites, or the pre-existing conditions thereon.

9. Due Authorization and Execution. Each Party hereto represents and warrants to the other Party that execution and delivery of this Agreement has been duly authorized by all necessary action.

10. Successors and Assigns. The terms, covenants and conditions of this Agreement shall be binding on and inure to the benefit of the successors and assigns of the Parties.

11. Notices. All notices under this Agreement must be in writing and delivered to the notice address below (i) by registered, express, or certified mail, (ii) by courier or messenger service, or (iii) by electronic mail with acknowledgement of receipt. Notice is deemed given on the date delivered or attempted but delivery is refused.

If to Grantor:
VR CPC Holdings, Inc.
PO Box 39
1310 Lowell Avenue
Park City, UT 84060
Attention: Chief Operating Officer
Email: wrock@vailresorts.com

With a copy to:
The Vail Corporation
390 Interlocken Crescent
Broomfield, Colorado 80021
Attention: Legal Department – Mountain Counsel
Email: legalnotices@vailresorts.com

If to the City:
Park City Municipal Corporation
PO Box 1480
Park City, Utah 84060
Attention: Planning Department

With a copy to:
Park City Attorney's Office
PO Box 1480
Park City, Utah 84060

Either Party may change its addresses for notices pursuant to a written notice which is given in accordance with the terms hereof. The foregoing notice requirements are subject to the provisions below. As used herein, the term "business day" shall mean any day other than a Saturday, a Sunday, or a legal holiday for which U.S. mail service is not provided. Whenever any date or the expiration of any period specified under this Agreement falls on a day other than a business day, then such date or period shall be deemed extended to the next succeeding business day thereafter.

12. No Third Party Beneficiaries. Nothing in this Agreement is intended to create an enforceable right, claim or cause of action upon any third party that is not a party to this Easement.

13. Miscellaneous.

(a) Entire Agreement. This Agreement, the CUP, the Easement, and the License, collectively contain the entire agreement and understanding of the Parties with respect to the entire subject matter hereof, and there are no representations, inducements, promises or agreements, oral or otherwise, not embodied herein.

(b) Counterparts. Facsimile Transmission. This Agreement may be executed by facsimile and/or in any number of counterparts, any or all of which may contain the

signatures of less than all the parties, and all of which shall be construed together as but a single instrument and shall be binding on the parties as though originally executed on one originally executed document. All facsimile counterparts shall be promptly followed with delivery of original executed counterparts.

(c) Due Authorization and Execution. Each Party represents and warrants to the other Party that execution and delivery of this Agreement have been duly authorized by such Party, and that this Agreement is valid and binding upon such Party.

(d) No Partnership. The parties do not by this Agreement, in any way or for any purpose, become partners or joint venturers of each other in conduct of their respective businesses or otherwise.

(e) Severability. If any clause or provision of this Agreement shall be held to be invalid in whole or in part, then the remaining clauses and provisions, or portions thereof, shall nevertheless be and remain in full force and effect.

(f) Waivers and Amendments. No provision of this Agreement may be waived to any extent unless and except to the extent the waiver is specifically set forth in a written instrument executed by the party to be bound thereby. This Agreement may be amended or modified only by an instrument to that effect executed by the parties hereto, and only to the extent expressly set forth therein.

(g) Captions. The captions of each section are added as a matter of convenience only and shall be considered of no effect in the construction of any provision of this Agreement.

(h) Attorneys' Fees. If any Party hereto shall bring any suit or action against another for relief, declaratory or otherwise, arising out of this Agreement, the prevailing Party shall have and recover against the other Party, in addition to all court costs and disbursements, such sum as the applicable court may adjudge to be reasonable attorneys' fees.

(i) Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Utah.

(j) Time of the Essence. Time shall be of the essence with respect to the performance and observance of the covenants, agreements, terms, conditions and provisions set forth herein.

[Remainder of page intentionally left blank]

[Signatures on following pages]

Executed as of the date first written above.

"City"

Park City Municipal Corporation, a Utah municipal corporation and body politic

By _____
Mayor

Attest:

By _____
City Recorder

Approved as to Form:

By _____
City Attorney's Office

"Resort"

VR CPC Holdings, Inc., a Delaware corporation

By _____
William C. Rock
Senior Vice President and COO
Park City Mountain Resort

1384344v4/LGM

EXHIBIT "A"

(Sites)

Gold Sites

California Comstock
Thaynes Mine – Hoist House
Thaynes Mine – Conveyor Gallery
Silver King Mine – Headframe Building/Hoist House
King Con Mine – Ore Bin
King Con Mine – Counterweight
Silver King – Boarding House (Midmountain Lodge)
Jupiter Mine – Ore Bin

Silver Sites

Silver King – Stores Department Building
Silver King – Change House
Silver King – Water Tanks A & B
Thaynes – West Accessory Building
Thaynes – West Building
Silver King – Aerial Tramway Towers

Bronze Sites

Silver King – Boarding House Vault
Silver King – Fire Hose House
Silver King – Timbers Shaft
Silver King Coalition – Timbers Shaft
Silver King Coalition – Fire Shed
Silver King Coalition – Fire Hose House 1
Silver King Coalition – Fire Hose House 2
Silver King Coalition – Fire Hose House 3
Silver King Coalition – Sampler (Stone Wall)
Silver King Coalition – Water Tank A
Thaynes – North Accessory Building
Thaynes – Fire Hose House
King Con Mine – Aerial Tramway Towers

Table 18. Silver King Coalition Mine: Boarding House Condition Assessment

Architectural Element	Feature	Description	Condition	Severity
Foundation	Foundation	Poured concrete	Moisture issues (north side of building); evidence of standing water	3
	Porch foundation	Concrete piers (Sonotube)	Out of plumb (one support post)	2
	Porch foundation	Metal posts	Paint loss; corrosion	2
Walls	Clapboard siding	Wood	Paint loss (west side above porch roof)	2
Roof	Porch roofing	Standing seam metal	No observed issues	1
	Roofing	Asphalt shingle	No observed issues	1
	Gutters	Banded metal	No observed issues	2
	Fascia	Wood board	Paint loss	2
	Soffit	Wood	No observed issues	1
Fenestration	Windows	Modern vinyl-framed replacements	Not surveyed	-
	Doors	Modern additions	Not surveyed	-
Porch	Posts	Turned wood posts	No observed issues	1
	Flooring	Wood boards	No observed issues	1
	Back porch	Modern additions	Not surveyed	-
				Overall Condition Rating: 1

Note: The "severity" column included in this table refers to the severity of condition issues discussed here. Issues are ranked from 1 to 5, with 1 representing good and 5 representing extremely poor conditions. A severity rating of 1, therefore, might mean that no immediate action is required, whereas a rating of 4 or 5 indicates that immediate correction of condition issues is vital to the long-term stability of the resource.

4.3. Thaynes Mine Site

The Thaynes Mine site was the final complex constructed before the end of the mining era in Park City (Figure 131). Various publications list different dates for the construction of the shaft, but it had certainly begun by the mid-1930s. Originally intended as an exploratory shaft to search for ore, the Thaynes workings never struck silver (PCMC and Preservation Solutions 2010l:3). During its operation, a number of resources formed a part of the complex, including a hoist house, two conveyor galleries, a variety of accessory buildings and structures, and a boarding house (PCMC and Preservation Solutions 2010j, 2010k, and 2010l).

This page intentionally blank

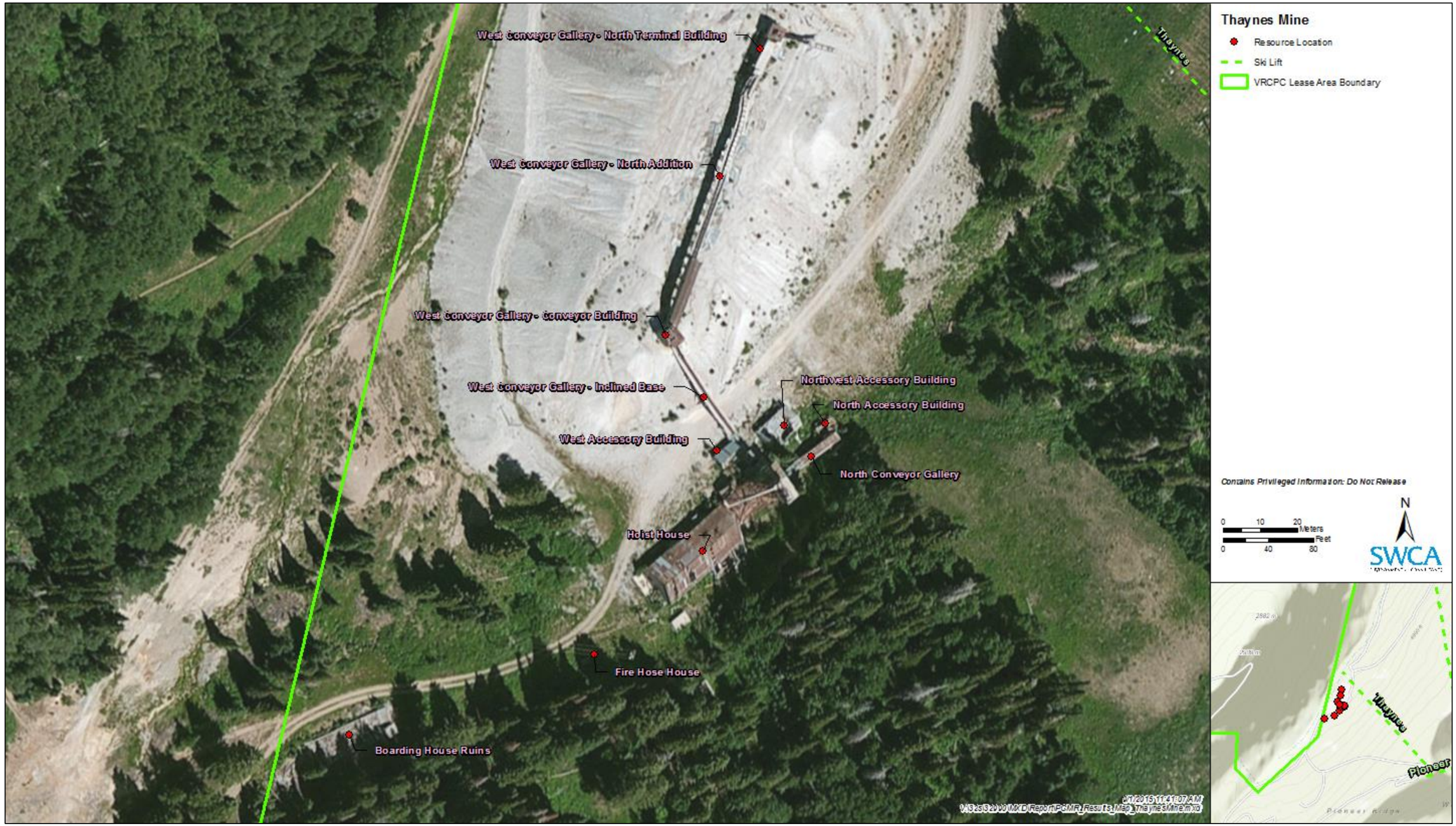


Figure 131. Map of resources at the Thaynes Mine Site.

This page intentionally blank

After its closure and the construction of the first large-scale ski complex in the early 1960s, the mine was repurposed as a novelty for skiers (Bowes 2000:34). Resort visitors could ride the "Skier's Subway" through the Spiro Tunnel in modified ore carts to the foot of the shaft, after which they would be lifted 1,750 feet up by the Thaynes hoist, to be deposited near the base of one of the mountain's ski lifts. This novel means of ski area access only operated for 4 years; today the site is abandoned (PCMR 2015).

The Thaynes Mine site stands on a broad terrace on the southeast side of Thaynes Canyon; today a number of steep ski runs intersect on a terrace to the north of the site, and the popular California Comstock mill is just to the south and west (although outside the boundary of this survey). A large tailings pile and conveyor gallery dominate the west side of the terrace. A dirt access road runs through the site, passing beneath the conveyor gallery and to the west of the Hoist House and accessory buildings.

Although less easily accessed than the Silver King Coalition Mine site, and not in as visible a location, discussion with PCMR staff still suggested that the Thaynes site is a significant part of the experiences of visitors, particularly in association with the Comstock. The use of the Thaynes hoist for transportation in the 1960s makes it a fairly well-known part of PCMR, and it is located relatively close to the Thaynes chairlift. It is also a popular destination for hikers and bikers during the summer.

4.3.1. Thaynes Mine: Hoist House

4.3.1.1. PHOTOGRAPHS

Figure 132. Thaynes: Hoist House, primary (west) façade (facing northeast).

Figure 133. Thaynes: Hoist House, south side (facing north).

Figure 134. Thaynes: Hoist House, south end of east side (facing southwest).

Figure 135. Thaynes: Hoist House, north side of east side (facing southwest).

Figure 136. Thaynes: Hoist House, north side of east side (facing northwest).

Figure 137. Thaynes: Hoist House, north side (facing southwest).

4.3.1.2. DESCRIPTION

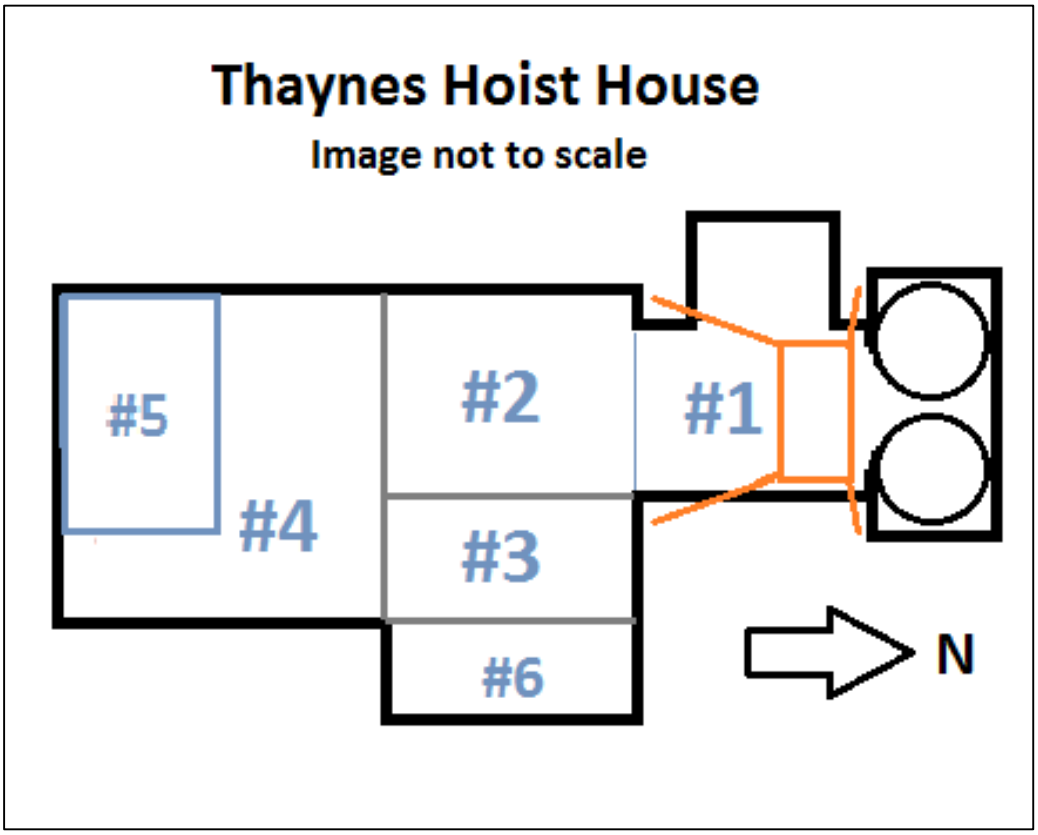


Figure 138. Thaynes: Sketch of Hoist House floor plan, with labeled rooms. Image not to scale.

The Thaynes Hoist House stands on the southeast side of the terrace and is backed by a wooded hillside; the primary façade faces northwest (see Figure 131). (For ease of discussion for all Thaynes resources, an architectural north was established such that true northwest will be described as west from this point forward, northeast as east, etc.) The building is not constructed against the hillside; therefore, drainage on the east side is not generally an issue, but the hillside does shade the building in the winter months, allowing snow and ice to accumulate on the roof.

For accuracy in description, it is necessary to consider the rooms of the Thaynes Hoist House separately. Please see Figure 138 for an illustration of how the rooms were numbered for this report; note that although Room 1 and Room 2 are not actually divided, they have been numbered separately for expediency.

The Hoist House is a large, gable-roofed, compound building built around the hoist works and mine shaft, measuring approximately 150 feet long and approximately 45 feet wide at its widest (see Figures 132–137). Physical evidence strongly suggests that it was built in stages: the external hoist frame may indicate that it predates the rest of the building (see Figures 135 and 136), whereas differences in construction methods and materials, combined with the presence of what appears to be a formerly exterior wall between Room 4 and Rooms 2 and 3 (including a "1936" inscription in the concrete on the south wall of Room 3) may suggest that Rooms 2, 3, and 6 were built as additions in the space between Rooms 4 and 5 and the hoist (see Figure 132). This physical evidence of the building's history, as observed, is discussed further below.

The Hoist House foundation is of poured concrete, which supports metal-framed walls clad in corrugated metal. The roof is generally framed with metal trusses, which in turn are spanned by metal purlins that support the roofing panels; these are a mix of standing seam and corrugated metal (see Figure 132). The purlins are lapped and welded to the rafter beams, and two different attachment methods were used for the metal roofing. For Room 4 (the likely older room), the roof panels are attached with fasteners—likely bolts—to the purlins, whereas in Rooms 1 and 2, the roof panels are wired to the purlins. These rooms also use half as many purlins as in Room 4. Room 6, likely the last addition to the complex, has a wood-framed roof.

As with many industrial buildings, a large number of windows open into the Hoist House (although many are now covered in sheet metal). These windows are attached in several ways. In Room 4, the metal flanges at the edges of the windows are bolted to the wall framing, whereas in Rooms 1 and 2, the windows are strapped to the wall framing using flat metal bands. Because of the large number of windows, a description of the windows in each room is presented below in Table 19.

Table 19. Thaynes Mine: Hoist House Windows

Room Number	Window Type Description	Location (Wall)	Number
Room 1	2 × 5 fixed	West	1
Room 2	Type 1	West, east (interior)	14 total: west—6, east—6
	Type 2	South (interior)	2
Room 3	None (see Room 2 for interior wall)		–
Room 4	Type 1	East	6
	Type 3	South	1
Room 5	Type 1	West	2
	Type 3	South	2
Room 6	2 × 4	East	3

Type 1: fixed metal windows of 5 × 4 lights, glazed with safety glass

Type 2: fixed metal windows of 6 × 4 lights

Type 3: fixed metal windows of 5 × 5 lights

Five doors provide access to the Hoist House. Three share a standard typology: metal, with a 2 × 2 fixed window at the top. These doors are located on the south interior wall and the west side of Room 2, and on the south wall of Room 5. A double swinging door, built of diagonal lumber set in wood frames, also opens into the east wall of Room 4. The last is the primary exterior entrance: a metal, rolling, overhead door accesses Room 1 from the gable extension to the west.

Much of the original appearance of the interior remains. Many interior walls and ceilings are finished, using a variety of materials. These finishes include standing seam metal and corrugated metal on the walls in Room 2, and Celotex on the walls and wood-framed ceilings of Rooms 3 and 4. Many historic fixtures also remain, including the hoist apparatus, the associated hoist works and engine, and some of the original benches, shower hardware, and pulleys associated with the clothing storage system in Room 3, presumably a change room.

Accessory structures also remain, such as the two concrete silos and the room above them (not surveyed due to difficulty of access) to the north (see Figure 137), the hoist frame (standing on the exterior of the building), and the various accessory buildings and structures discussed in subsequent sections.

4.3.1.3. CONDITION ASSESSMENT

Ranging widely in condition, the Thaynes Hoist House can broadly be described as in fair condition (Table 20). Although the building retains a high degree of historic integrity, it is suffering from severe and pervasive problems that, left untreated, have the potential to lead to increasing structural damage. Comparison with a photograph from 2009 shows increasing roof loss on the west side, a particularly concerning change (PCMC and Preservation Solutions 2010l).

The universal damage to the sheet metal roofing and siding (particularly on the shaded east side of the building, presumably as a result of heavier snow loads) is of concern because roof damage and loss, as in Figures 139–141, lead to accelerated deterioration in other parts of the building, as seen in Figure 139. Bent roof members and the loss of and damage to metal siding (including bending) are also troubling, because they may indicate inadequate support for the roof overall, particularly when carrying heavy snow loads (see Figure 140). The concrete silo has a large hole in it, revealing metal reinforcing (Figure 142). The large cracks in the foundation observed in Room 1 and 2 are also a significant issue, and could indicate subsidence or structural problems in the mine below (Figures 143 and 144).

Figure 139. Thaynes: Room 4, Hoist House. Roof material loss.

Figure 140. Thaynes: Room 3, Hoist House (facing east). Twisted purlin.

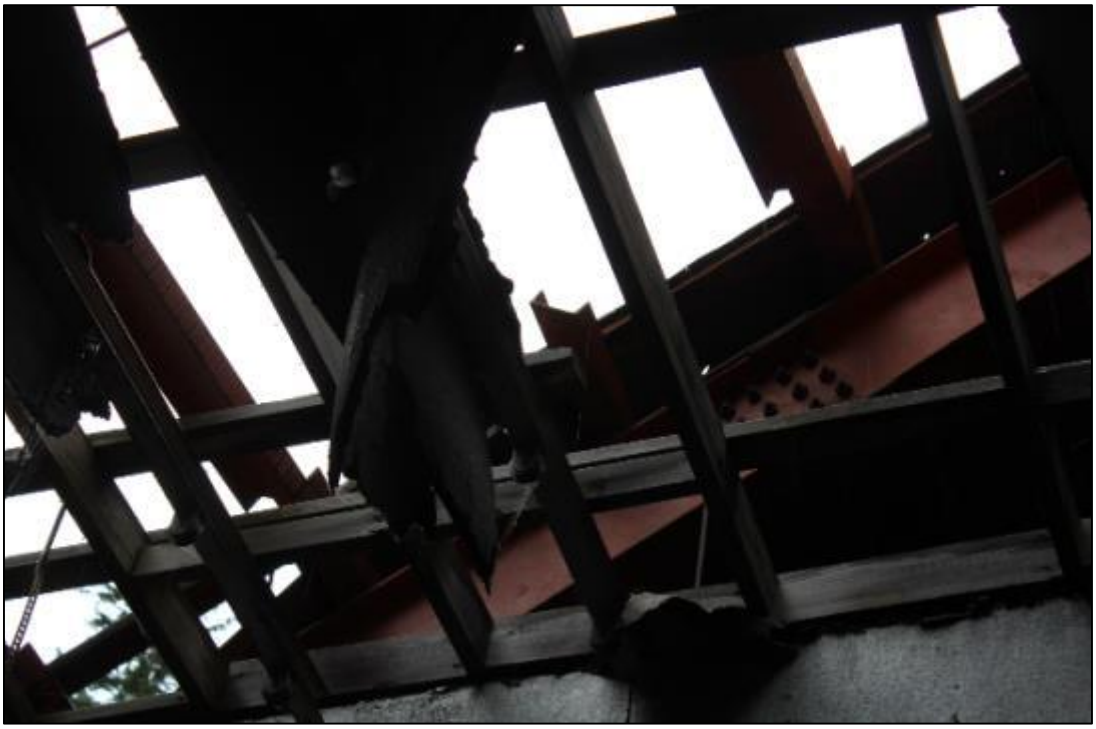


Figure 141. Thaynes: Room 3, Hoist House (facing south). Missing roofing material. Note change in roof framing between Room 3 and Room 4.

Figure 142. Thaynes: Hoist House (facing east). Damage to west silo.

Figure 143. Thaynes: Room 1, Hoist House (facing west). Foundation damage. Note large crack and foundation wall out of vertical.

Figure 144. Thaynes: Room 1, Hoist House (facing south). Foundation damage. Note large crack and wracked foundation wall.

Table 20. Thaynes Mine: Hoist House Condition Assessment

Architectural Element	Feature	Description	Condition	Severity
Foundation	Foundation	Poured concrete	Moisture issues (shaded on E side); physical damage (significant cracks, Room 1)	4
	Floor	Poured concrete	Physical damage (slumped, Room 1)	3
Walls	Cladding	Corrugated metal	Physical damage (bent/folded metal); gaps between exterior elements; corrosion; detached panels	4
		Standing-seam siding	Material loss (holes, missing panels); physical damage (bent/folded metal); gaps between exterior elements; corrosion; detached panels	4
	Framing	Metal framing members	Physical damage (caused by shifting foundation, Room 1 and 2)	1
		Wood framing members	Physical damage (partial collapse, Room 6)	5
	Interior cladding	Fiberboard (Celotex)	Moisture damage; material loss (severe)	3
Roof	Roof framing members	Room 1 (metal truss)	Physical damage (bent roof members); collapsed wood roof (E side)	5
		Room 2 (metal truss)	No observed issues	1
		Room 3 (metal truss)	4 slightly bent purlins (S end)	5
		Room 4 (metal truss)	No observed issues	1
		Room 5 (metal truss)	No observed issues	5
		Room 6 (sistered metal purlins and wood members)	Material loss (complete collapse)	5
	Sheet metal	General	Material loss; physical damage (bent/folded); fastener loss/loose panels	5
	Corrugated metal roofing	Room 1	Material loss (roof collapsing, detached from ridgeline, E side); physical damage (damaged flashing, W side); moisture issues (damaged wood framed roof section)	5
		Room 2	No observed issues	1
		Room 3	Material loss (severe, E end)	5
	Standing seam metal	Room 4	Material loss (severe, universal); physical damage (compression, bent panels, loose fasteners)	5
		Room 5	Physical damage (compression, gaps, bent metal, detached panels)	5
	Corrugated metal roofing	Room 6	Material loss (complete collapse)	5
Fenestration	Windows	General	Broken panes; corrosion/weathering; damaged framing	3
	Door	Metal overhead door (Room 1)	No observed issues	1
		Metal door (Room 2, 4, and 5)	Weathering, corrosion	2
		Double door (Room 4)	Weathering, paint loss	2
Fixtures[10]	Hoist	Room 1	Weathering; corrosion; detached and bent girt and cross bracing at lowest level	1
	Plumbing	Room 3	Material loss (universal)	1
	Hoist works	Room 4	Physical damage; moisture issues; corrosion	1
Accessory Structures	Ore storage silos	Reinforced concrete	Physical damage (hole in W silo)	3
	Ore silo room	Above silos; wood framed, clad in corrugated metal	Not investigated (inaccessible)	-
	Hoist gallows frame	Angle iron	Physical damage (detached horizontal beam, E side)	3
				Overall Condition Rating: 3

***Note*: The "severity" column included in this table refers to the severity of condition issues discussed here. Issues are ranked from 1 to 5, with 1 representing good and 5 representing extremely poor conditions. A severity rating of 1, therefore, might mean that no immediate action is required, whereas a rating of 4 or 5 indicates that immediate correction of condition issues is vital to the long-term stability of the resource.**

[10] Not a comprehensive list of fixtures. Only fixtures of particular significance to the Hoist House are included here.

Planning Commission
Staff Report

Subject: **2023 Historic District Grant Program**
Thaynes Hoist House
Application: **PL-24-06221**
Author: **Planning Team**
Date: **August 7, 2024**
Type of Item: **Administrative**

Recommendation

(I) Review the Historic District Grant Application for the Thaynes Hoist House, (II) conduct a public hearing, and (III) determine whether the grant should be awarded.

Background

Since 1987, the City has awarded hundreds of thousands of dollars to rehabilitate and preserve Significant and Landmark Historic Structures and Sites through the Historic District Grant Program, which is designed to:

> *Financially incentivize the Preservation, Rehabilitation, Restoration, and Reconstruction of Historic Structures and Sites to create a community that honors its past and encourages Historic Preservation.*

The City provides a 50% matching grant for eligible work that may include but is not limited to:

- Repairing/restoring/replacing windows
- Repointing masonry
- Repairing or replacing roofs
- Electrical updating
- Upgrading mechanical systems
- Upgrading insulation
- Reconstructing Historic porches
- Restoring Historic features

Ineligible work includes but is not limited to:

- Acquisition costs
- New additions
- Landscaping/flatwork
- Interior remodeling/new finishes
- Interior Paint

On July 3, 2024, the Historic Preservation Board awarded $56,800 in grants from the $127,136 FY2025 budget. The Board may award $70,336 throughout FY2025.

However, this request will not impact the remaining FY2025 funds. On April 4, 2023, a property owner was awarded an $18,500 Historic District Grant. However, the property—in the end—declined the grant. As a result, these funds allocated through the FY2024 budget are available to award this year. Staff recommends the $18,500 from FY2024 be awarded to the Applicant to facilitate the removal and replacement of the roof to prevent further structural damage, and through the stabilization of the 1937 Hoist House walls to support the rehabilitation and restoration of the 1937 Hoist House.

The Thaynes Hoist House has been significantly damaged over the past few winters due in part to heavy snow loads. As a result, the structure is at risk of continued damage this winter season. Please see the staff report for Agenda 6.A regarding the Applicant's phased approach to rehabilitating the Thaynes Mine Site.

The Criteria Evaluation below was provided to the Applicant through the Application. Staff requests the Board please review and score the request prior to the public meeting to determine whether the Applicant qualifies for an award.

Criteria Evaluation	Scoring Value
Character defining historic elements of the structure and/or site will be preserved and/or restored as viewed from the primary right-of-way.	0: Non-visible historic elements will be preserved or restored 1: Few visible historic elements will be preserved or restored 2: Several visible historic elements will be preserved or restored 3: Majority of visible historic elements will be preserved or restored 4: All visible historic elements will be preserved or restored
Proposed improvements to the site will positively impact the vitality of the historic context of the neighborhood.	0: No proposed improvements 1: Minimal positive impact 2: General positive impact 3: Significant positive impact
Proposed design and scope of work uses best practices for the treatment of historic materials.	0: None 1: Insufficient 2: Average 3: Above average 4: Exceeds expectations
The historic features and elements of the structure and/or site will be enhanced by the proposed work.	0: Minimally enhanced 1: Generally enhance 2: Exceeds expectations
Proposed work facilitates reversal of non-historic elements or alterations.	0: None 1: Some 2: Exceeds expectations *Note: If no non-historic elements or alterations are present mark N/A.
Priority is given to restoration and treatment of historic materials, rather than replacing historic materials and features in-kind.	0: No priority given to restoration 1: Minimum priority given 2: Some priority given 3: General priority given 4: Exceeds expectations

Department Review

The Planning Department and City Attorney's Office reviewed this report.

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Historic Preservation Board may approve the grant.
- The Historic Preservation Board may deny the grant and direct staff to make Findings for the denial.
- The Historic Preservation Board may request additional information and continue the discussion to a date certain.

Exhibit

Exhibit A: Grant Application

THAYNES MINE ROOF REMOVAL PROJECT DESCRIPTION
In support of a Historic District Grant Application
by
FRIENDS OF SKI MOUNTAIN MINING HISTORY
August 2024

The Park City Historical Society, dba Friends of Ski Mountain Mining History (FOSMMH), are submitting this project description for the Thaynes Mine facility located at coordinates 40.624582, -111.539288 in upper Thaynes Canyon on property owned by United Park City Mines Company LLC. The surrounding property is managed by the Park City Mountain Resort (PCMR). This supports a Historic District Grant Application.

BACKGROUND

In June 1936, the Silver King Coalition Mines Company announced it was planning to construct a new shaft in upper Thaynes Canyon. The shaft was intended to develop the northwest portion of the company property, provide ventilation for the Spiro tunnel and other underground workings of the mine, and provide an added point for removal of waste rock from the mine. A road was built from the then current main mine complex up to the selected shaft site at an elevation of 8,700 feet. A boarding house, hoist house, stores building, watchman shed, shaft headframe, and waste rock conveyor were built and in operation during 1937 (Figure 1).

Figure 1: Thaynes Mine in 1939. Hoist House was separated from the headframe.

Figure 1 shows the mine site from 1937 to 1939. The shaft headframe is noticeable with a horizontal conveyor leading from the shaft out into Thaynes Canyon to place waste rock lifted in the shaft in the canyon as a fill. The hoist house is visible west of the shaft. The two-story boarding house (now collapsed) was located west of the hoist house. Figure 2 shows the interior of the hoist house during this time with sunlight pouring in through the window facing east toward the headframe and a temporary floor of crushed rock. Not shown in Figure 2 is a compressor, electrical equipment, and a small change room all located within the hoist house. All this is still present within the hoist house. The small change room was sufficient for the small mine crew required for shaft sinking.

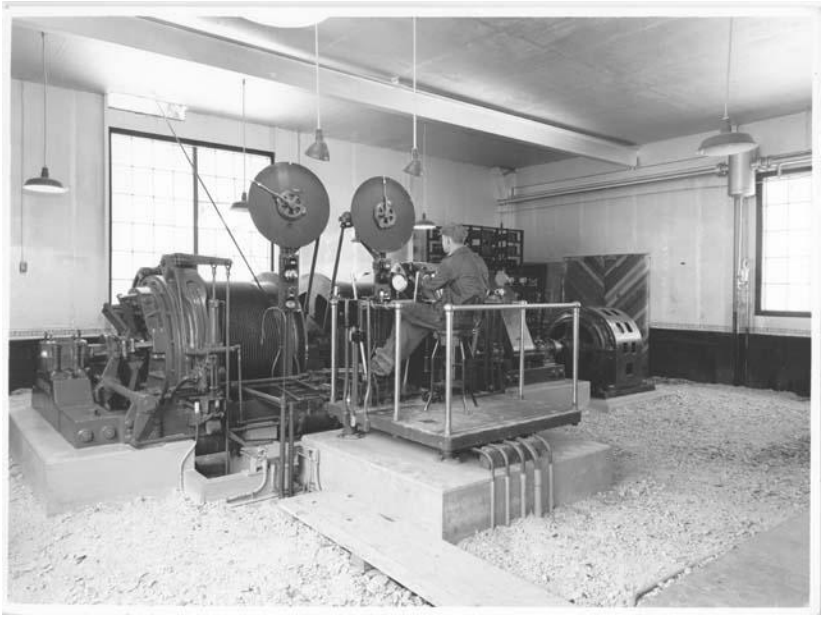


Figure 2: Interior of Hoist House before 1939

In 1939 the shaft was completed to a depth of 1,772 feet and other structures were constructed thereafter including a steel building between the hoist house and the headframe ("shaft room"), two concrete rock bins east of the headframe, a steel tower building over the shaft, a larger conveyor to the waste rock dump, and a small ore conveyor connected to a small ore house to load trucks.

Figure 3 shows the site after 1939 with the extended mine building connecting the former hoist house with the headframe, the rock silos and tower extending up over the shaft. The building connecting the hoist house with the headframe contained a large open shaft room and a large change room and lavatory. These areas were required for the larger mine crew required to operated the mine once the shaft was completed. The larger, covered waste rock conveyor is also shown in the photograph. This was built upward to allow construction of a large waste rock disposal area partially filling Thaynes Canyon north of the mine. Handling waste rock only with a conveyor was a unique feature of the Thaynes shaft operation at the time.

Figure 3: Thaynes mine building after 1939

The Thaynes Shaft was operated as part of the overall Silver King Coalition mining operations between 1939 and 1949 when a mine workers strike shut down the mining operations. The miners later returned to work but the merger of the Silver King Coalition Mines Company with the Park Utah Consolidated Mines Company in 1953 to form the United Park City Mines Company resulted in the decision to suspend mining in the former Silver King Coalition facilities and focus all mining operations on the former Daly West, Judge, and Ontario mining facilities. Thereafter the Thaynes Mine facilities provided ventilation and access for the Spiro Tunnel and connected mine openings.

In 1964 the Treasure Mountain Resort supported upgrading the Spiro Tunnel operations in Park City with specially built trains that could transport skiers and their equipment from the tunnel portal almost three miles to the 1,700 level station of the Thaynes shaft (Figure 4). From there they were lifted to the surface in one of the shaft compartments where they left the mining building to ski. This "skier subway" only operated for a few years but is still considered to have been the longest underground ski lift in the world.

After being used as a ski lift operation, the Thaynes shaft and mine building were abandoned and left to the harsh weather at its high elevation site and the effects of vandalism. The Thaynes mine was identified as a high value mining history site ("Gold Site") in the 2015 PCMR Preservation Plan approved by the Park City Municipal Corporation (PCMC). This preservation plan is also cited in the September 15, 2016 Historic Preservation License Agreement between PCMC and PCMR. Because of the unique history of the Thaynes mine, the Park City Historical Society, Friends of Ski Mountain Mining History (FOSMMH), has been planning to preserve it. The main mine building in 2016 exhibited some damage but was considered to be repairable (Figure 5). The roof and walls of the hoist house had lost some metal sheets but the structure appeared to be sound.

Figure 4: Skiers walking from train to the Thaynes shaft in the Spiro Tunnel

Figure 5 Thaynes Mine Building in 2022

In 2022, the FOSMMH retained Wasatch Environmental Inc. to study the presence of asbestos pipe insulation in the Thaynes and Silver King Coalition mine buildings and prepare work plans for the abatement of the asbestos. Also in 2022 the FOSMMH retained Thermal West Industrial to abate the asbestos in both buildings.

In the winter of 2022/2023 a record depth of snow accumulated on the Park City Mountain Resort. On April 7th, 2023 ski patrol staff reported that the roof of the Thaynes mine building had collapsed under what appeared to be about 12 feet of snow load. Inspections of the main mine building since then have shown that the entire roof structure was irreparably damaged and all the walls under that roof were also damaged (Figure 6).

Figure 6: Thaynes Main Mine Building in June 2023

To the east of the shaft there are three structures that were also damaged by the record snow of 2022/2023. They are the stores building, ore shed, and ore conveyor (Figure 7). Each of these wood framed buildings were essentially destroyed by the snow load. The rock bins, shaft tower, watchman building, and waste rock conveyor were also damaged but can be repaired.

The proposed FOSMMH stabilization of the Thaynes mine site is roughly based on re-establishing conditions similar to the 1939 arrangement of a separate hoist house and no intervening mine building connecting the hoist house with the headframe (Figure 1). This would include fixing the hoist house walls and roof, removing the shaft room structure, and removing the destroyed structures east of the shaft (Figures 6 and 7).

Figure 7: East Side of Thaynes Mine Site in June 2023

The damaged roof structure overhanging the shaft room and hoist room presents a significant safety hazard for anyone entering the main mine building (Figure 6). The other structures east of the shaft do not present the same immediate safety risk as the broken roof over the main mine building. The main mine building has been posted with warning and no trespassing signs. But there is no effective way to prevent trespassers from entering the building and walking under the broken and unstable roof structure hanging overhead.

The asbestos abatement project was completed in the Silver King Coalition mine building during June and July of 2023. The asbestos in the Thaynes mine building that could be safely accessed in the shaft room and under the rock bins since the roof collapse was also abated in July 2023. However, the asbestos abatement required in the hoist house portion of the mine building could not be accomplished because of the collapsed roof structure hanging over that area (Figure 8). Until the broken roof structure in the hoist house is removed the asbestos in the hoist house will continue to be affected by the weather. A sign was posted at the entrance door from the shaft room into the hoist house in 2023 warning of the hazard presented by the asbestos in the hoist house. However, trespassers can still get into the hoist house if they want.

Figure 8: Collapsed Roof in Hoist House

When the collapsed roof over the hoist house is removed and the walls stabilized, FOSMMH will have Thermal West complete the required asbestos abatement in the hoist house. Observations of the area indicate that the steel and wood material in the collapsed roof structure that is still hanging over the area, and has not impacted the floor, has been washed by precipitation and should be able to be removed as debris that is not contaminated with asbestos. Roof debris that has touched the remaining pipe insulation or the loose asbestos on the floor under that piping will need to be inspected for any asbestos contamination and appropriately cleaned or handled as asbestos debris. An asbestos abatement supervisor will need to be present at the site monitoring the removal of the collapsed roof over the hoist house. Once the roof removal is scheduled, FOSMMH will request Thermal West to mobilize this required monitor.

PROPOSED EMERGENCY ROOF REMOVAL SCOPE OF WORK

The broken roof hanging over the hoist house and the west end of the shaft room creates an immediate safety hazard for anyone who may enter the building. Additionally, the asbestos remaining in the hoist house presents a health hazard. So, an emergency cleanup project, limited in scope to only what is required to mitigate the roof safety hazard, is recommended by FOSMMH to remove the broken roof from the hoist house and the west end of the shaft room in the very near future.

This work could be accomplished in about two weeks with a small crew, a man lift, and a crane (see attached proposal from The Xcavation Company) and could still be completed prior to this coming winter if funding could be committed in August. The steel

roof structure and wood drop ceiling structure would be cut into manageable pieces which would then be lifted out of the building and stacked in a temporary storage site on the south side of the building. All this material can be disposed of offsite but it is expensive to haul this material down the mountain in small trailers and trucks, so this offsite disposal or recycling would be delayed until a later date.

Any usable metal sheathing that can be reclaimed for future use by FOSMMH in other stabilization projects would be removed and either stored at Thaynes or at the Silver King building.

Immediately after the roof structure is removed the remaining walls of the main mine building would be stabilized against falling with cables and other props as needed. This would be part of the scope of work for the roof removal.

FOSMMH is currently in touch with Rocky Mountain Power about what to do regarding the power line that is close to the north side of the Thaynes mine site. Preliminary discussions have shown that this line cannot be de-energized where it passes close to the main mine building. However, it this line cannot be de-energized, the proposed roof removal work could still safely proceed with machinery working from the south side of the building.

FUNDING SOURCES

It is assumed this work would be funded by PCMC and PCMR. An estimate for the work was provided by *The Xcavation Company* for $49,105 (attached below). The FOSMMH suggests a contingency be applied to this estimate to afford funding for increased costs that may arise. FOSMMH would pay for the asbestos monitor to be present at the site during work within the hoist house and the subsequent asbestos abatement in the hoist house after the roof is removed.

Funding from the PCMC is anticipated to be obtained from a Historic District Grant of $18,500 along with the City's 2024 Annual Maintenance contribution of $6,667 per the September 15, 2016 Memorandum of Understanding between PCMC and VR CPC Holdings, Inc. dba PCMR. This total funding would be $25,167.

Matching funding would be provided by PCMR consisting of its 2024 Annual Maintenance contribution of $6,667 plus its forward paying of three more annual maintenance contributions. This total funding would be $26,668.

The aggregate funding from both PCMC and PCMR for the roof removal project would therefore be $51,835. Compared to the current project cost estimate of $49,105, this aggregate funding would provide a contingency amount of $2,735, or 5.5%.

EMERGENCY ROOF REMOVAL PROJECT COST ESTIMATE

THE XCAVATION COMPANY, INC.
P.O. Box 310
568 South Foothill, #7
Kamas, Utah 84036
Office: (435) 783-6977 Cell: (435) 640-0571

Proposal to the Park City Museum and Friends of ski Mining History

Remove collapsed roof from the Thaynes Hoist room.

Attention Brian Buck

June 21, 2023

The proposed work and estimate are as follows.

1-man lift for 80 hrs @ 140.00 per hr = $ 11,200.00
1-Crane for 80 hrs @ 150.00 per hr = $ 12,000.00
3- workers @ 50.00 each per hr 80 hrs = $ 12,000.00
1-Supervisor @ 75.00 per hr 80 hrs = $ 6,000.00
Tools and equipment @ 150 per day 10 days = $ 1,500.00
P and o @ 15 % = $ 6,405.00

TOTAL EST $ 49,105.00

This estimate is for 2 weeks of work only and all material will be left onsite.
This bid does not include any asbestos costs or if necessary, the removal or work on the Power Lines.

All work will be completed for Cost plus 15% at the following rates.
Supervisor $ 75.00 per hr
Labor $ 50.00 per hr each
Trucks, Tools and Equipment $ 150.00 per day each.
Materials, Subcontractors, small Rental Equipment at cost.

If you have any questions, please call.
Thank You,
Vincent Clark Martinez
The Xcavation Company Inc
435-640-0571

Historic Preservation Board
Staff Report

Subject: **732 Crescent Tram**
Application: **PL-23-05741**
Author: **Planning Team**
Date: **August 7, 2024**
Type of Item: **Determination of Significance**
Material Deconstruction

Recommendation

(I) Review the proposed Determination of Significance for the additions to the Landmark Historic Structure at 732 Crescent Tram and the Material Deconstruction to lift the Landmark Historic Structure for a basement garage and addition, (II) conduct a public hearing, and (III) consider directing staff to draft a Final Action Letter reflecting the Board's Determination of Significance decision for Board review on September 4, 2024, and continuing the discussion regarding Material Deconstruction to September 4, 2024.

Description

Applicant:	Tony Hynes, Wasatch Holdings, LLC Bill Van Sickle, Applicant Representative
Historic Designation:	Landmark Historic Site
Location:	732 Crescent Tram
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Residential and Open Space
Reason for Review:	The Historic Preservation Board determines Historic Significance pursuant to Land Management Code Section 15-11-10 and reviews requests for Material Deconstruction pursuant to Section 15-11-12.5, holds a public hearing, and takes Final Action.

LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC Section 15-15-1.

Summary

The Applicant proposes rehabilitating the Landmark Historic Structure at 732 Crescent Tram, lifting the Historic Structure to accommodate a basement addition, and constructing an addition to the secondary façade on a Very Steep Slope (Exhibit A, Applicant's plans). Please note the Applicant is working with staff on revisions to the proposed plans to bring the project into compliance with Land Management Code

Section 15-13-2 *Regulations for Historic Residential Sites*, including removal of the second basement garage, and creating a transitional element for an uphill addition to separate the Landmark Historic Structure and addition. However, prior to updating the plans, the Applicant requests the Board reconsider their 2017 decision regarding additions determined to be non-historic.[1]

Background

732 Crescent Tram is an unoccupied Landmark Historic Site on Park City's Historic Sites Inventory, constructed circa 1904 during the Mature Mining Era (1894-1930). The site is unique in that the front façade faces north, not Crescent Tram Road. The property is accessed from a private driveway off Crescent Tram Road. Staff research completed in 2016 concluded the Landmark Historic Structure was originally a one-room, single-cell house. An expansion was added to the rear of the house sometime before 1907. Several additions were constructed between 1926 and 1938, described below.

Figure 1: 732 Crescent Tram Highlighted in Yellow is accessed from a private driveway off Crescent Tram Road.

[1] The Applicant also has a Steep Slope Conditional Use Permit and Subdivision Application pending Planning Commission review.

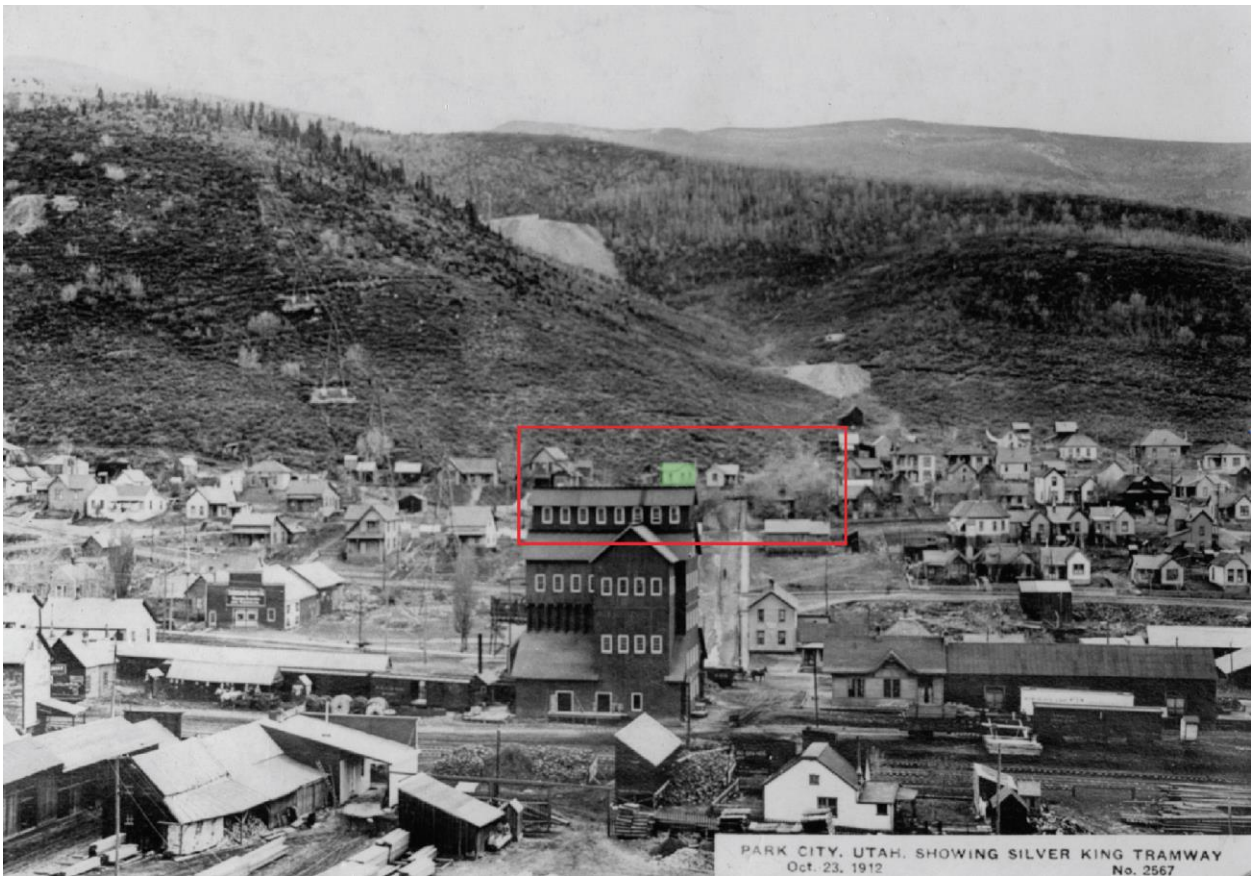


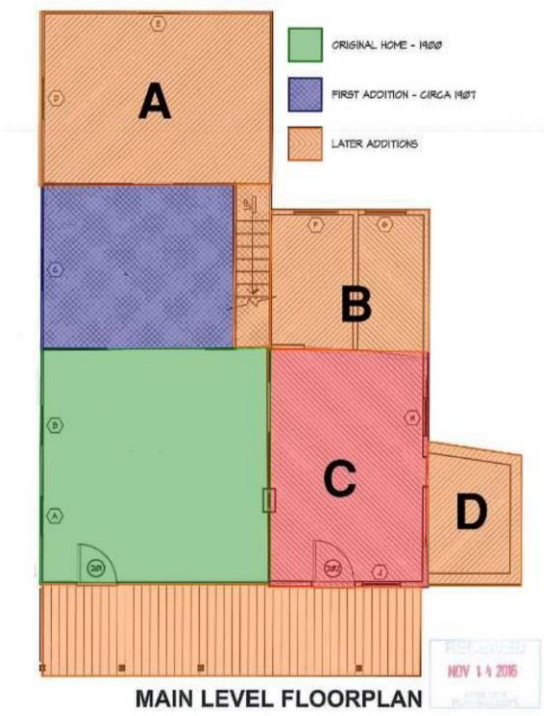
Figure 2: 1912 Photo, Utah State Historical Society; 732 Crescent Tram is highlighted in green and shows the 1904 Structure with the gable roof and the 1907 rear addition.

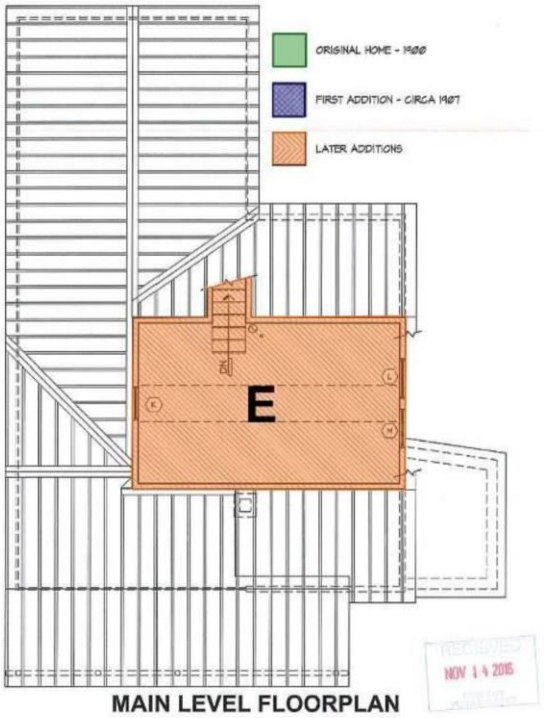
Figure 3: 1912 Photo Detail, Utah State Historical Society, showing the 1904 form (two windows under the gable), and the 1907 addition to the rear.

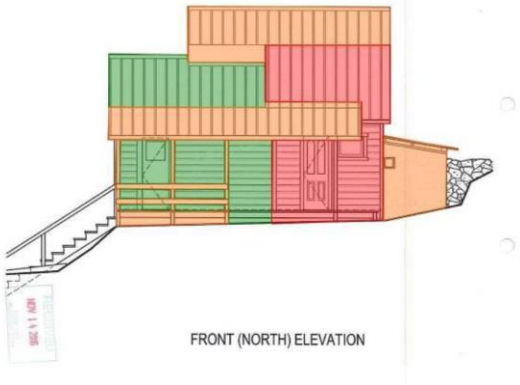
Figure 4: 1940s Tax Photo from the Historic Site Form, showing the original form (two windows under the gable roof), a 1907 rear addition, and an addition constructed by Park City School District Superintendent Carl Winters sometime after 1926, separated by trim. Modifications to the roof form to accommodate an upper-story room are also visible.

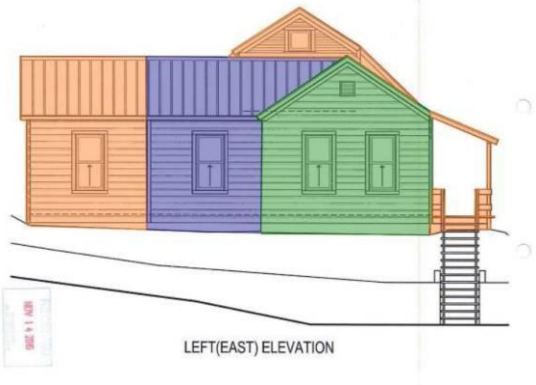
Figure 5: Photo from the Historic Site Form, viewed from Crescent Tram Road, showing the front façade facing north, and the Winters additions. Date unknown.

Park City School District Superintendent Carl Winters purchased the home in 1926 and lived there with his wife and three daughters through 1938. During his ownership, several additions were constructed. On March 1, 2017, the Historic Preservation Board reviewed a request to determine the Historic Significance of the Winters additions (Exhibit B, Staff Report; Exhibit C, Meeting Minutes). The images below are taken from the 2017 staff report, which analyzed the additions over time:









The green represents the one-room single-cell house built circa 1904. The purple highlights an addition constructed sometime between 1904-1907 based on Sanborn Map analysis. The date of Addition C is unknown and was constructed by Carl Winters,

within the footprint of the 1907 hall-parlor home depicted in the Sanborn Maps. The orange areas were added by Carl Winters between 1926 and 1938 and include Addition A to the rear, Addition B with a bathroom and stairs, Addition D, a root cellar, and Addition E, an upper-story room. While Additions A and C were clad in wood comparable to the original façade, Additions B and E were clad in wood, replaced with faux brick panels at some point. D is a concrete root cellar with a shed roof.

On March 1, 2017, the Historic Preservation Board continued the discussion to April 5, 2017. The 2017 staff reports include two different labels for the additions – one shows the period in which they were constructed (included above) and another shows the additions for Historic Preservation Board action (included below). On April 5, 2017, the Historic Preservation Board found Additions A, C, E, and F identified below "do not reflect the Mature Mining Era and do not contribute to our understanding of the broad patterns of our history" and that these additions do not meet the criteria for designating sites to the Park City Historic Sites Inventory (Exhibit D, Staff Report; Exhibit E, Meeting Minutes; Exhibit F, Final Action Letter):

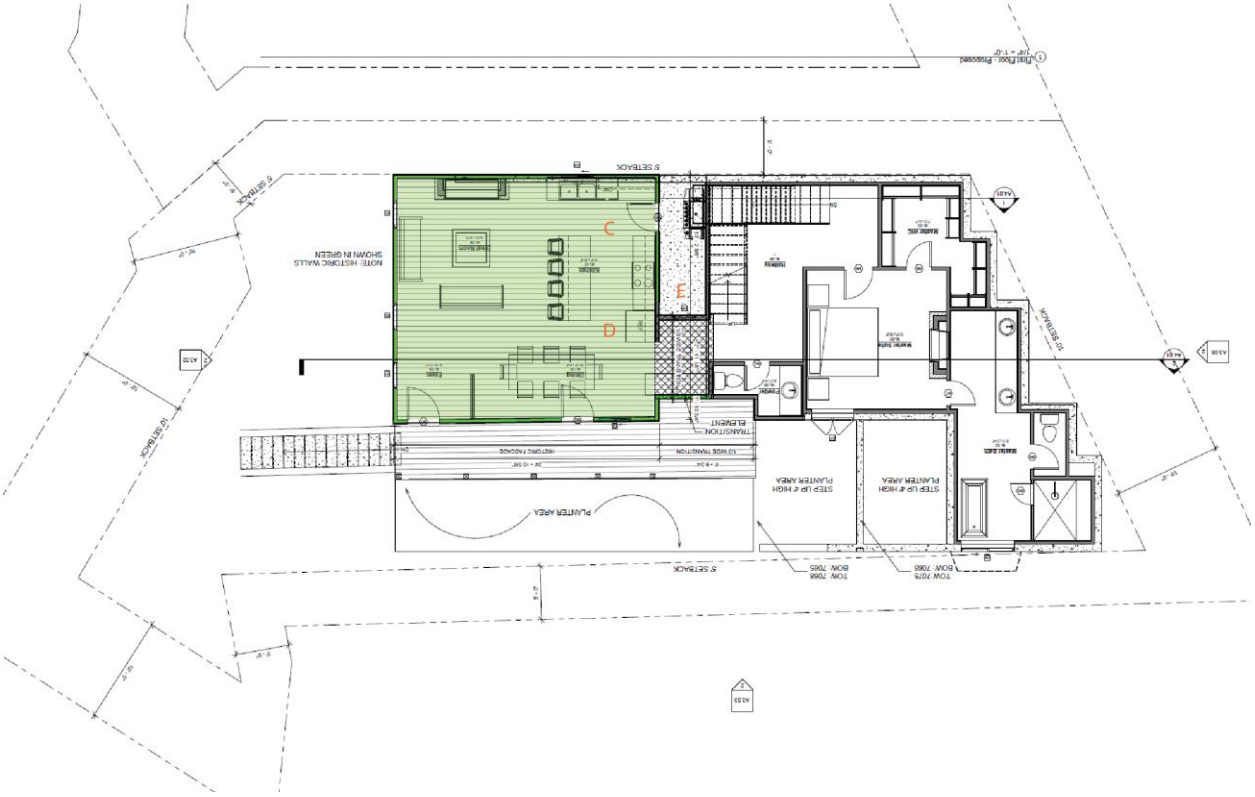
- ***Addition A*** *is the in-line addition that was likely constructed by Carl Winters; it is not reflected in the Sanborn Fire Insurance Maps, but does appear in the 1941 tax photograph. The applicant believes this addition is not historic.*
- ***Addition B*** *is the stairs that were likely constructed when the second level was added (Addition F).*
- ***Addition C*** *is the bathroom addition that was constructed by Carl Winters; it, too, does not appear in the Sanborn Fire Insurance Maps. The applicant believes this addition is not historic.*
- ***Addition D*** *is the kitchen addition that was reconstructed by Carl Winters. Though it was constructed between 1926 and 1938, it did maintain the original footprint of the c.1907 hall-parlor form as depicted by the Sanborn Fire Insurance maps.*
- ***Addition E*** *is the root cellar that was also likely constructed by Carl Winters. The applicant believes this addition is not historic.*
- ***Addition F*** *is the second level addition that was built by Carl Winters. It is depicted in the c.1941 historic tax photograph, but was not original to the c.1907 house. The applicant believes this addition is not historic.*

Figure 6: Excerpt from the 2017 Staff Report

On November 7, 2018, the Historic Preservation Board approved Material Deconstruction for the removal of Additions A, B, C, E, and F (Exhibit G, Staff Report; Exhibit H, Meeting Minutes; Exhibit I, Final Action Letter).[2]

While the Historic Preservation Board's approval required the removal of Additions A, B, C, E, and F above, only Addition A was removed; B, C, E, and F remain. The Applicant now proposes incorporating Additions B, C, and F in the rehabilitation of the Historic Structure, and removing Addition E to accommodate a transitional element.

Below is an excerpt from the Applicant's submittal, Sheet A2.03. Staff highlighted the Historic Form in green, identifying Additions C, D, and E in orange, and the new proposed addition in white:



Analysis

(I) Staff recommends the Historic Preservation Board review the 2017 determination regarding the Winters Additions B, C, and F to evaluate the Applicant's request to incorporate these additions in the rehabilitation of the Landmark Historic Structure.

[2] For consistent references to the Additions, this Staff Report will refer to the Additions labeled in the image on page 6 of this report.

In 2017, the Historic Preservation Board reviewed the Winters Additions and determined the following pursuant to Land Management Code (LMC) Section 15-11-10(A)(1) *Criteria for Designating Sites to the Park City Historic Sites Inventory* shown in an excerpt below from the Final Action Letter:

Conclusions of Law:

1. The additions to the existing house located at 732 Crescent Tram does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:
   - d. *It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and* **Complies.**
   - e. *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* **Complies.**
   - f. *It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:*
     - iv. *An era that has made a significant contribution to the broad patterns of our history;*
     - v. *The lives of Persons significant in the history of the community, state, region, or nation; or*
     - vi. *The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.* **Does not comply.**
2. The additions to the existing house located at 732 Crescent Tram meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

Complies.

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or
(ii) It was previously listed on the Historic Sites Inventory; or
(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or

Complies.

(c) It has one (1) or more of the following:

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and
(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition,

materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or

Complies.

(d) 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

(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.

Does not comply.

Since the Board's 2017 determination and 2018 approval of Material Deconstruction, Addition A was removed. The photos below show the Landmark Historic Structure with Addition A, and the current Structure:

Figure 7: 2013 Photo from the Historic Site Form with Addition A highlighted in orange.

Figure 8: 2023 Photo Submitted by the Applicant, showing the removal of Addition A.

After Addition A was removed, the Applicant recorded a Boundary Line Agreement, reducing the size of the Landmark Historic Site from 0.15 acres (6,534 square feet) to 0.12 acres (5,227 square feet) (Exhibit J), with a five-foot Side Setback.[3]

The Applicant requests the Historic Preservation Board consider a hybrid approval – allowing the Winters Additions B, C, and F to be included in the rehabilitation of the Structure, while retaining the removal of Winters Addition A, and removing Addition E to accommodate a transitional element between the Landmark Historic Structure and an addition.

The Applicant's photos below show the Winters Additions:

[3] Due to the Landmark Historic Site's unusual configuration, a Planning Director Determination regarding setbacks will be required pursuant to LMC Section 15-4-17 *Setback Requirements for Unusual Lot Configurations* and Section 15-13-2(B)(1)(a) *Building Setbacks & Orientation* for Historic Residential Sites, but is dependent on the Board's Determination of Significance.

Figure 9: Additions B and C to the back of the photo; the root cellar, Addition E, the root cellar, can be seen to the right of the photo.

Figure 10: View looking toward Addition E, the root cellar, the area the Applicant proposes constructing a transitional element.

Figure 11: The rear of Addition C clad in faux brick panels, showing damage and little salvageable material.

Figure 12: The upper-level Addition F with a faux brick panel façade and gambrel roof; the shed roof of the root cellar, Addition E, is visible at the bottom of the photo.

Figure 13: Addition F, the upper-level addition remains, clad in faux brick panels.

Figure 14: Addition A was removed, and temporary siding installed.

Figure 15: The root cellar, Addition E, can be seen to the right of the Structure. The Applicant proposes removing this and using this area for a transitional element for the addition on the Very Steep Slope.

According to the Historic Site Form, 732 Crescent Tram is a Hall-Parlor Structure with modifications. “The form of the house is a bit different than the usual hall-parlor house, as it has a rear extension and an upper gable atop the roof. These elements have been present since the early tax photo, and the overall form of the house appears to be the same as is shown on the Sanborn maps. The roof is a bit more complex than the traditional side gable roof of a hall-parlor house, and is sheathed with standing seam metal.”

The Applicant proposes incorporating Additions B, C, and F in the rehabilitation of the Landmark Historic Structure:

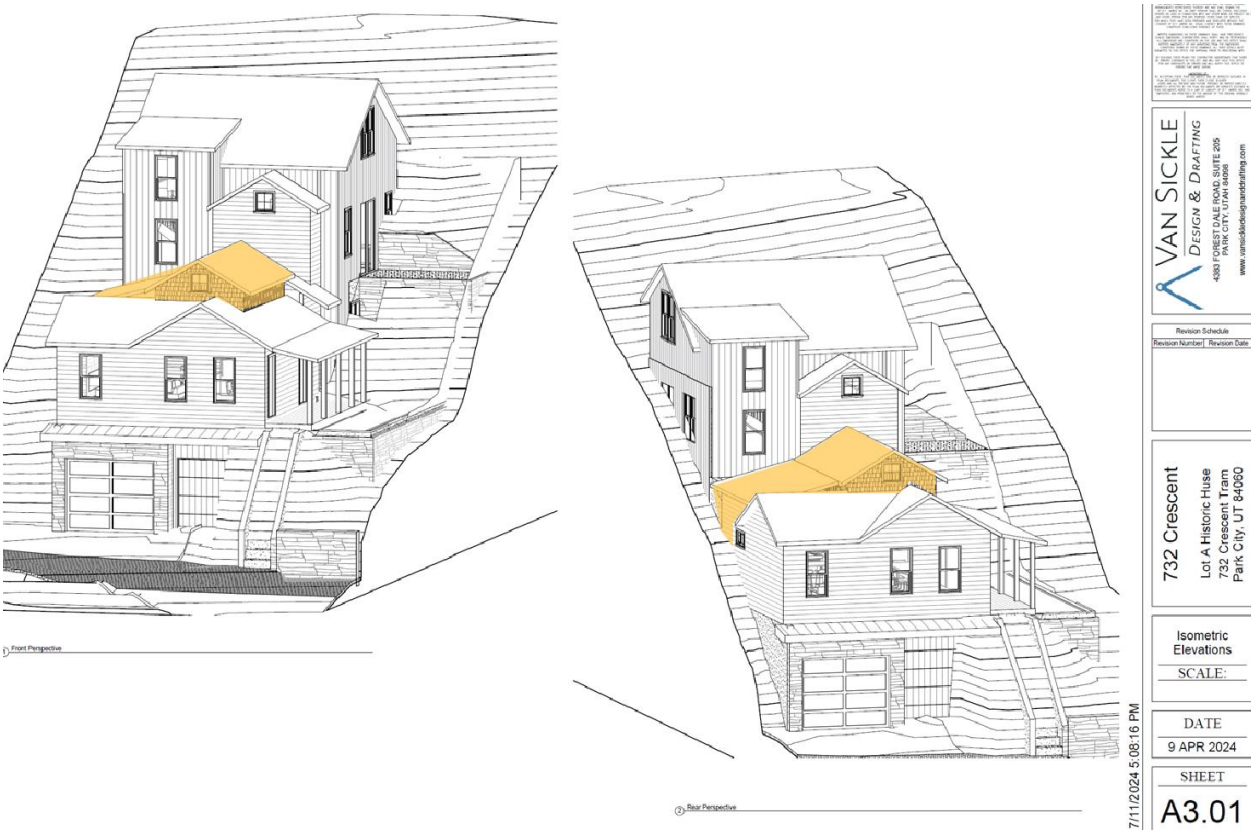


Figure 16: Applicant's Elevations; staff highlighted the Winters Additions B, C, and F in orange.

In 2017, the Historic Preservation Board reviewed the Winters Additions pursuant to LMC Section 15-11-10(A)(1) and determined the Winters Additions do not meet the criteria for designating sites to the Historic Sites Inventory, finding the Winters additions are not significant in local, regional, or national history, architecture, engineering, or culture associated with an era, person, or distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. Please see Exhibit F to review the Board's 2017 findings and conclusions. The criteria considered by the Board remain the same in the current LMC.

The question is whether the Board finds the Winters additions should be reevaluated to see if they meet the criteria of LMC Section 15-11-10(A)(1) and contribute to the Landmark Historic Site, or whether the Applicant should design new construction based on the Board's 2017 approval, which required the removal of the Winters additions.

Department Review

The Planning Department and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on July 22, 2024. Staff mailed courtesy notice to property owners within 300 feet on July 22, 2024. The *Park Record* published notice on July 24,

2024.[4]

Public Input

Staff did not receive any public input at the time this report was published.

Exhibits

Exhibit A: Applicant's Plans
Exhibit B: March 1, 2017 Staff Report
Exhibit C: March 1, 2027 Historic Preservation Board Meeting Minutes
Exhibit D: April 5, 2017 Staff Report
Exhibit E: April 5, 2017 Historic Preservation Board Meeting Minutes
Exhibit F: April 5, 2017 Determination of Significance Final Action Letter
Exhibit G: November 7, 2018 Staff Report
Exhibit H: November 7, 2018 Historic Preservation Board Meeting Minutes
Exhibit I: November 7, 2018 Material Deconstruction Final Action Letter
Exhibit J: Boundary Line Agreement
Exhibit K: Historic Site Form

[4] LMC § 15-1-21

732 Crescent

732 Crescent Subdivision, Lot A
732 Crescent Street
Park City, Utah 84060

PCMC PLANNING NOTES:

1. THE FOLLOWING TWO ITEMS ARE REQUIRED AFTER THE PERMIT HAS BEEN ISSUED, AFTER THE FOUNDATION HAS BEEN POURED AND PRIOR TO A SHEARWALL/4-WAY INSPECTION.
   A. A CERTIFICATE OF SURVEY TO VERIFY THE AS-BUILT LOCATION.
   B. CERTIFICATE OF ELEVATION: THE ELEVATIONS OF THE TOP OF FOUNDATION WALLS OF AT LEAST THE FOUR (4) MAJOR CORNERS OR ROOF RIDGES TO VERIFY THE HEIGHT.

PCMC BUILDING NOTES:

1. RETAINING WALLS OVER 4' TALL OR SUPPORTING SURCHARGE REQUIRE A SEPERATE PERMIT.
2. SWIMMING POOLS, SPAS, SOLAR, GEO THERMAL HEATING SYSTEMS, PHOTO VOLTAIC, AND WIND GENERATED SYSTEMS REQUIRE A SEPERATE PERMIT.
3. SEPERATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED FOR APPROVAL PRIOR TO ISSUE OF THESE PERMITS.

PLAN NOTES:

1. RADON MITIGATION PLAN AF103.6 IN CRAWL SPACE OR UNDER SLAB ON GRADE PRESSURIZATION SYSTEM (PASSIVE) RADON PIPING IN CRAWL SPACE AT BOTTOM OF FOOTING LEVEL PLASTIC WITH 12" OVERLAP ON PLASTIC JOINTS. VERTICAL TERMINATION OF RADON PIPE THRU THE MECHANICAL ROOM THRU THE ROOF.
2. ELECTRICAL OUTLET FOR IN-LINE POWER VENTED IN MECHANICAL ROOM
3. THREE BLACKFLOW PREVENTERS WILL BE INSTALLED.
4. R-1 RESIDENTIAL ZONE

Sheet List

Sheet Number	Sheet Name	Current Revision	Current Revision Description	Current Revision Date
A1.01	Cover Sheet			
A1.02	General Notes			
A1.03	Area Calculation Plan			
A1.04	Site & Grading Plan			
A1.05	Site Details			
A1.06	Landscape Plan			
A2.01	Basement Plan - Proposed			
A2.02	First Floor Plan - Existing			
A2.03	First Floor - Proposed			
A2.04	Second Floor Plan - Proposed			
A2.05	Loft Level - Proposed			
A2.06	Roof Plan - Existing			
A2.07	Roof Plan - Proposed			
A2.08	Schedules			
A3.01	Isometric Elevations			
A3.02	Elevations			
A3.03	Elevations			
A3.04	Elevations			
A3.05	Elevations			
A4.01	Building Sections			
A4.02	Building Sections			
A4.03	Typical Wall Sections			
A4.04	Stair Sections			
A4.05	Fireplace Details			
A4.06	Typical Details			
A4.07	Code Compliance Details			
A5.01	Basement Ceiling Plan			
A5.02	First Floor Reflected Ceiling Plan			
A5.03	Second Floor Reflected Ceiling Plan			
A6.01	Interior Elevations			
A6.02	Interior Elevations			
E1.01	Basement Electrical Plan			
E1.02	First Floor Electrical			
E1.03	Second Floor Electrical			
M1.01	Gas Piping Diagram			
S1.01	Excavation Plan			
S1.02	Foundation Plan			
S2.01	Isometric Framing			
S2.02	First Floor Framing Plan			
S2.03	Second Floor Framing			
S2.04	Roof Framing			
S3.01	Basement Shearplan			
S3.02	Main Shearplace			
S3.03	Upper Shearplan			
S4.01	Foundation Details			
S4.02	Foundation Details			
S5.01	Framing Details			
S5.02	Framing Details			
S6.01	Steel Details			

ENERGY VALUE ANALYSIS	
ROOF	R-42
2x6 WALLS	R-24
2x4 WALLS	R-13
FOUNDATION @SLAB ON GRADE	R-13
FLOORS	R-19
WINDOWS	U.28
DOORS	U.28

CODE ANALYSIS	
CONTRUCTION TYPE	VB
OCCUPANCY	R-3
2015 IBC (International Building Code)	
2015 IRC (International Residential Code)	
2015 IPC (International Plumbing Code)	
2015 IMC (International Mechanical Code)	
2015 IECC (International Energy Conservation Code)	
2014 NEC (National Electrical Code)	

Designed By	Contruction Documents	Structural	General Contractor
Bill Van Sickle Van Sickle Design & Drafting 4383 Forestdale Road #205 Park City, Utah 84098 801.694.9683 bill.draftmaster@gmail.com	Bill Van Sickle Van Sickle Design & Drafting 4383 Forestdale Road #205 Park City, Utah 84098 801.694.9683 bill.draftmaster@gmail.com		

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR IN ANY OTHER PERSON, FIRM ANY PURPOSE OTHER THAN THE SPECIFIC JOB FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE EXPRESS PERMISSION OF B.T. HARRIS INC. WHEN CONTRACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

LIMITED OWNERSHIPS ON THESE DRAWINGS SHALL HAVE PRECEDENCE. SHALED DIMENSIONS, CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

BY ACCEPTING THESE PLANS THE CONTRACTOR INDEPENDENTLY THAT THEIRS ARE CERTIFIED CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING

BY ACCEPTING THESE PLANS CONTRACTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR ENTITIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN THESE PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF B.T. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREED

VAN SICKLE
DESIGN & DRAFTING
4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule

Revision Number	Revision Date

732 Crescent
Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

Cover Sheet

SCALE:
1/4" = 1'-0"

DATE
9 APR 2024

SHEET
A1.01

7/11/2024 5:08:03 PM

A. GENERAL

1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH THE 2015 IRC AND ALL FEDERAL, STATE, AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. THE PROJECT MANAGER, SUPERINTENDENT, AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON THE PLANS AND IN THE FIELD.
2. NO WOOD SHALL BE CLOSE THAN 8" TO EARTH UNLESS SEPERATED BY CONRETE AT LEAST 3" IN THICKNESS WITH IMPERVIOUS MEMBRANE INSTALLED BETWEEN EARTH AND CONCRETE. THIS INCLUDES DECKS AND SIDING
3. TUBS AND SHOWERS WITH TILED AREAS REQUIRE A PORTLAND CEMENT APPLICATION FIBERED CEMENT OR GLASS MAT GYPSUM BACKER, GREEN BOARD NO LONGER REQUIRED. TYP.

B. EXCAVATION, BACKFILL AND GRADING

1. ALL EXCAVATION FOR FOOTINGS SHALL BE TO NATURAL, UNDISTURBED SOIL.
2. ALL FOOTINGS SHALL BE IN PLACE ON UNDISTURBED EARTH AND BELOW FROST LINE (40" MINIMUM)
3. R401.3 FINISH GRADING SHALL BE DONE SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. MIN OF 6" IN FIRST 10'-0".

C. WINDOWS & DOORS

1. R303.1 HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS.
2. R303.1 HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPERABLE GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 4% OF THE FLOOR AREA OF SUCH ROOMS.
3. TOPS OF WINDOWS SHALL BE A MINIMUM OF 6'-8" ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE. THE BOTTOM OF WINDOWS AT COUNTERTOPS SHALL BE 44" ABOVE FINISHED FLOOR.
4. R310.2.1 MIN. CLEAR EGRESS OPENING OF 5.7 SQ FT HEIGHT OF 24" AND WIDTH OF 20"
5. ALL FENESTRATION GLAZING WITHIN 24" OF EITHER SIDE OF EXTERIOR DOORS SHALL BE TEMPERED (SAFETY GLAZED).
6. R310.2.2 ALL FENESTRATION GLAZING IN ROOMS USED FOR SLEEPING SHALL HAVE SILLS NO MORE THAN 44" ABOVE FINISHED FLOOR
7. PROVIDE 9" FLASHING, COUNTER FLASHING AND APPROVED CAULKING AT ALL EXTERIOR GLAZED FENESTRATION. WINDOWS MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
8. TEMPERED GLASS SHALL BE USED IF LOCATED WITHIN 24" OF DOOR, PERPENDICULAR TO THE PLANE OF THE DOOR, LARGER THAN 9 SQ FT, BOTTOM IS LESS THAN 18" FROM THE FLOOR, LOCATED IN RAILING OR GUARDRAILS, WHERE BOTTOM EDGE IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE

D. VENTILATION

1. VENTILATION SHALL BE PROVIDED TO ALL CRAWL SPACES BY MEANS OF SCREENED VENTS PLACED SO AS TO PROVIDE CROSS VENTILATION.
2. CRAWL SPACES MUST HAVE ONE SQUARE FOOT OF VENTILATION FOR EVERY 150 SQUARE FEET OF FLOOR AREA, WITH ONE VENT WITHIN 3 FEET OF EACH CORNER OF BUILDING.
3. ATTICS TO BE VENTILATED ACCORDING TO THE REQUIREMENTS OF SECTION R806.2 OF THE 2015 IRC.

E. FIRE PROTECTION AND WARMING

1. R302.6 PROVIDE ONE LAYER OF 5/8" TYPE "X" GYP BOARD ON ALL WALLS AND CEILING OF THE GARAGE COMMON TO LIVING AREAS, WALLS SUPPORTING UPPER FLOOR AND ANY EXPOSED BEAMS AND POSTS.
2. R302.7 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE THE WALL UNDER THE STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP BOARD.
3. R302.5.1 DOORS LEADING FROM GARAGE INTO LIVING AREA SHALL BE SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK OR HAVING A FIRE RATING PROTECTION OF NOT LESS THAN 20 MINUTES WHEN TESTED.
4. R302.5.1 MUST HAVE TWO SELF CLOSING HINGES ON 20 MINUTE RATED DOORS
5. SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED TO MEET LOCAL CODES. WIRE IN SERIES WITH BATTERY BACKUP ON DEDICATED BREAKER
6. NO WOOD BURNING FIREPLACES ALLOWED EXCEPT IN PROMONTORY DEVELOPMENT.
7. R302.11 IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE.

F. RAILINGS

1. HANDRAILS ARE REQUIRED AT ALL STAIRWAYS HAVING FOUR OR MORE RISERS.
2. PROVIDE 1 1/4" TO 2 5/8" HANDRAILS 34" TO 38" IN HEIGHT THAT RUN CONTINUOUS AND HAVE RETURNING ENDS TO WALL, NEWEL POST, OR SAFETY TERMINAL. OR 12" PAST LAST TREAD
3. HANDRAILS DEEPER THAN 2 5/8" SHALL HAVE A FINGER GROOVE 3/4" x 1/4" DEEP ROUTED THE ENTIRE LENGTH OF AT LEAST ONE SIDE OF HANDRAIL.
4. MINIMUM 36" HIGH GUARDRAILS ARE REQUIRED AT ALL LANDINGS, DECKS OR FLOOR LEVELS THAT ARE MORE THAN 30" OFFSET IN HEIGHT. R311.7.5.1

G. WINDOW WELLS

1. WINDOW WELLS SERVING REQUIRED EGRESS WINDOWS SHALL HAVE DIMENSIONS IN KEEPING WITH THE MINIMUM REQUIRED FOR WINDOWS.
2. R310.2.3 36" HORIZONTAL CLEARANCE FROM FOUNDATION TO FRONT OF WINDOW WELL
3. R310.2.3.1 44" MAXIMUM DEPTH (OR PROVIDE STEPS OR LADDER RUNGS)
4. R310.2.3.2 WINDOW WELLS SHALL HAVE DRAINAGE CONNECTED TO THE BUILDINGS FOUNDATION DRAIN.
5. 36" VERTICAL CLEARANCE REQUIRED FROM ANY PROJECTION IN HORIZONTAL CLEARANCE AS STATED ABOVE (i.e. BAY WINDOWS OR CANTILEVERS)
6. R310.4 GRATINGS OR GUARDRAILS PROTECTING WINDOW WELLS SHALL BE EASILY REMOVABLE OR BE DESIGNED SO AS NOT TO HINDER EGRESS.
7. WINDOW WELLS SHALL HAVE A NET CLEAR OPENING OF 9 SQUARE FEET MINIMUM.

H. STAIRS

1. R311.7.1 MIN WIDTH OF 36" WITH MAX HANDRAIL PROJECTION OF 4 1/2" ON EITHER SIDE OF THE STAIRWAY
2. R311.7.2 MINIMUM HEADROOM = 6'-8" FINISH FROM NOSING LINE AND MINIMUM FINISH WIDTH = 36"
3. R311.7.3 MAX RISE OF STAIRWAY BETWEEN LEVELS AND LANDINGS IS 147"
4. R311.7.5.1 RISE = 7 3/4" AND MINIMUM TREAD DEPTH = 10" (11" TREAD REQUIRED IN THE ABSENCE OF NOSING.)
5. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH.
6. A DOOR MAY OPEN AT THE TOP OF THE STEP OF AN INTERIOR FLIGHT OF STAIRS PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP, AND PROVIDED THE TOP STEP IS NO MORE THAN 8" LOWER THAN FLOOR LEVEL.
7. (3) 1 1/4" x 11 7/8" LVL / LSL STRINGERS REQUIRED AT ALL STAIRWAYS.
8. R302.7 MIN OF 1/2" GYPSUM WALL BOARD ON ALL EXCESSIBLE WALLS AND UNDERSIDE OF STAIRS

I. WEATHER PROTECTION

1. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ASPHALT ROOF SHINGLES.
2. ANY ROOF PITCHES BETWEEN 2:12 AND 4:12 WILL RECEIVE A DOUBLE LAYER OF GRADE "D" (15LB) FELT UNDERLAYMENT
3. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ALUMINUM SIDING.
4. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER BRICK VENEER.
5. INSTALL (2) LAYERS OF GRADE "D" (15LB) FELT UNDER EXTERIOR INSULATING FINISH SYSTEMS (EFIS / STUCCO). OVERLAP ALL SEAMS
6. INSTALL (1) LAYERS OF NO. 40 COATED ROOFING OR COATED GLASS BASE FROM THE ROOF EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER
7. INSTALL (1) LAYER OF NO. 40 COATED ROOFING OR COATED GLASS BASE AT ALL ROOF VALLEY CONDITIONS.
8. PROVIDE METAL FLASHING OR EQUAL AT ALL FOUNDATIONS, (OR BRICK AND EFIS TRANSITIONS) WHERE WATER FROM WEATHER BARRIER COULD HAVE ENTERED DWELLING.
9. PROVIDE METAL FLASHING OR 15LB FELT BETWEEN WOOD SHEATHING AND CONCRETE PORCHES, LANDINGS, STEPS, AND STAIRS.
10. PROVIDE 9" FLASHING, COUNTER FLASHING, AND APPROVED CAULKING AT ALL EXTERIOR WINDOWS AND DOORS. WINDOWS AND DOORS MUST BE INSTALLED AS PER MANUFACTURER.

J. PLUMBING

1. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 IRC
2. WATER HEATERS SHALL BE STRAPPED AT THE UPPER ONE THIRD AND LOWER ONE THIRD, WITH THE LOWER STRAP NOT CLOSER THAN 4" ABOVE ANY CONTROLS TO WALLS WITHIN 12"
3. TOILETS SHALL BE 1.6 GALLON FLUSH TYPE. SHOWER HEADS SHALL BE 2.5 GPM TYPE.
4. PROVIDE PRESSURE REGULATOR AND SHUT OFF VALVE.
5. INTERIOR WASTE AND VENT LINES SHALL BE ABS.
6. FREEZLESS BACKFLOW PREVENTION HOSE BIBS WITH INTERIOR LOCATED ACCESSIBLE SHUT OFF VALVES REQUIRED.
7. PLUMBING VENTS SHALL BE AT LEAST 6' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS.
8. NO SLIP JOINT PLUMBING CONNECTIONS ALLOWED IN CONCEALED AREAS.
9. INDIVIDUALLY INSULATE ALL PLUMBING, WATER, AND DRAIN LINES IN AREAS SUBJECT TO FREEZING.
10. INSTALL EXPANSION TANK FOR WATER HEATER. INSULATE HOT WATER LINES IN UNFINISHED AREAS WITH 1/2" FOAM. HEAT / CHECK VALVES REQUIRED AT WATER HEATER INLET AND OUTLET.
11. PROVIDE ANTI SCALD VALVES ON ALL SHOWER AND TUB INSTALLATIONS.
12. BATHROOMS DIVIDED INTO SEPERATE WATER FIXTURE AREAS REQUIRE INDIVIUAL VENTING FOR EACH AREA.
13. ALL VENTING THROUGH ROOF SHALL BE A MIN OF 3" DIA PIPE.
14. MIN BATHROOM CLEARENCES FOR FIXTURES AS PER IRC 2015 R307.1

K. MASONRY

1. MASONRY VENEER ABOVE OPENINGS SHALL BE SUPPORTED PER 2015 IRC.
2. FLASHING SHALL BE LOCATED BENEATH THE FIRST COARSE OF MASONRY ABOVE FINISHED GRADE LEVEL ABOVE THE FOUNDATION WALL AND AT ALL OTHER POINTS OF SUPPORT.
3. WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33" O.C. WEEP HOLES SHALL NOT BE LESS THAN 3/16" DIAMETER. WEEP HOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.

L. MECHANICAL

1. ALL WORK TO BE IN COMPLIANCE WITH 2015 IRC & IFGC
2. MAXIMUM LENGTH OF DRYER EXHAUST DUCT SHALL BE 25'. MAXIMUM LENGTH SHALL BE REDUCE 2.5' FOR EACH 45 DEGREE BEND AND 5' FOR EACH 90 DEGREE BEND.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF ALL MECHANICAL FIXTURES.
4. DESIGN SHALL BE CONSIDERED UNUSUALLY TIGHT CONSTRUCTION IN ALL COMBUSTION AIR TO ROOMS OR SPACES CONTAINING FUEL BURNING APPLIANCES SHALL BE OBTAINED FROM THE OUTDOORS OR FROM SPACES FREELY COMMUNICATING WITH THE OUTDOORS.
5. VENTS SHALL TERMINATE NOT LESS THAN 4' BELOW OR 4' HORIZONTALLY AND AT LEAST 1' ABOVE A DOOR, OPERABLE WINDOW, OR A GRAVITY AIR INLET INTO A BUILDING.
6. FLUE VENTS AND EXHAUST FAN VENTS SHALL BE NOT LESS THAN 3' FROM AN OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE.
7. NO CLOTH TYPE DUCT TAPE ALLOWED. METAL OR FOIL TAPE MUST BE USED.
8. ALL JOINTS TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH TAPE OR MASTIC.
9. GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCT OR PLENUM.
10. A GAS LINE SEDIMENT TRAP SHALL BE INSTALLED DOWN STREAM OF THE EQUIPMENT (FURNACE AND WATER HEATER) SHUT OFF VALVE AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL.
11. ALL GAS LINE PIPING MATERIAL SHALL BE STEEL OR WROUGHT IRON (SCHEDULE 40 MINIMUM) AND SHALL BE ASME COMPLIANT.
12. SOFT WATER TO BE PROVIDED TO ALL FIXTURES EXCEPT KITCHEN SINK COLD AND EXTERIOR HOSE BIBS
13. GAS PIIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMB WAITER OR ELEVATOR SHAFT
14. GAS PIIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE.
15. GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE EXTERIOR

M. STRUCTURAL

1. MIN OF 3000 PSI CONCRETE IS TO BE USED ON THIS JOB.
2. ALL DIMENSIONS ON FLOOR PLANS ARE TO ROUGH FRAMING. 2x4 WALLS CALCULATED TO BE 3 1/2" WIDE, 2X6 WALLS CALCULATED TO BE 5 1/2" WIDE.
3. BUILT UP BEAMS OF 2x MEMBERS SHALL BE SPIKED TOGETHER WITH NOT LESS THAN 16d NAILS AT 16" O.C. ON ALL EDGES. ALTERNATE WITH BOTH SIDES
4. ALL STRUCTURAL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING. FLOOR SHEATHING SHALL BE T & G GAP WAFER BOARD SHEATHING. GLUED AND SCREWED TO TOP FLANGE OF JOIST
5. TRUSSES SHALL BE ENGINEERED AND CONSTRUCTED BY MANUFACTURER AND GUARANTEED TO WITHSTAND LOADS AS REQUIRED BY LOCAL CODES. PROVIDE CALCULATION AT TIME OF TRUSS SUBMITTAL.
6. ALL BI-PASS DOORS SHALL BE FRAMED 1" SMALLER IN WIDTH THAN THE DOOR. EXAMPLE: A 4'-0" SLIDER SHALL HAVE A 47" R.O. FURTHER MORE BI-FOLD DOORS SHALL BE FRAMED D1 WIDER THAN DOOR AND 82" IN HEIGHT. (VERSES 83" IN HEIGHT FOR A BI-PASS DOOR)
7. ALL BEARING AND NON BEARING FRAMING SHALL BE AT 16" O.C. U.N.O.
8. FRAMING TO INCLUDE ALL FUR DOWNS, PLANT SHELVES, AND CEILING JOINTS AS PER PLAN.
9. INSTALL 3 STUDS AT CORNERS FOR NAILING
10. WHERE NOT NOTED OTHERWISE CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD, EXCEPT STUD TO PLATE OR TJI TO PLATE WITH METAL CONNECTORS WITH SIMPSON TIE OR EQUAL.
11. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8" O.C. NO MORE THAN TWO SILL PLATES CONNECTED TO THE FOUNDATION WITH "J" BOLTS THROUGH BOTH MEMBERS ARE ALLOWED WITHOUT ENGINEERING. MULTIPLE MEMBER LEDGERS ARE NOT ALLOWED WITHOUT ENGINEERING SHOWING THE FASTENING IS ADEQUATE.
12. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2" NOMINAL BLOCKING. BLOCK ALL EDGES OF PLYWOOD ON FLOORS AND ROOFS AS DETAILED.
13. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN DIAMETER EQUAL TO 3 TIMES THE BOLT DIAMETER UNLESS SHOWN OTHERWISE IN DETAILS.
14. MINIMUM NAILING SHALL BE AS PER TABLE 602.3(1) OF THE 2015 IRC.
15. FASTENERS SUCH AS STAPLES CAN ONLY BE SUBBED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY ICBO APPROVAL. HOWEVER ALL FLOOR SHEATHING MUST BE FASTENED WITH CONTINUOUS GLUE BEAD AND RING SHANK NAILS (NO SUBSTITUTION PERMITTED)
16. PROVIDE HOLD DOWNS AT SHEAR WALLS AS INDICATED ON THE STRUCTURAL PLANS.
17. WOOD BEAMS CONSISTING OF TWO OR MORE PIECES SHALL HAVE THE PIECES SECURELY BOLTED OR NAILED TOGETHER TO PREVENT SEPARATION AND INSURE MUTUAL LOAD SHARING, EACH INTERCONNECTED PIECE SHALL BE CONTINUOUS BETWEEN SUPPORTS, AND SUPPORTS SHALL HAVE THE SAME WIDTH AS THE COMPOSITE BEAM.
18. SHELVES IN WALK IN CLOSETS TO BE 16" IN DEPTH. SHELVES IN OTHER CLOSETS TO BE 12". IN CLOSETS WITH DOUBLE SHELVES, UPPER SHELF TO BE AT 84" AND LOWER SHELF TO BE AT 42". IN CLOSETS WITH SINGLE SHELVES, SHELF SHALL BE SET AT 72" ABOVE FINISHED FLOOR.
19. STUD WALLS OVER 10' HEIGHT SHALL BE FIRE BLOCKED PER SECTION 602.8 OF THE 2015 IRC
20. ALL WOOD IN CONTACT WITH CONCRETE OR WITHIN 6" OF FINISHED GRADE SHALL BE PRESSURE TREATED OR REDWOOD, OR ANY EXPOSED WOOD WITH BE PRESSURE TREATED OR WEATHER RESISTIVE TREATED TYPICAL.

N. ELECTRICAL

1. ALL ELECTRICAL WORK SHALL COMPLY TO 2015 IRC AND 2017 NEC
2. R315.2.1 CARBON MONOXIDE DETECTORS SHALL BE SUPPLIED IN ROOMS WHERE THERE ARE FUEL FIRED APPLIANCES AND AT ROOMS WITH DIRECT CONNECTIONS WITH GARAGE
3. R315.3 CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE A SLEEPING AREA IN THE IMMEDIATE VICINITY.
4. R315.4 CARBON MONOXIDE / SMOKE DETECTOR COMBINATIONS SHALL BE ALLOWED IN LUE OF SMOKE DETECTORS
5. R315.5 CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED AND HAVE A BATTERY BACK UP
6. SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS WITHOUT A FUEL FIRED APPLIANCE.
7. SMOKE DETECTORS SHALL BE HARD WIRED AND HAVE A BATTERY BACK UP.
8. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT WITH NO OTHER OUTLETS.
9. INCANDESCENT CLOSET LIGHTING SHALL BE 18 MINIMUM FROM COMBUSTIBLES MEASURE HORIZONTALLY. 6" HORIZONTALLY IS PERMITTED FOR FLUSH FIXTURES AND FLORESCENT FIXTURES.
10. GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110V, SINGLE PHASE 15 AND 20 AMP RECEPTICALS IN BATHROOMS, GARAGES AND OUTDOORS WHERE THERE IS A DIRECT GRADE LEVEL ACCESS TO DWELLINGS AND POWER POLES. GFIC OLSO REQUIRED FOR ALL COUNTER TOP LEVEL KITCHEN RECEPTICALS. GARAGE OUTLETS MUST BE A MIN OF 18" ABOVE FLOOR.
11. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (I.C.) PER THE 2015 MANDATORY ENERGY REQURIEMENTS.
12. CONDUIT FOR METER BASED SERVICE ENTRANCE SHALL BE ANCHORED TO FOUNDATION WITH UNISTRUT AND CONDUIT CLAMPS (POWDER ACTUATED FASTENERS ARE NOT PERMITTED)
13. OUTLETS SHALL BE SPACE ACCORDING TO PREVAILING CODES AS A MINIMUM REQUIREMENT. ACTUAL OUTLET LOCATION MAY VARY FROM PLAN.
14. METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE (UFER GROUND) AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE WHICH MEETS THE REQUIREMENTS OF THE 2015 IRC SHALL BE REQUIRED. UFERGROUND SHALL BE REQUIRED WHEN SOIL CONDITIONS AND GROUND WATER CONTENT DO NOT PROVIDE ADEQUATE GROUNDING RESISTANCE (VERIFY UFER REQURIEMENT WITH LOCAL CODES AND ORDINANCES).
15. PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE 2HR LISTED.
16. ALL BEDROOM CIRCUITS SHALL BE ARC FAULT PROTECTED (AFCI)
17. INCLUDE ONE CARBON MONOXIDE DETECTOR PER LEVEL WIRE IN SERIES WITH SMOKE ALARMS AND PROVIDE A BATTERY BACK-UP
18. LOCATE EXTERIOR 110V SERVICE OUTLET WITHIN 25' OF AC UNIT.

ABBREVIATION LEGEND

#	NUMBER	CABINET		PNTD	PAINTED
@	AT	F.F.	FINISH FLOOR	PROT	PROTECTION
℄	CENTER LINE	FIN.	FLOOR	PSF	POUNDS PER SQUARE FOOT
⌀	DIAMETER	FT.	FEET	PSI	POUNDS PER SQUARE INCH
∠	ANGLE	FTG.	FOOTING	QTY	QUANTITY
±	PLUS OR MINUS	GA.	GAUGE	RAD	RADIUS
A.B.	ANCHOR BOLT	GALV.	GALVANIZE	REINF	REINFORCE
ABV.	ABOVE	GND.	GROUND	REQ'D	REQUIRED
A/C	AIR CONDITIONING	GYP. BD	GYMPSUM WALL BOARD	RM	ROOM
ADJ.	ADJACENT	HDW.	HARDWARE	R.O.	ROUGH OPENING
A.F.F.	ABOVE FINISH FLOOR	HORIZ.	HORIZONTAL	SCHED	SCHEDULE
ALUM.	ALUMINUM	HR.	HOUR	SHWR	SHOWER
APPROX.	APPROXIMATE	HT	HEIGHT	SHT	SHEET
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS	HVAC	HEATING VENTILATING AIR CONDITIONING	SIM	SIMILAR
BD.	BOARD	HYD	HYDRANT	SPEC	SPECIFICATION
BITUM.	BITUMINOUS	I.D.	INSIDE DIAMETER	STD	STANDARD
BLDG.	BUILDING	I.F.	INSIDE FACE	STIFF	STIFFENER
B.M.	BENCH MARK	IN	INCHES	STR	STRUCTURAL
B.O.	BOTTOM OF	INFO	INFORMATION	SUPER	SUPERVISOR
BOT.	BOTTOM	INSUL	INSULATION	SUSP	SUSPENDED
B.P.	BASE PLATE	INT	INTERIOR	THRU	THROUGH
BRG.	BEARING	LAV	LAVATORY	TO.	TOP OF
BTWN.	BETWEEN	MAINT	MAINTENANCE	TOA	TOP OF ASPHALT
CLG.	CEILING	MANUF	MANUFACTURER	TOF	TOP OF FOOTING
CLR.	CLEAR	MAX.	MAXIMUM	TOW	TOP OF WALL
CMU.	CONCRETE MASONRY UNIT	MAT	MATERIAL	TOS	TOP OF SLAB
COL.	COLUMN	MECH	MECHANICAL	TBC	TOP BACK OF CURB
CONC.	CONCRETE	MFR	MANUFACTURERE	TYP.	TYPICAL
CONT.	CONTINUOUS	MIN	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
CONST.	CONSTRUCTION	MISC	MISCELLANEOUS	VERT	VERTICAL
COORD.	COORDINATE	M.O.	MASONARY OPENING	w/	WITH
C.T.J.	CONTRACTION JOINT	MTL.	METAL	w/o	WITHOUT
DBL.	DOUBLE	NIC	NOT IN CONTRACT	W/D	WASHER DRYER
DEPT.	DEPARTMENT	NTS	NOT TO SCALE	WD	WOOD
DET.	DETAIL	O.C.	ON CENTER	WWF	WELDED WIRE FABRIC
DIA.	DIAMETER	O.D.	OUTSIDE DIAMETER		
DTL.	DETAIL	O.F.	OUTSIDE FACE		
DWGS.	DRAWINGS	O.H.	OVER HEAD		
EA.	EACH	OHD	OVER HEAD DOOR		
EF.	EACH FACE	OPP.	OPPOSITE		
EJ.	EXPANSION JOINT	PART	PARTITION		
ELEV.	ELEVATION	PCF	POUNDS PER CUBIC FOOT		
EQ.	EQUAL	PERP	PERPENDICULAR		
E.S.	EACH SIDE	PL	PLATE		
E.W.	EACH WAY	PLF	POUNDS PER LINEAR FOOT		
EXIST.	EXISTING	PNTD	PAINTED		
EXP.	EXPANSION	PROT	PROTECTION		
EXT.	EXTERIOR	PSF	POUNDS PER SQUARE FOOT		
F.D.	FLOOR DRAIN	PSI	POUNDS PER SQUARE INCH		
FND.	FOUNDATION	QTY	QUANTITY		
F.E.	FIRE EXTINGUISHER				
F.E.C.	FIRE EXTINGUISHER				

7/11/2024 5:08:04 PM

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF R.C. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF R.C. HARRIS INC. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF SUCH ACCEPTANCE.

LIMITED OWNERSHIP ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER DIMENSIONS, AND CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR, DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

BY ACCEPTING THESE PLANS THE CONTRACTOR UNDERSIGNED THAT THESE DRAWINGS AND SPECIFICATIONS ARE SUFFICIENT TO DESCRIBE THE WORK TO BE PERFORMED AND THAT ALL WORK NOT SPECIFICALLY SHOWN OR SPECIFIED BUT NECESSARY TO THE SATISFACTORY CONSTRUCTION AND OPERATION OF THE SYSTEMS INDICATED SHALL BE PERFORMED AND FURNISHED BY THE CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

BY ACCEPTING THESE PLANS THE CONTRACTOR UNDERSIGNED AGREES THAT HE/SHE SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND SHALL NOTIFY THIS OFFICE IN WRITING OF ANY DISCREPANCIES OR ERRORS WHICH MAY AFFECT THE WORK.

BY ACCEPTING THESE PLANS THE CONTRACTOR UNDERSIGNED AGREES TO PERFORM ALL WORK AND SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, SUBCONTRACTORS, AND ANYONE ELSE WORKING ON THE PLANS DIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN THE DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF R.C. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY AGREED AGREED.

VAN SICKLE DESIGN & DRAFTING
4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule

Revision Number	Revision Date

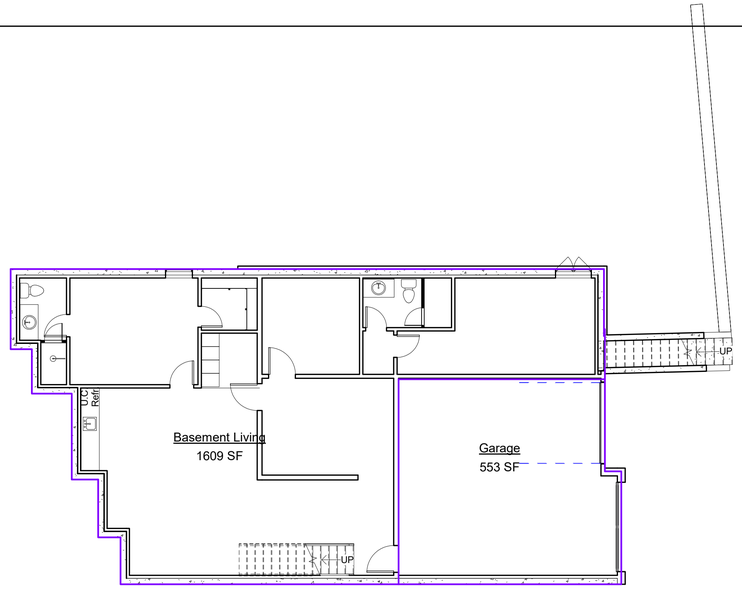
732 Crescent
Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

General Notes

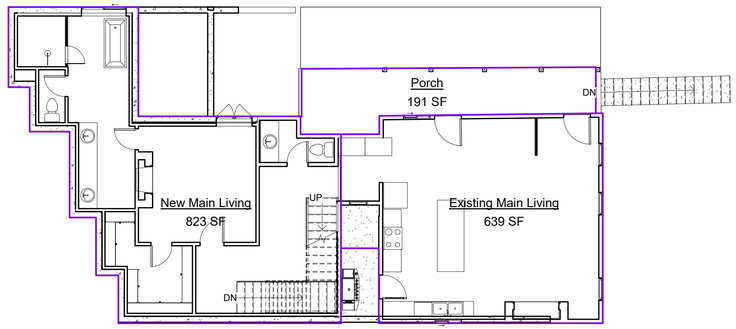
SCALE:
1/4" = 1'-0"

DATE
9 APR 2024

SHEET
A1.02



1 Basement
1/8" = 1'-0"



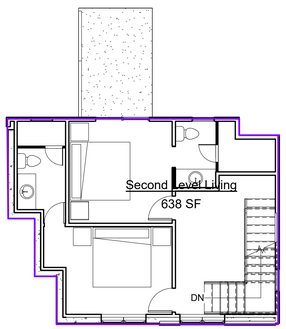
2 First Floor
1/8" = 1'-0"

Square Footage - Living		
Number	Name	Area
A1	Basement Living	1609 SF
A2	Existing Main Living	639 SF
A3	New Main Living	823 SF
A4	Second Level Living	638 SF
A5	Loft Level	416 SF
		4125 SF

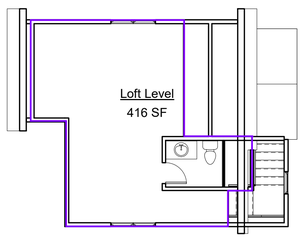
Square Footage - Non Living		
Number	Name	Area
B1	Garage	553 SF
B2	Crawl Space	Not Placed
		553 SF

Square Footage - Exterior		
Number	Name	Area
C1	Porch	191 SF
		191 SF

EXISTING HOUSE FOOTPRINT:	639 SF
PROPOSED HOUSE FOOTPRINT:	1,462 SF
LM CODE ALLOWED FOOTPRINT:	1,912 SF



3 Second Floor
1/8" = 1'-0"



4 Loft Level
1/8" = 1'-0"

7/11/2024 5:08:05 PM

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF R.S. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY AND OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF R.S. HARRIS INC. WRITTEN CONTRACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE. SCALED DIMENSIONS, CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE SHALL NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE IS ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING

BY ACCEPTING THESE PLANS DOCUMENTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY DIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF R.S. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREED

VAN SICKLE
DESIGN & DRAFTING
4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

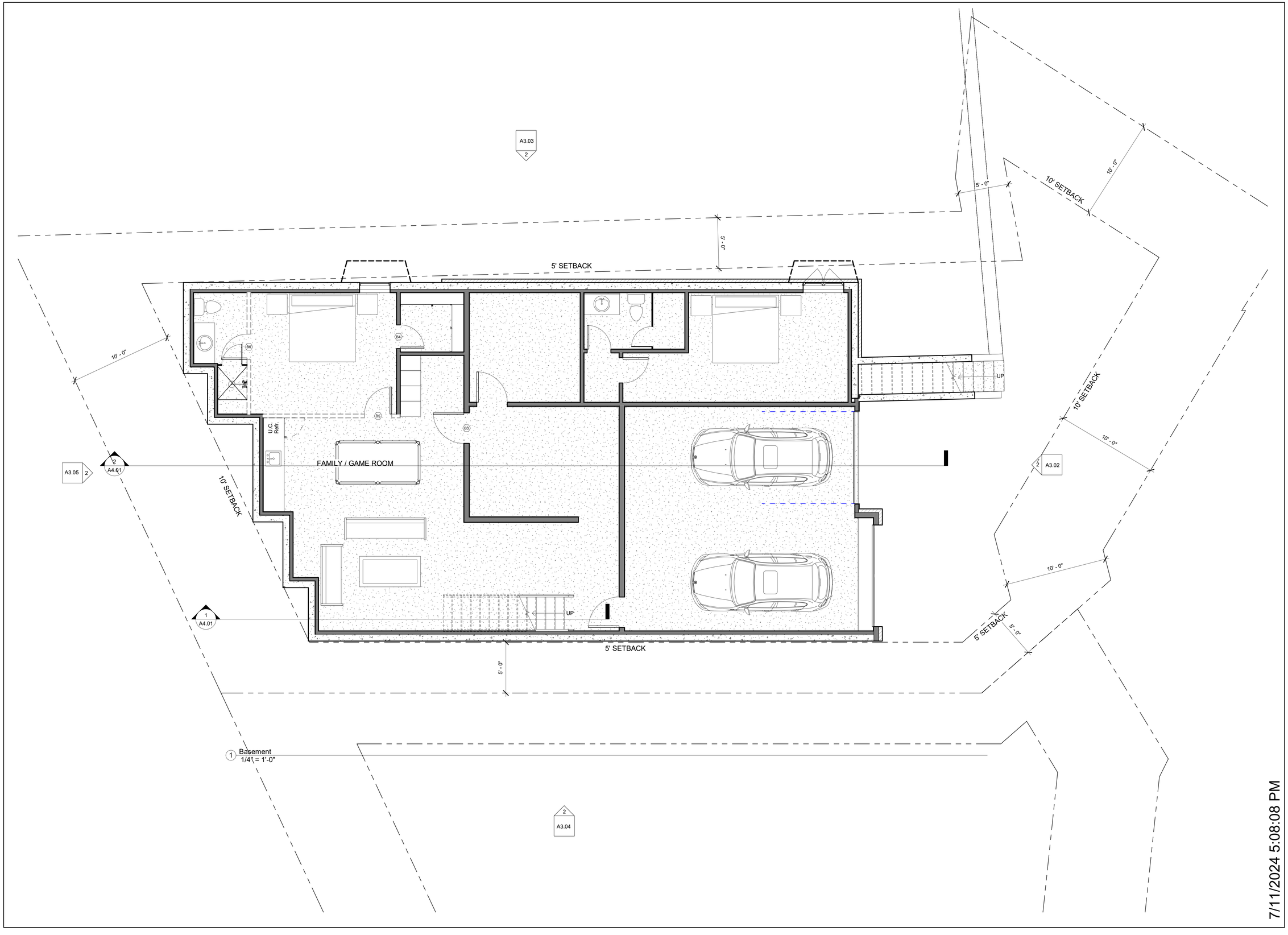
Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

Area Calculation Plan

SCALE:
1/8" = 1'-0"

DATE
9 APR 2024

SHEET
A1.03



THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF R.T. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF R.T. HARRIS INC. WHEN CONTRACTS WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

LIMITATIONS

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE ARE ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE LIABLE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

INDEMNIFICATION

BY ACCEPTING THESE PLANS, DOCUMENTS AND OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, CONSULTANTS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF R.T. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY AGREED AGREED.

VAN SICKLE
DESIGN & DRAFTING
4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

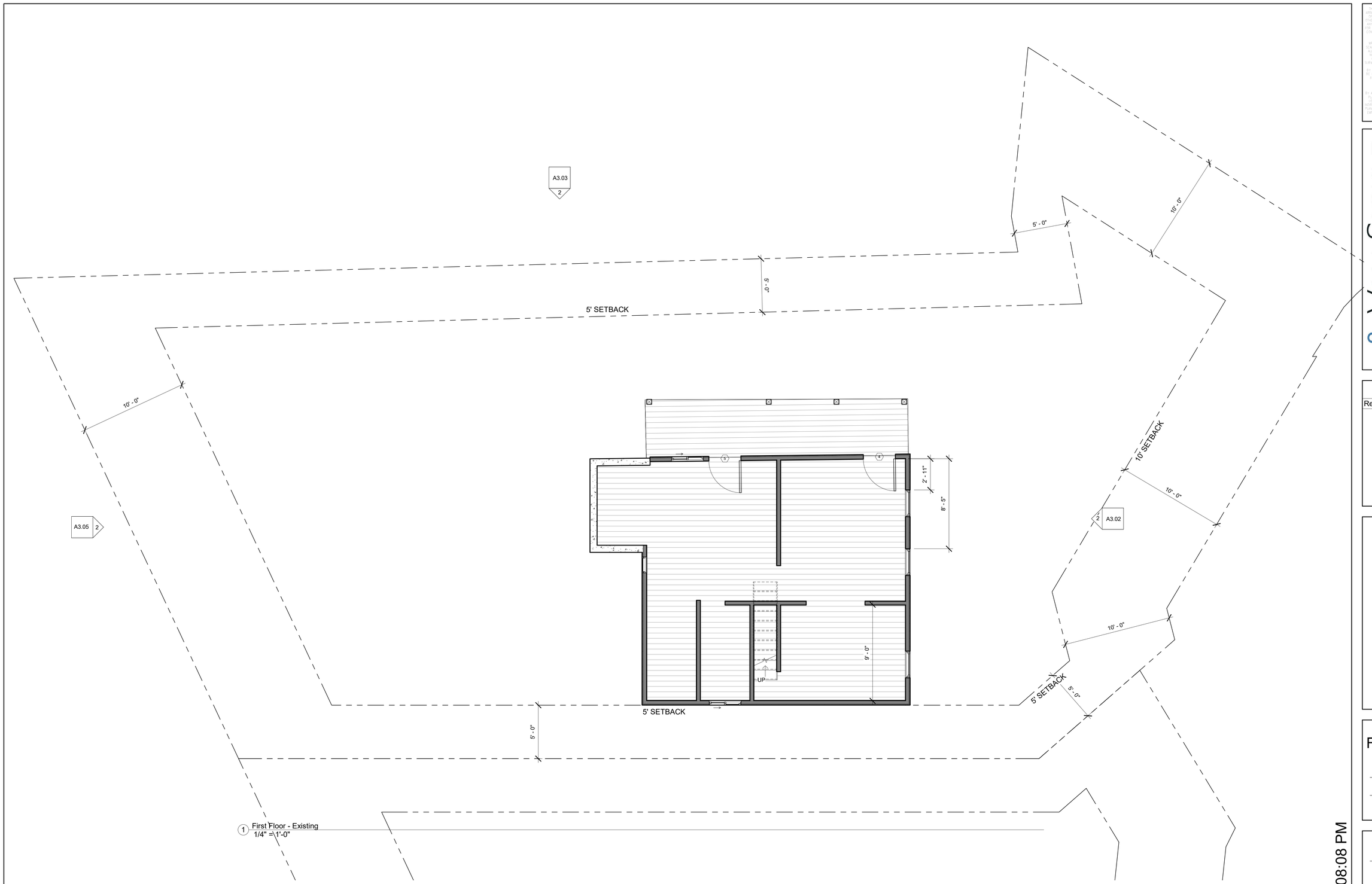
Basement Plan - Proposed

SCALE:
1/4" = 1'-0"

DATE
9 APR 2024

SHEET
A2.01

7/11/2024 5:08:08 PM



1 First Floor - Existing
1/4" = 1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE MODEL DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF R.T. HARRIS INC., NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF R.T. HARRIS INC. VISUAL CONTACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE ARE ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE LIABLE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLAN DOCUMENTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF R.T. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREED.

VAN SICKLE
DESIGN & DRAFTING
4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule

Revision Number	Revision Date

732 Crescent

Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

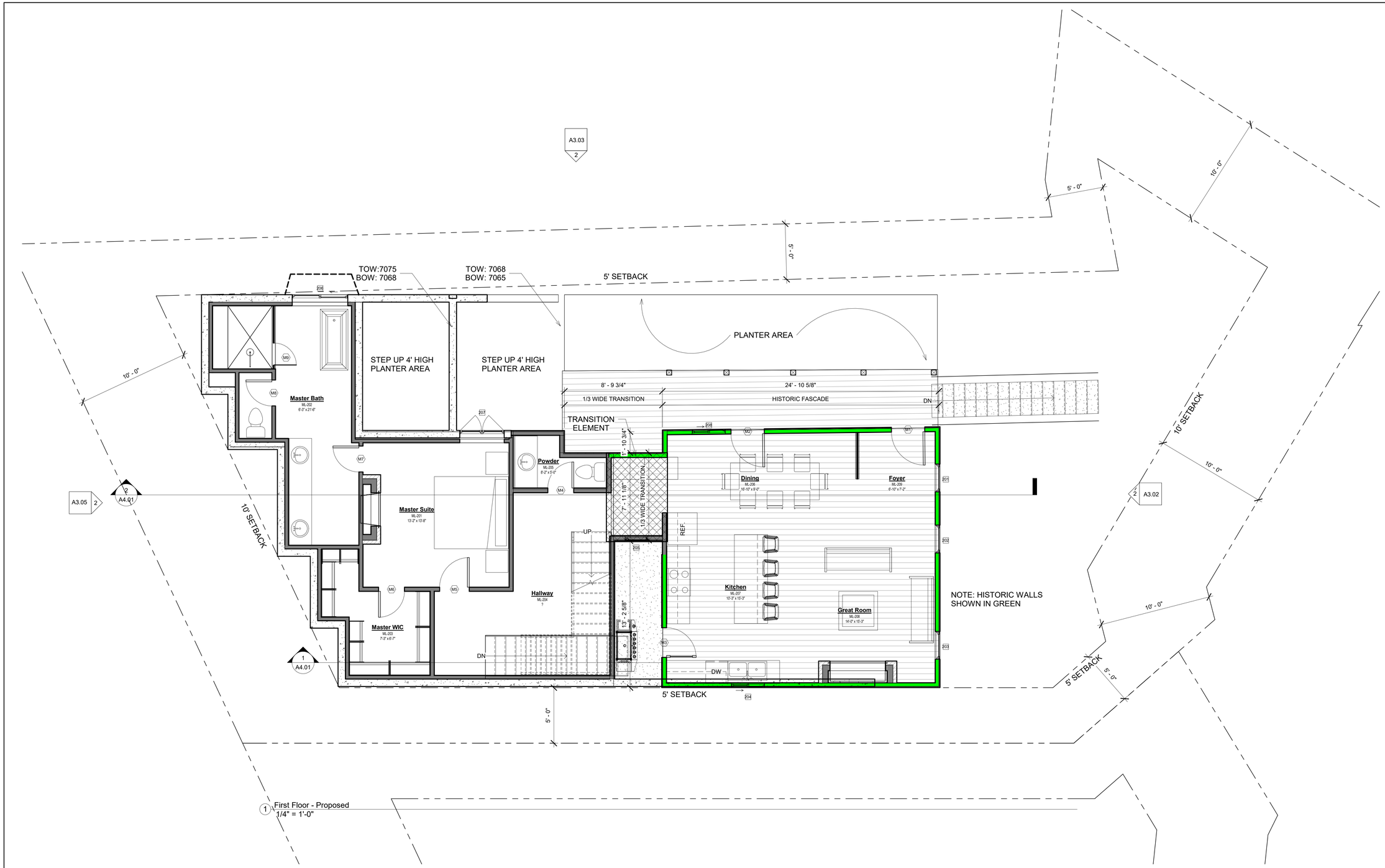
First Floor Plan - Existing

SCALE:
1/4" = 1'-0"

DATE
9 APR 2024

SHEET
A2.02

7/11/2024 5:08:08 PM



1 First Floor - Proposed
1/4" = 1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF R.S. HARRIS INC., NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BE USED BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF R.S. HARRIS INC. WHEN CONTRACTS WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE ARE ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE LIABLE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLAN DOCUMENTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF R.S. HARRIS INC., AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREED.

VAN SICKLE
DESIGN & DRAFTING
4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

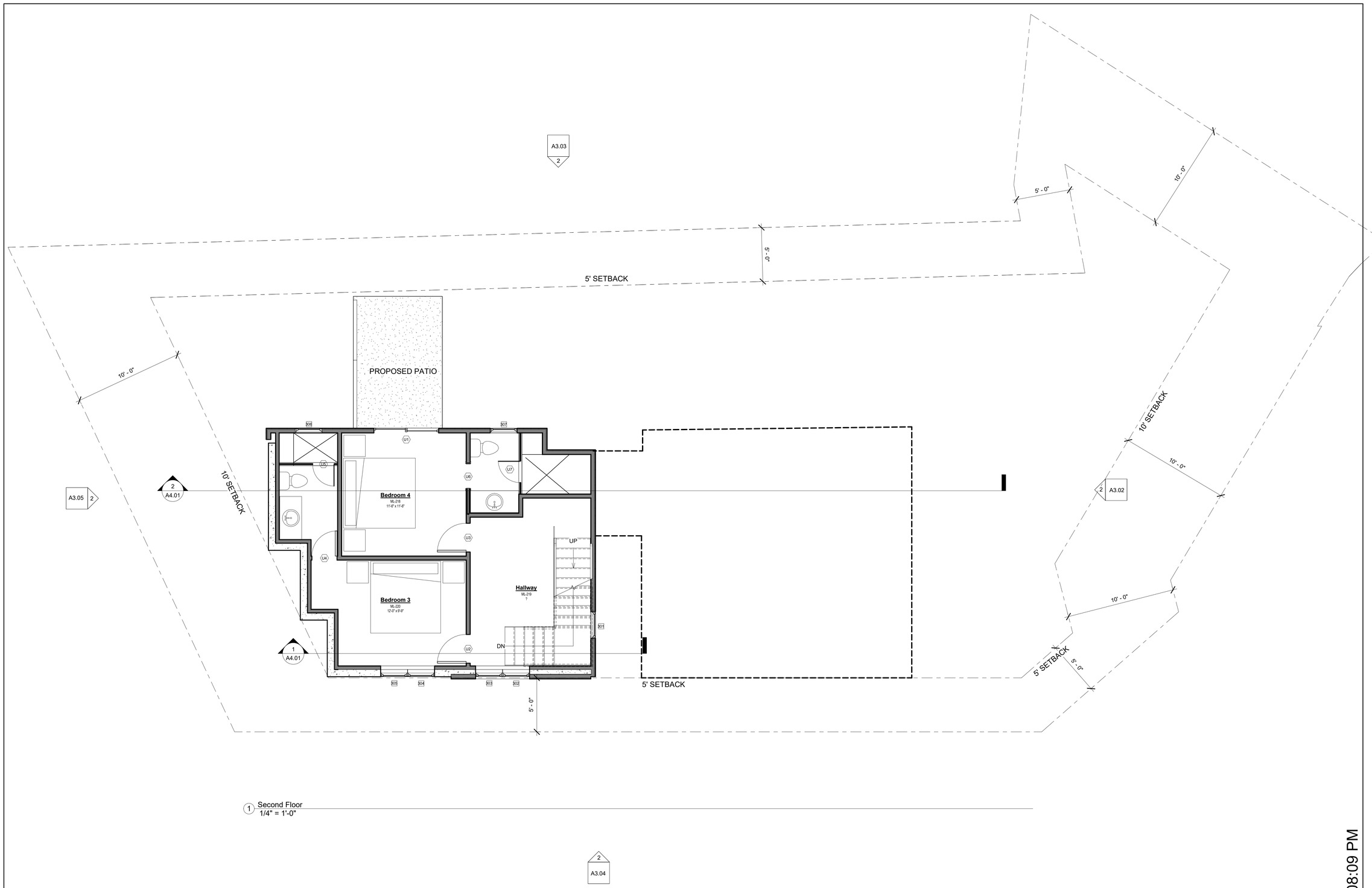
First Floor - Proposed

SCALE:
1/4" = 1'-0"

DATE
9 APR 2024

SHEET
A2.03

7/11/2024 5:08:09 PM



1 Second Floor
1/4" = 1'-0"

2
A3.04

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE MODEL DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF R.T. HARRIS INC., NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF R.T. HARRIS INC. WHEN CONTRACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE ARE ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING

BY ACCEPTING THESE PLANS,CONTRACTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY DIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF R.T. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREED

VAN SICKLE
DESIGN & DRAFTING
4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule

Revision Number	Revision Date

732 Crescent

Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

Second Floor Plan - Proposed

SCALE:
1/4" = 1'-0"

DATE
9 APR 2024

SHEET
A2.04

7/11/2024 5:08:09 PM

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF R.S. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF R.S. HARRIS INC. WRITTEN CONTRACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE. SCALED DIMENSIONS, CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE ARE ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING

BY ACCEPTING THESE PLANS CONTRACTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY DIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF R.S. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREED

VAN SICKLE
DESIGN & DRAFTING
4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule

Revision Number	Revision Date

732 Crescent

Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

Loft Level - Proposed

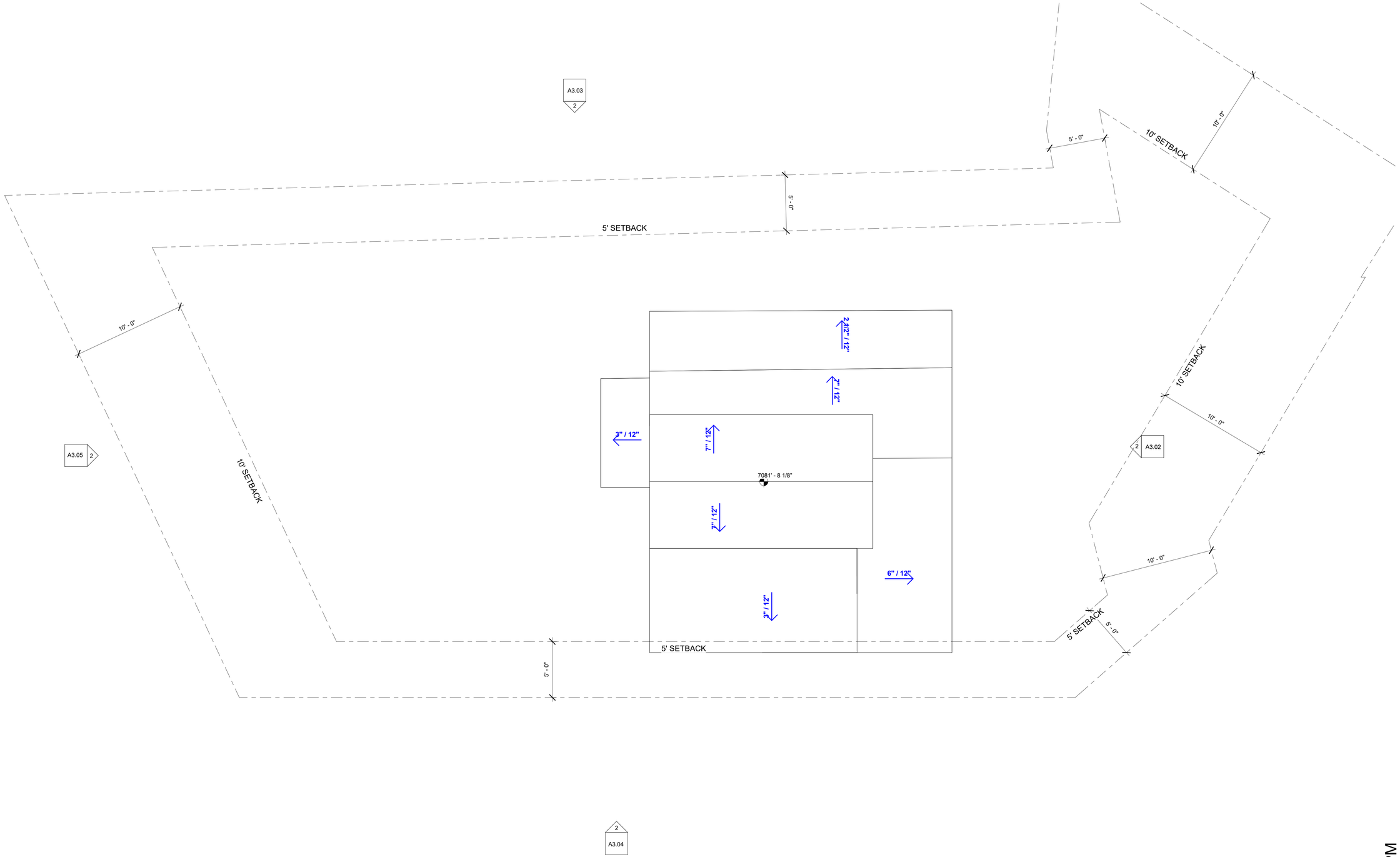
SCALE:
1/4" = 1'-0"

DATE
9 APR 2024

SHEET
A2.05

7/11/2024 5:08:10 PM

1 Loft Level
1/4" = 1'-0"



1 Roof Plan - Existing
1/4" = 1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE MODEL DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF R.T. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF R.T. HARRIS INC. VISUAL CONTACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE ARE ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE LIABLE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLANS CONTRACTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF R.T. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREED

VAN SICKLE
DESIGN & DRAFTING
4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule

Revision Number	Revision Date

732 Crescent

Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

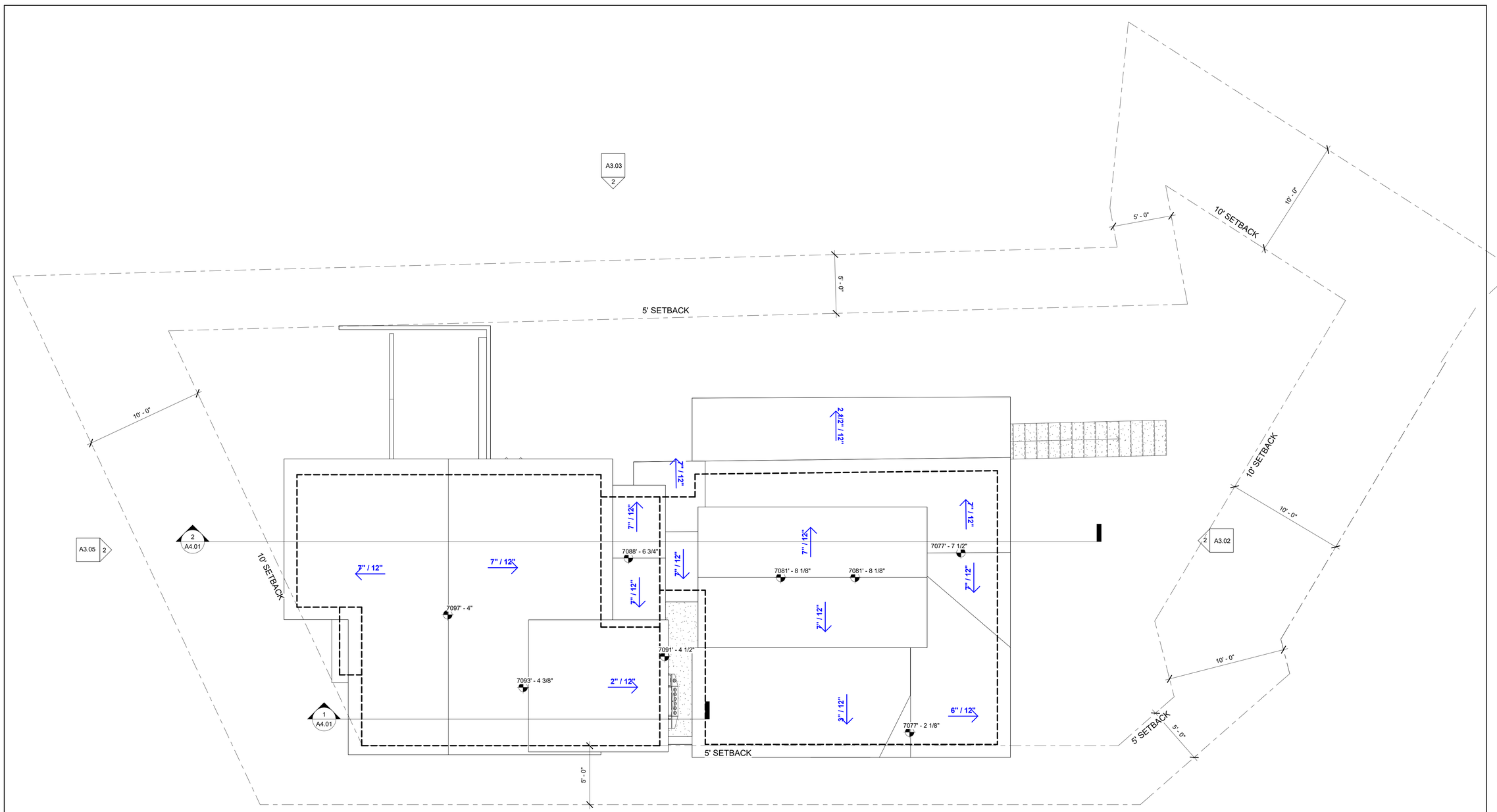
Roof Plan - Existing

SCALE:
1/4" = 1'-0"

DATE
9 APR 2024

SHEET
A2.06

7/11/2024 5:08:10 PM



1 Roof Plan - Proposed
1/4" = 1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF B.T. HARRIS INC. WHEN CONTRACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE ARE ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE LIABLE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLAN DOCUMENTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF B.T. HARRIS INC., AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREED.

VAN SICKLE
DESIGN & DRAFTING
4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule

Revision Number	Revision Date

732 Crescent

Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

Roof Plan - Proposed

SCALE:
1/4" = 1'-0"

DATE
9 APR 2024

SHEET
A2.07

7/11/2024 5:08:10 PM

Window Schedule

Mark	Rough Opening Width	Rough Opening Height	Type	Tempered	Comments
103	3' - 0"	5' - 0"	Window-Fixed		
201	2' - 6"	5' - 0"	Window-Double-Hung		
202	2' - 6"	5' - 0"	Window-Double-Hung		
203	2' - 6"	5' - 0"	Window-Double-Hung		
204	3' - 0"	1' - 6"	Window-Sliding-Double		
205	2' - 0"	4' - 0"	Window-Fixed		
206	5' - 0"	4' - 0"	Window-Sliding-Double		
207	4' - 0"	5' - 0"	Window-Casement-Double		
208	3' - 0"	2' - 0"	Window-Sliding-Double		
209	2' - 0"	2' - 0"	Window-Fixed		
301	2' - 6"	5' - 0"	Window-Double-Hung		
302	2' - 6"	5' - 0"	Window-Double-Hung		
303	2' - 6"	5' - 0"	Window-Double-Hung		
304	2' - 6"	5' - 0"	Window-Double-Hung		
305	2' - 6"	5' - 0"	Window-Double-Hung		
306	2' - 6"	3' - 10"	Window-Double-Hung		
307	2' - 6"	5' - 0"	Window-Double-Hung		
308	2' - 0"	2' - 0"	Window-Fixed		
311	4' - 0"	5' - 0"	Window-Casement-Double		
401	2' - 6"	5' - 0"	Window-Double-Hung		
402	2' - 6"	5' - 0"	Window-Double-Hung		
403	2' - 6"	5' - 0"	Window-Double-Hung		
404	2' - 6"	5' - 0"	Window-Double-Hung		
405	2' - 6"	5' - 0"	Window-Double-Hung		

Door Schedule - Main

Door Number	Width	Height	Family	Finish Comments
B1	9' - 0"	8' - 0"	Door-Garage-Flush_Panel	
B3	3' - 0"	6' - 8"	Single-Flush	
B4	2' - 4"	6' - 8"	Single-Flush	
B5	2' - 8"	7' - 0"	Single-Flush	
B6	2' - 6"	6' - 8"	Single-Flush	
B7	2' - 0"	7' - 0"	Door-Interior-Shower-Glass	
L1	2' - 4"	6' - 8"	Single-Flush	
L2	10' - 0"	8' - 0"	Overhead-Sectional-VSD Modern	
L9	3' - 0"	6' - 8"	Single-Flush	
L11	2' - 4"	6' - 8"	Single-Flush	
L12	2' - 0"	7' - 0"	Door-Interior-Shower-Glass	
L13	2' - 6"	6' - 8"	Single-Flush	
L14	3' - 0"	6' - 8"	Single-Flush	
M1	3' - 0"	6' - 8"	Single-Flush	
M2	3' - 0"	6' - 8"	Single-Flush	
M3	2' - 8"	7' - 0"	Single-Glass 1 no trim.0001	
M4	2' - 4"	6' - 8"	Single-Flush	
M5	2' - 8"	7' - 0"	Single-Flush	
M6	2' - 4"	6' - 8"	Single-Flush	
M7	2' - 4"	6' - 8"	Single-Flush	
M8	2' - 4"	6' - 8"	Single-Flush	
M9	2' - 0"	7' - 0"	Door-Interior-Shower-Glass	
U1	6' - 0"	8' - 0"	Sliding-2 panel	
U2	2' - 8"	7' - 0"	Single-Flush	
U3	2' - 8"	7' - 0"	Single-Flush	
U4	2' - 4"	6' - 8"	Single-Flush	
U5	2' - 0"	7' - 0"	Door-Interior-Shower-Glass	
U6	2' - 4"	6' - 8"	Door-Interior-Single-Pocket-2_Panel-Wood	
U7	2' - 0"	7' - 0"	Door-Interior-Shower-Glass	

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF R.S. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY AND OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF R.S. HARRIS INC. VISUAL CONTACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE. SCALED DIMENSIONS, CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE SHALL NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSIGNED THAT THERE NO ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE FOR ANY OMISSIONS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING

BY ACCEPTING THESE PLAN DOCUMENTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR ENTITIES DIRECTLY INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF R.S. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREED

VAN SICKLE
DESIGN & DRAFTING
4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule

Revision Number	Revision Date

732 Crescent

Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

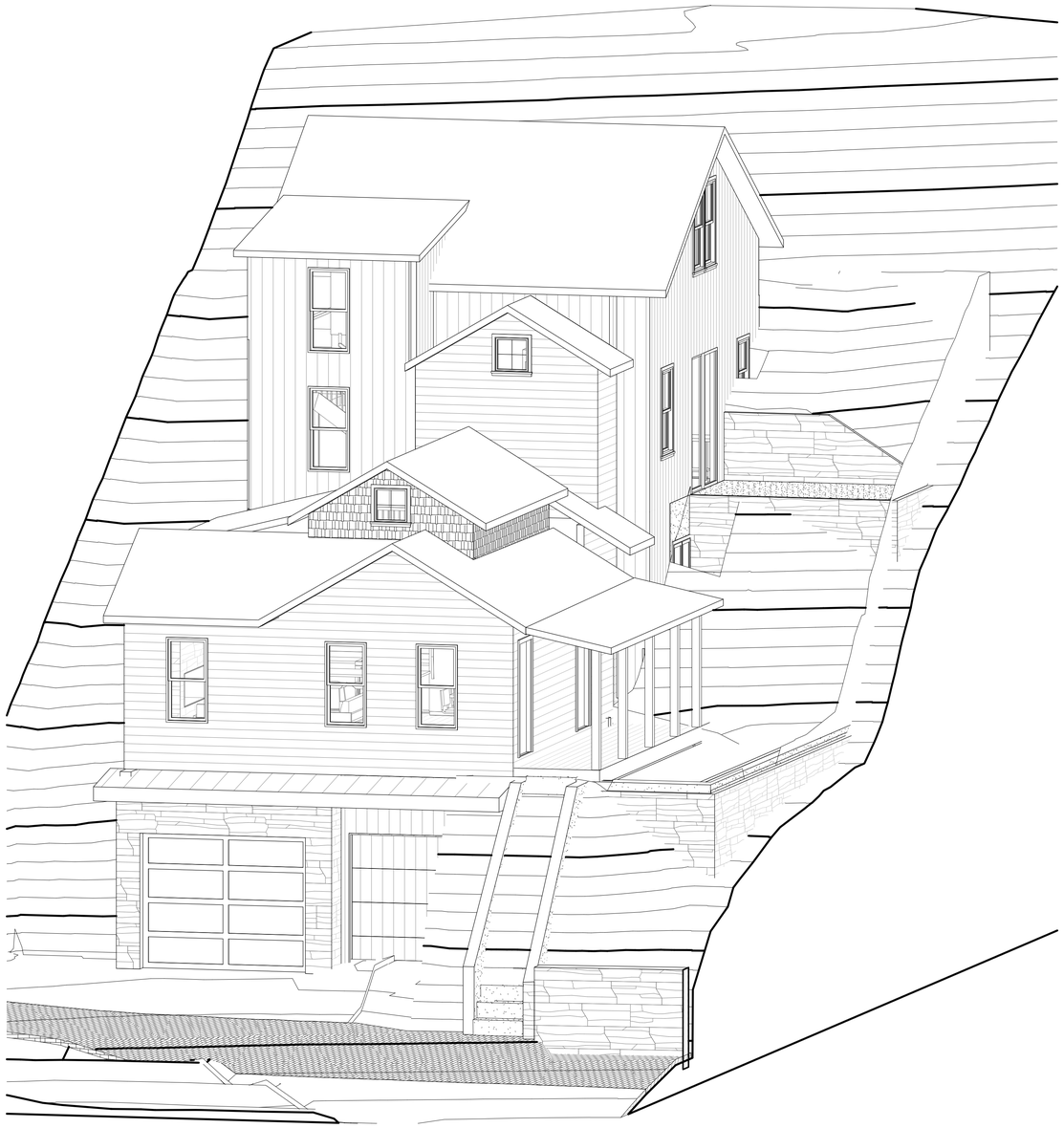
Schedules

SCALE:

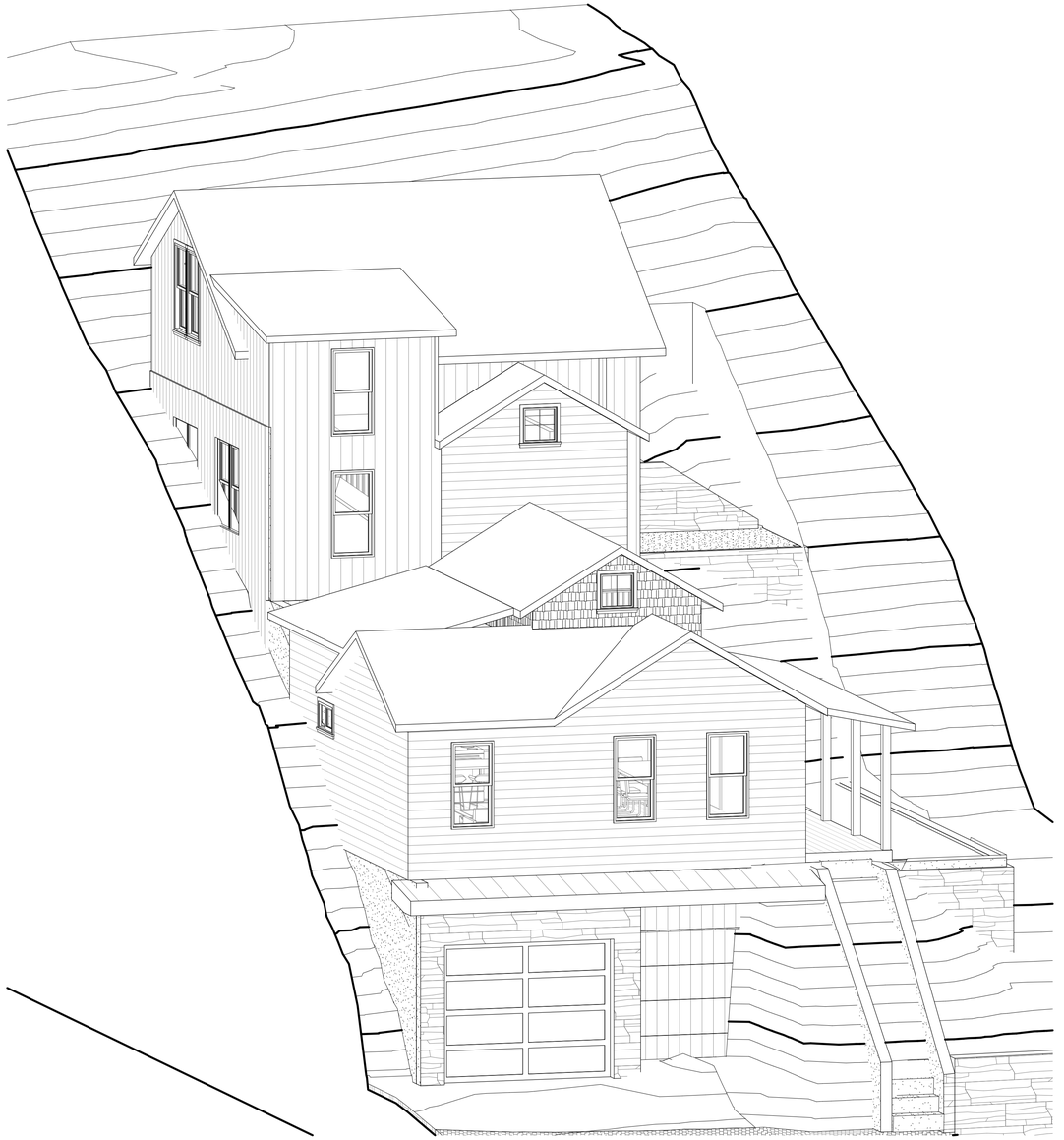
DATE
9 APR 2024

SHEET
A2.08

7/11/2024 5:08:11 PM



1 Front Perspective



2 Rear Perspective

7/11/2024 5:08:16 PM

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF R.S. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY AND OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF R.S. HARRIS INC. WHEN CONTRACTS WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

BY BUILDING THESE PLANS THE CONTRACTOR ACKNOWLEDGES THAT THERE ARE NO ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE LIABLE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

INDEMNIFICATION

BY ACCEPTING THESE PLAN DOCUMENTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF R.S. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREED.

VAN SICKLE
DESIGN & DRAFTING
4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

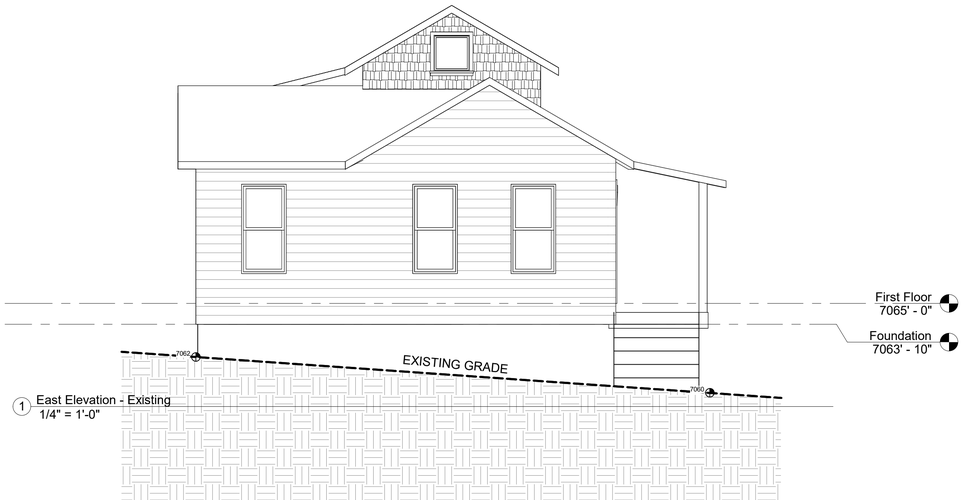
Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

Isometric Elevations

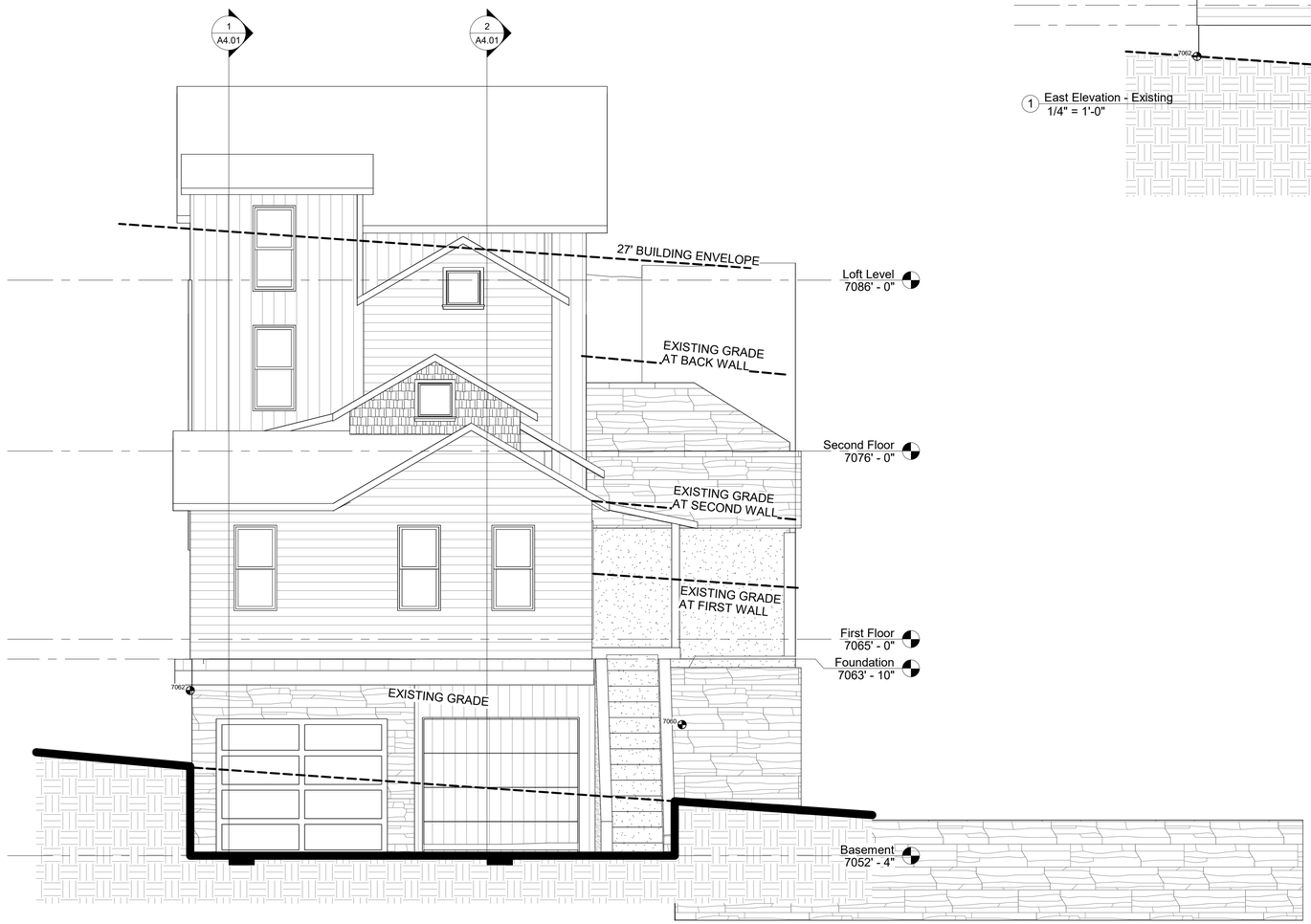
SCALE:

DATE
9 APR 2024

SHEET
A3.01



1 East Elevation - Existing
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF R.S. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF R.S. HARRIS INC. VISUAL CONTACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

BY BUILDING THESE PLANS THE CONTRACTOR / HOMEOWNER(S) THAT THERE ARE NO ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE RESPONSIBLE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ANY ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLAN DOCUMENTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF R.S. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREED.

VAN SICKLE
DESIGN & DRAFTING
4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

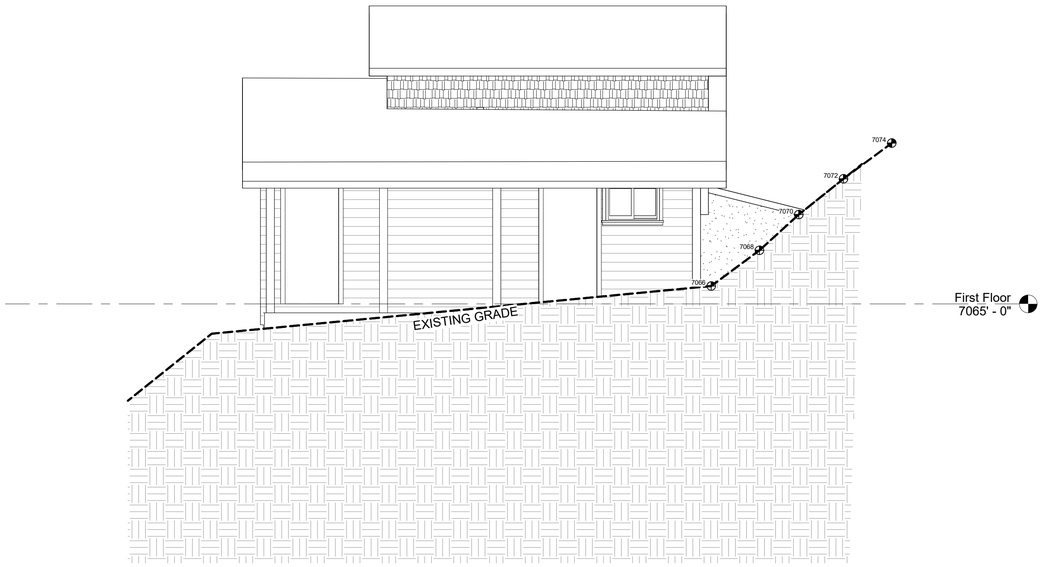
Elevations

SCALE:
1/4" = 1'-0"

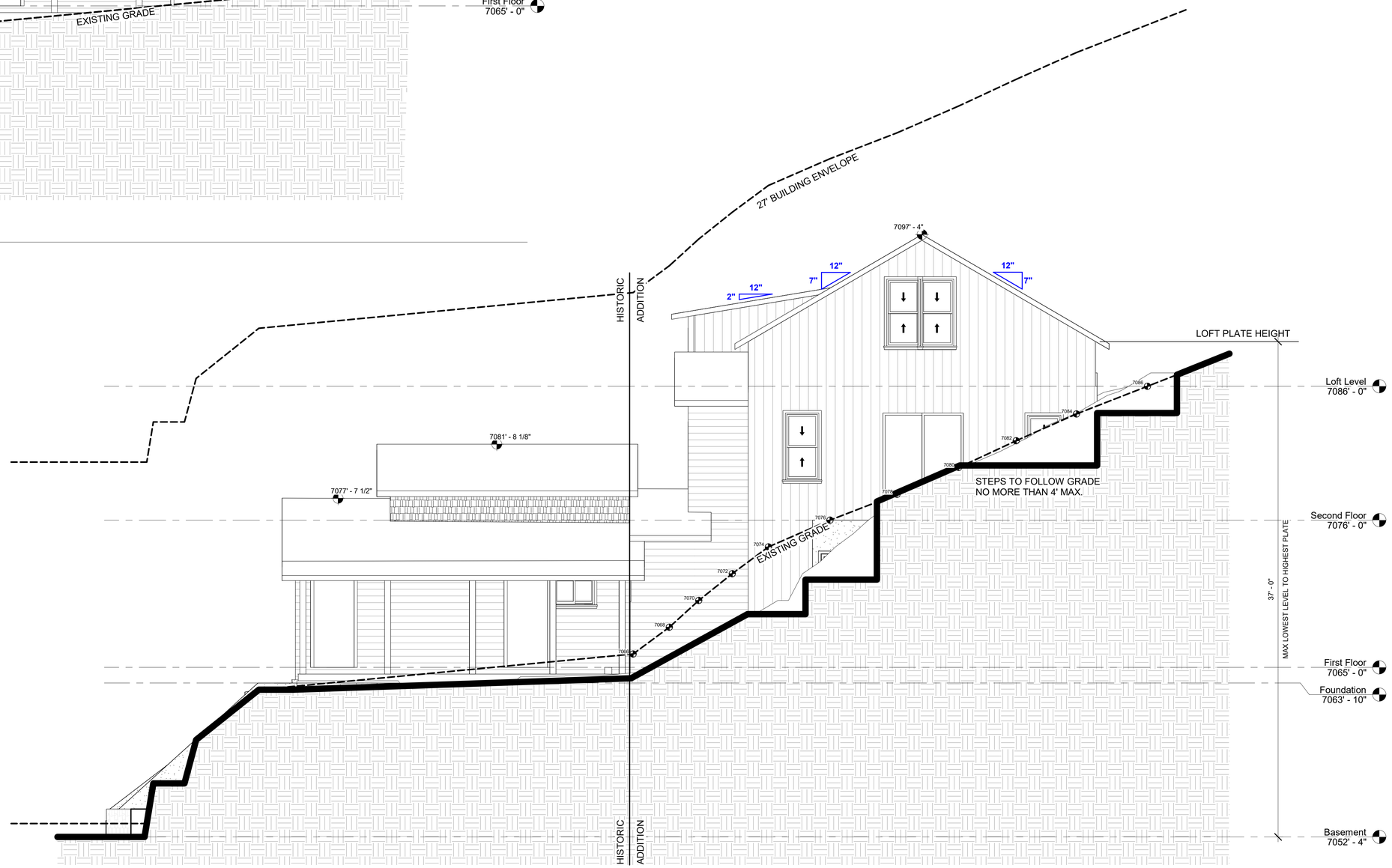
DATE
9 APR 2024

SHEET
A3.02

7/11/2024 5:08:18 PM



1 North Elevation - Existing
1/4" = 1'-0"



2 North Elevation - Proposed
1/4" = 1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF R.S. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF R.S. HARRIS INC. WRITTEN CONTRACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE SHALL NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE NO ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING

INDEMNIFICATION
BY ACCEPTING THESE PLAN DOCUMENTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF R.S. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREED

VAN SICKLE
DESIGN & DRAFTING
4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

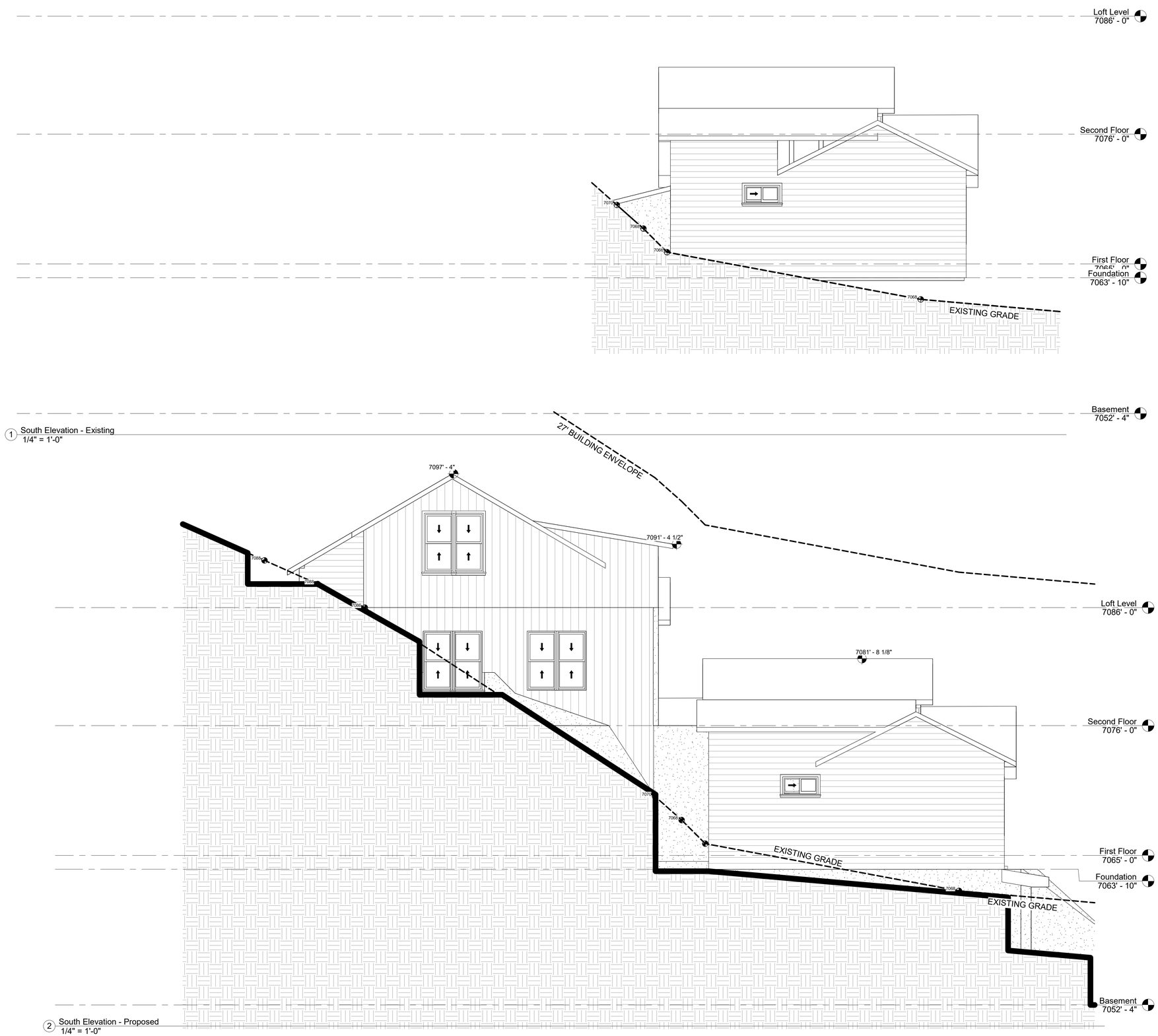
Elevations

SCALE:
1/4" = 1'-0"

DATE
9 APR 2024

SHEET
A3.03

7/11/2024 5:08:20 PM



1 South Elevation - Existing
1/4" = 1'-0"

2 South Elevation - Proposed
1/4" = 1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF V.S. HARRIS INC., NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BE USED BY ANY PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF V.S. HARRIS INC. VISUAL CONTACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

LIMITING DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE SCALED DIMENSIONS, CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE ARE ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE ITSH ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING

BY ACCEPTING THESE PLAN DOCUMENTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF V.S. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREED

VAN SICKLE
DESIGN & DRAFTING
4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule

Revision Number	Revision Date

732 Crescent

Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

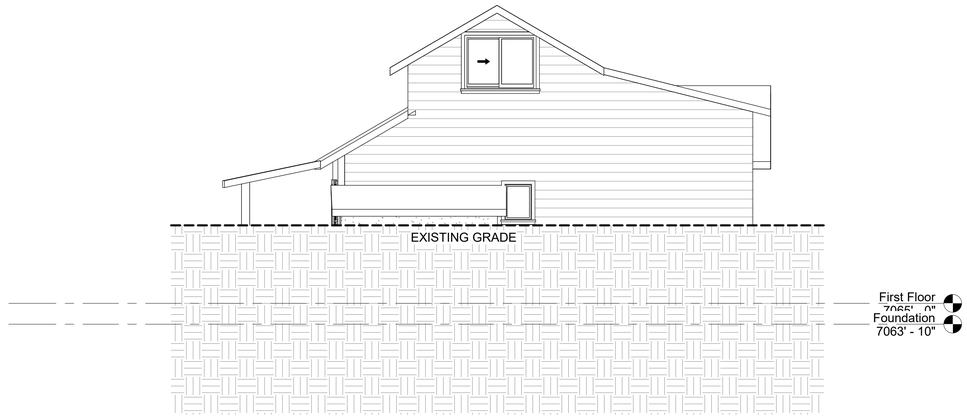
Elevations

SCALE:
1/4" = 1'-0"

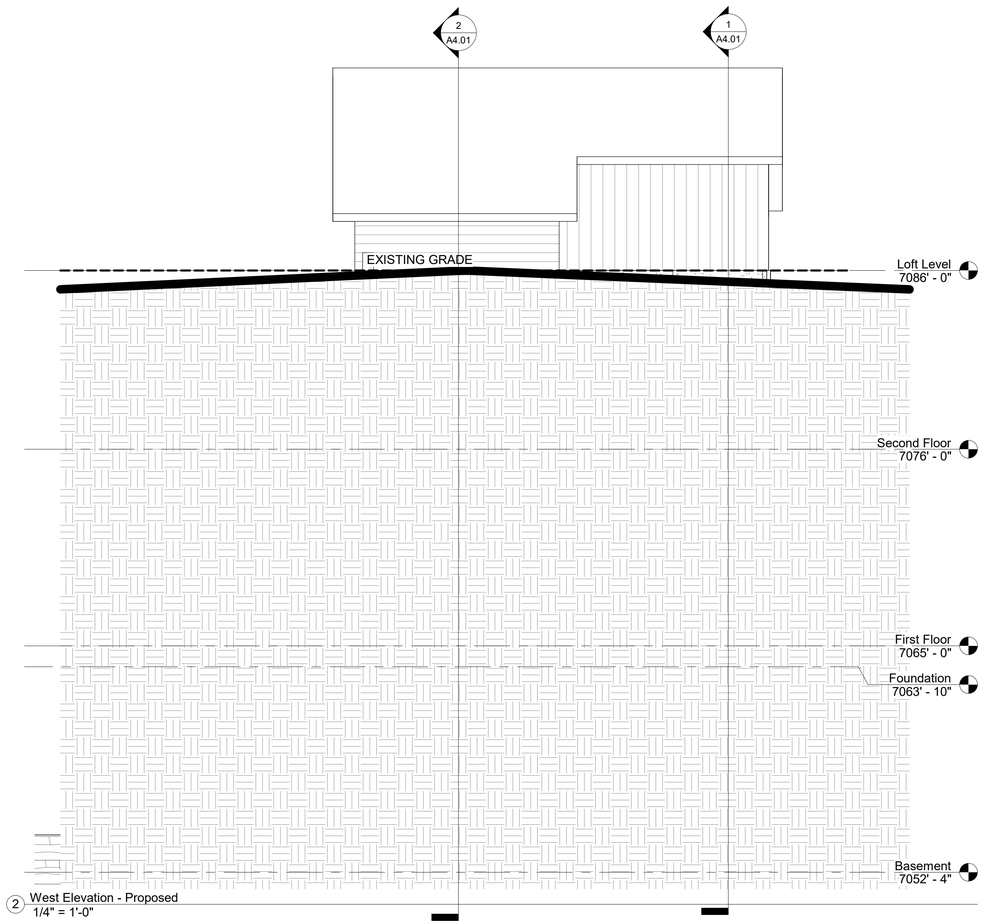
DATE
9 APR 2024

SHEET
A3.04

7/11/2024 5:08:21 PM



1 West Elevation - Existing
1/4" = 1'-0"



2 West Elevation - Proposed
1/4" = 1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF R.S. HARRIS INC., NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY AND OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF R.S. HARRIS INC. WHEN CONTRACTS WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH

BY BUILDING THESE PLANS THE CONTRACTOR INDEPENDENTLY THAT THERE NO ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING

BY ACCEPTING THESE PLAN DOCUMENTS AND OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY DIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF R.S. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREE

VAN SICKLE
DESIGN & DRAFTING
4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule

Revision Number	Revision Date

732 Crescent

Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

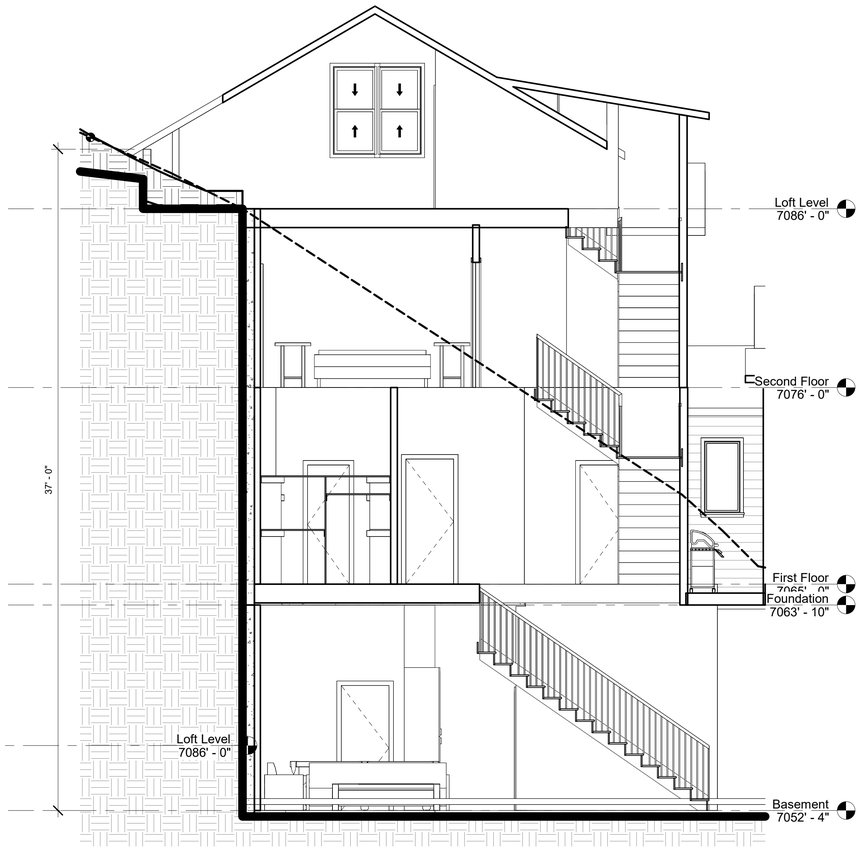
Elevations

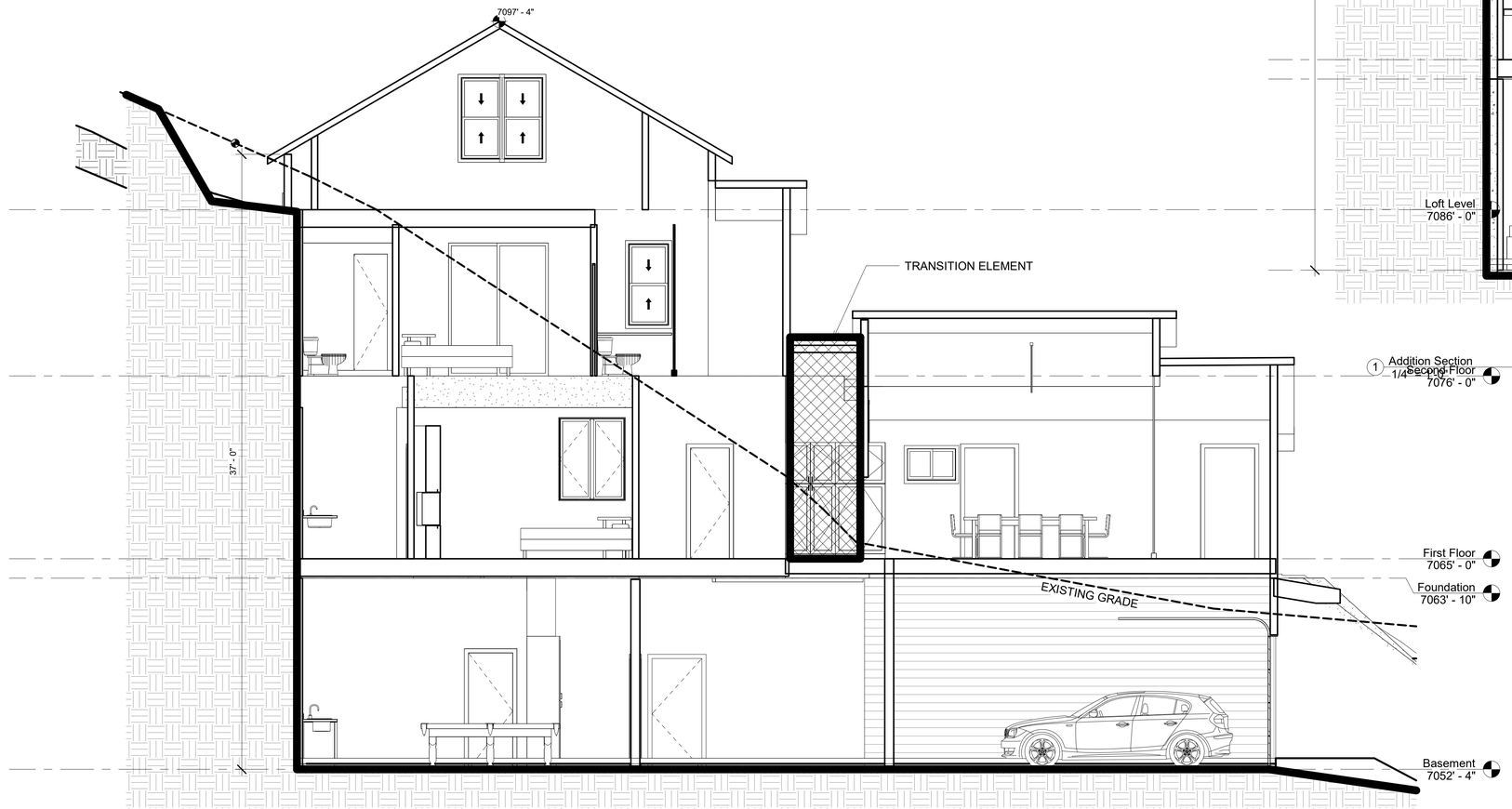
SCALE:
1/4" = 1'-0"

DATE
9 APR 2024

SHEET
A3.05

7/11/2024 5:08:22 PM





2 Depth Section
1/4" = 1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF B.S. HARRIS INC., NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF B.S. HARRIS INC. VISUAL CONTACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE ARE ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING

BY ACCEPTING THESE PLAN DOCUMENTS AND OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF B.S. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREED

VAN SICKLE
DESIGN & DRAFTING
4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

Building Sections

SCALE:
1/4" = 1'-0"

DATE
9 APR 2024

SHEET
A4.01

7/11/2024 5:08:25 PM

Historic Preservation Board
Staff Report

Planning Department

Author: **Anya Grahn, Historic Preservation Planner**
Subject: **Historic Sites Inventory**
Address: **732 Crescent Tram**
Project Number: **PL-16-03370**
Date: **March 1, 2017**
Type of Item: **Administrative – Determination of Significance for Additions**

Summary Recommendation:
Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and determine whether the additions to 732 Crescent Tram, designated as a Landmark structure on the Park City Historic Sites Inventory (HSI), are historic in accordance with the attached findings of fact and conclusions of law.

Topic:
Project Name: 732 Crescent Tram
Applicant: Old Town Lands, LLC (Represented by Tom Peek)
Owners: Old Town Lands, LLC
Proposal: Determination of Significance for Additions

Background:
The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, currently includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. Since 2009, staff has reviewed Determination of Significance (DOS) applications with the HPB on a case-by-case basis in order to keep the Historic Sites Inventory (HSI) current. The existing structure at 732 Crescent Tram was added to the Inventory as a Landmark Structure based on a reconnaissance level survey by then-Historic Preservation Consultant Dina Blaes in 2009.

On August 23, 2015, Staff received an HDDR pre-application to discuss the historical significance of some of the structure's rear additions. The property owner would like to remove the non-historic additions, mothball[1] the structure, and then move forward with a plat amendment to create two lots of record at this site. The historic house would be renovated following recordation of a future plat amendment and an addition may be constructed at that time.

The applicant received a non-structural interior exploratory demolition permit in 2015. The exploratory demolition has afforded greater understanding of the development of this house, and has allowed staff to determine approximate dates of construction for the additions based on materials and construction methods. Site visits have been made by

[1] Mothballing is the act of closing the building temporarily to protect it from weather as well as securing it from vandalism.

former Chief Building Official Chad Root, Historic Preservation Consultant Anne Oliver, and Planning Department staff.

The Planning Department received a Determination of Significance (DOS) application for the additions on the historic house on November 14, 2016; it was deemed complete on November 17, 2016. Because of the limited information available on the Historic Site Form, staff has conducted additional research to determine the developmental history of this Landmark house and the historic significance of the rear additions. The purpose of this staff report is to have the HPB review the criteria to determine the historical significance of the rear additions on the west and south sides of the house.

The applicant is aware that this DOS application only determines the historical significance of the additions. The Historic Preservation Board (HPB) will have to review and approve the removal of these additions and/or any additional historic materials as part of a larger rehabilitation project through the Material Deconstruction process.

History of the Structure:

According to the Summit County Recorder's Office, this house was constructed c.1904. Physical evidence confirms that the house was originally constructed as a one-room single-cell house, facing north. Single cell houses, common in Utah between 1847 and 1910, generally consisted of single square or rectangular unit that created a single room. Single cells were often constructed with the intent to expand in the future and their simple design facilitated the addition of a second cell to the original to create a hall-parlor or even a second level.

By the 1907 Sanborn Fire Insurance Map, the single-cell house at 732 Crescent Tram had been expanded to the west, to create a more traditional rectangular hall-parlor form. Additionally, a rear addition had been constructed on the eastern half of the rear (south) elevation. At the time of its construction, the site was located outside of the Townsite survey and adjacent to the Crescent Mining Company's Tramway (Crescent Tramway). The house was also only 8 feet from the neighboring structure at 736 Crescent Tram (now demolished).

The house was likely expanded by Archie Wilson who took out a mortgage on August 6, 1906. Not much is known about Archie Wilson, but he did transfer ownership to his wife Mary Wilson in 1919. It is unclear when the Wilsons sold the house. The house remained largely unchanged from 1904 through 1929.

What is unusual about this house is that the hall-parlor form is facing north, with its side elevation facing the public footpath and 8th Street to the north. The north-facing orientation likely originated with the c.1904 single-cell house. At the time of its construction, the original builder may not have anticipated how the house would be expanded and so it did not matter that the house faced north towards its neighbor. Over time, the house was expanded to the west in order to create the hall-parlor form and the north-facing entry remained. The two cells on the west side were living areas and the c.1907 addition that created the "L" was a bedroom. Had the builder expanded the

living areas to the south of the original single cell, the building would have become a cross-wing and the entrance would have had to be relocated to the east façade, facing Crescent Tram.

In 1926, Carl Winters took a job at the Park City High School. Winters lived in the house with his wife and three daughters for twelve years. His daughter Marie remembered the house only consisting of "a kitchen, bathroom, dining room, front room, and one bedroom." This is consistent with the Sanborn Maps that show the original hall-parlor form along with a rear addition to the south.

During the Winters' ownership of the house, Marie remembers her father making a number of improvements. She recalls that he "tore off the kitchen and bathroom and made them new." It is unclear if the kitchen was simply renovated or if it was completely demolished and rebuilt. Per the applicant's analysis, this kitchen addition to the west of the original single cell has newer building materials; however, it maintained the original footprint that was evident in the Sanborn Fire Insurance Map of 1907. Winters also constructed a new stairway along the west wall of the c.1907 rear addition for access to the second level he built. It appears that Carl Winters also added an extension to the c.1907 rear addition and constructed a root cellar at the far front end of the kitchen extension. The porch seems to have been constructed by 1941 as well as seen in the c.1941 tax photograph.

This 1941 Sanborn Fire Insurance Map does not depict the rear addition to the south of the original ell, nor does it show the second story addition and porch.

The Sanborn Fire Insurance maps were originally used to assess fire insurance liability. They became popular in the U.S. following the Civil War when population growth led to a construction boom in an effort to rebuild the South and settle the West. As staff and the HPB have discovered in Park City's Sanborn Fire Insurance Map Collection, the maps were often updated following 1907 with trace paper. As firefighting capabilities improved, less attention was paid to accurately updating the maps. For that reason, the changes to 732 Crescent Tram seen in the historic tax photograph may not have been documented in the 1941 Sanborn map.

c.1941 Tax Photograph shows the rear in-line addition as well as the rooftop expansion Carl Winters added between 1926 and 1938.

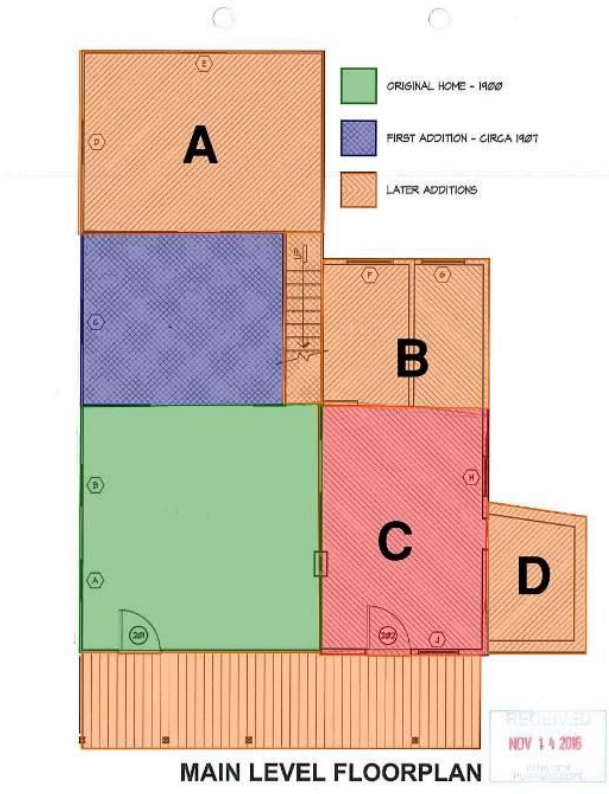
Carl Winters was a prominent Parkite. Winters taught mathematics at the Park City High School (1255 Park Avenue) until he was promoted to principal in 1936. Two years later, he became the Park City School District Superintendent, a position he held for 27 years; he retired in 1965. When the Park City High School moved to its new location on

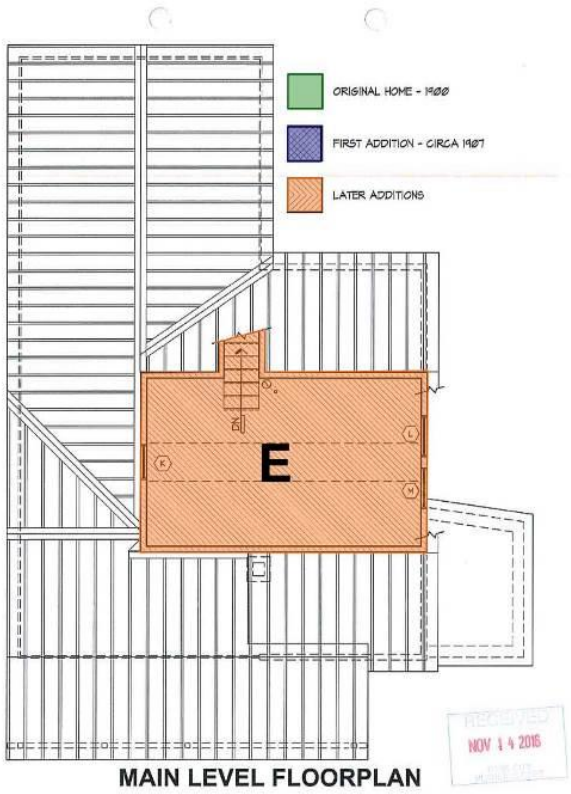
Kearns Boulevard in 1977, the building became the Carl Winters Middle School, named in honor of the long-time superintendent.

Due to the location of the house outside of the Townsite survey and its proximity to Crescent Tramway, it is difficult to document the history of ownership for this property. It is unclear who resided in the home after the Winters family sold it; however, the Sweeney Land Company gave a quit claim deed to G. Leo and Margaret Rodgers in 1985. It is unknown if they lived in the house or in Park City in general as there is little record of the couple. The Planning Department records show that the City awarded the Rodgers a Historic District Grant in 1988 for painting, a new roof, and fixing a wall (see Analysis for further discussion); it is unclear which wall was repaired but staff assumes the painting and new roof covered both the historic hall-parlor as well as the additions made by Winters.

Mrs. Rodgers then deeded the house to the Salt Lake Exchange Accom. in 2002. It was purchased by current owner Thomas Peek in 2002; however, it was transferred to Old Town Lands LLC, of which Peek is a representative, in 2005.

The following analysis documents the development of the historic house:

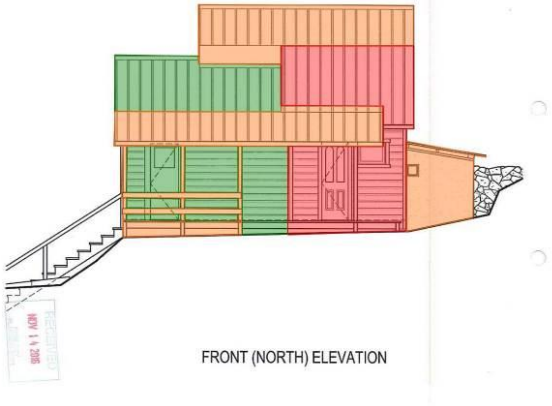




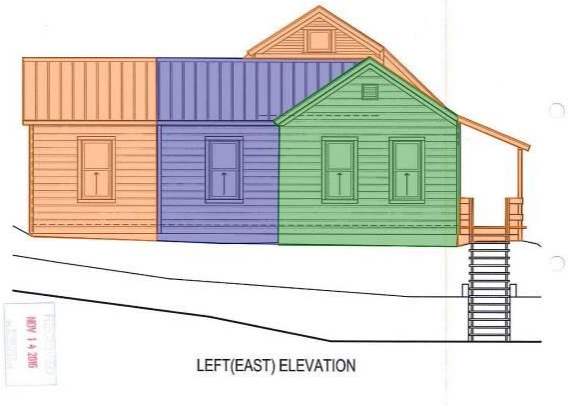
The green shaded room represents the original c.1904 one room single cell house. The purple shaded area reflects the addition that was constructed early on, sometime between 1900-1907 based on Sanborn Map Analysis. Addition A does not appear in the Sanborn

Fire Insurance Maps, but does appear in the c.1941 tax photograph; it is likely that this addition was added by Carl Winters. Addition B is the bathroom wing and stairs, and Addition D is the root cellar that were also likely constructed by Winters. The red shading reflects the kitchen addition that was reconstructed by Winters and maintained the original dimensions of the c.1907 hall-parlor form (Addition C). Winters also added the second level (Addition E). The Sanborn Fire Insurance Maps do not show a full-width front porch; however, it appears in the c.1941 tax photograph. It's likely that the porch was also constructed by Winters when the other improvements were made.

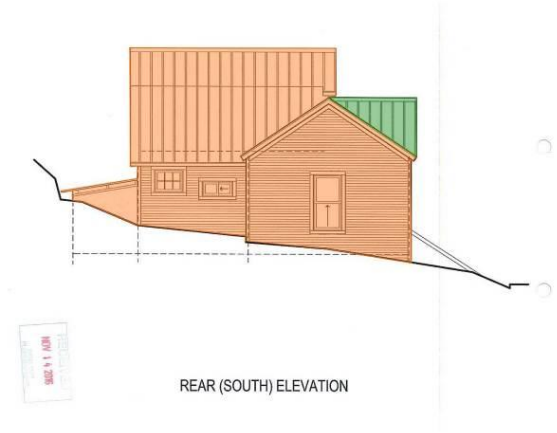
The elevations further clarify the number of alterations that were made between 1926 to 1941:



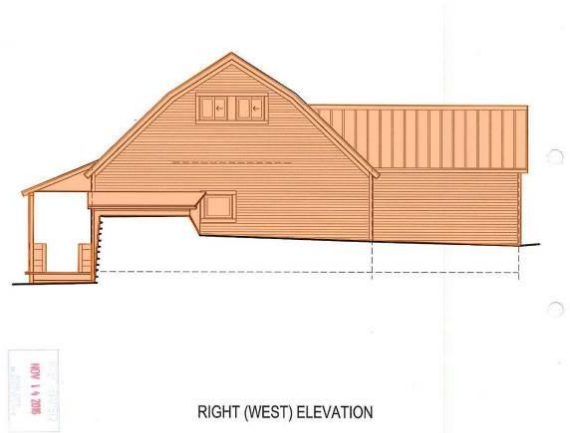
The green shaded form shows the original single cell form. The orange shading represents the modifications made by Carl Winters between 1926-1938, which included adding a root cellar on the east side of the house and a second level addition. The red shading reflects the kitchen addition that Winters reconstructed and that maintained the original form of the c.1907 hall-parlor as shown in the Sanborn Fire Insurance Maps. The porch was likely constructed under the Winters ownership as well.



The green shaded area shows the side of the original single cell form. The purple shading shows the first addition that was constructed before 1907 and appears throughout the Sanborn Fire Insurance Maps. The orange shading shows the changes that were likely made between 1926-1938. They are not shown on the Sanborn Fire Insurance Maps, but they are depicted in the c.1941 tax photograph.



The green shaded form shows the south elevation of the original hall-parlor. The remainder of the rear elevation was built by Winters between 1926-1938.



The orange shaded areas represent what was built by the Winters between 1926-1938.

The house has remained largely unchanged since Winters' improvements were constructed between 1926 and 1938. The interior was gutted as part of an exploratory demolition permit in 2015.

Photos from 2013

Analysis and Discussion:

The Historic Preservation Board is authorized by Title 15-11-5(I) to review and take action on the designation of sites within the Historic Sites Inventory (HSI). The Historic Preservation Board may designate sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the preservation of historic sites in the community (LMC 15-11-10). Land Management Code Section 15-11-10(A) sets forth the criteria for designating sites to the Park City Historic Sites Inventory (HSI). The structure is currently identified as "Landmark" on the Historic Site Form. It is not listed on the National Register of Historic Places (NRHP) but is eligible for listing.

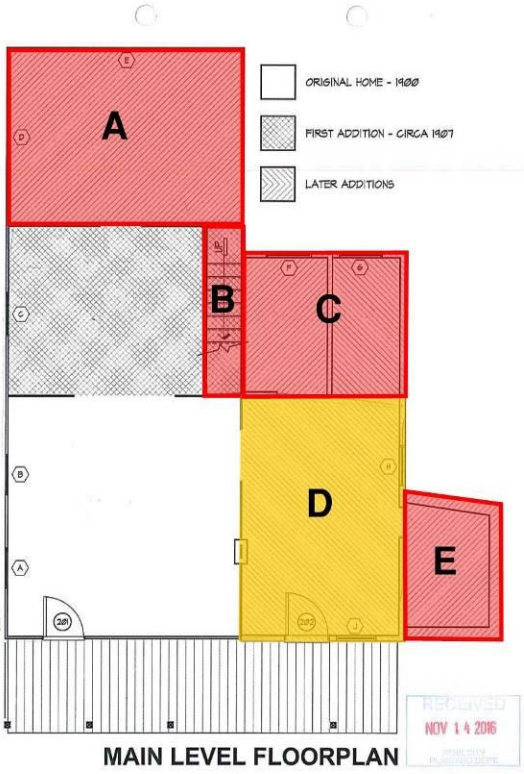
Evaluating Historical Significance

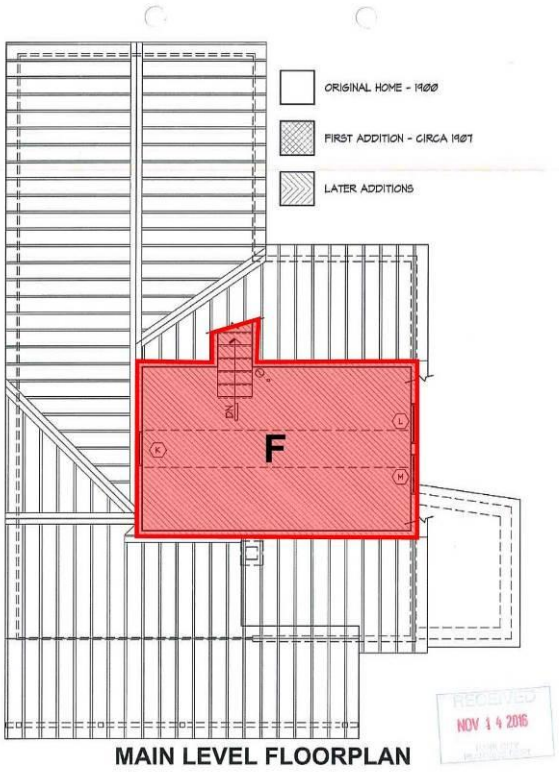
To be listed on the NRHP, the building must presently reflect those characteristics that tell the story or convey its importance in American history, architecture, archeology, engineering, and/or culture. It must possess integrity of location, design, setting, materials, workmanship, feeling, and association. In Park City, individual buildings make up our Mining Boom Era Residences Thematic National Register District, which was listed on the NRHP due to its architectural and historical significance.

The Land Management Code provides criteria in which to evaluate the historical significance of this historic house and its additions that is based off of the NRHP criteria. Like a district, the house was designated as a Landmark structure on the city's HSI due to the sum of its parts. As detailed further in the analysis below, the house could be deemed significant for (1) its association with an event, the Mature Mining Era, (2) its association with a person of significance in the community, Carl Winters, and/or (3) its Design/Construction which includes its hall-parlor form, single-wall construction, and possibly the developmental history of this site.

The applicant has requested that the HPB make a determination of significance on the additions to the historic house. If the HPB finds that the additions are not historic, the applicant will submit an HDDR application to remove them in the future. The HPB will then review the material deconstruction associated with removing these additions. Should the HPB find that the additions are historic and should remain, they will not be permitted to be permanently removed from the historic house.

The HPB will need to determine what period of development is historically significant in order to determine whether or not these additions are historically significant. Staff has provided more detail in the following analysis.





- ***Addition A*** *is the in-line addition that was likely constructed by Carl Winters; it is not reflected in the Sanborn Fire Insurance Maps, but does appear in the 1941 tax photograph. The applicant believes this addition is not historic.*
- ***Addition B*** *is the stairs that were likely constructed when the second level was added (Addition F).*
- ***Addition C*** *is the bathroom addition that was constructed by Carl Winters; it, too, does not appear in the Sanborn Fire Insurance Maps. The applicant believes this addition is not historic.*
- ***Addition D*** *is the kitchen addition that was reconstructed by Carl Winters. Though it was constructed between 1926 and 1938, it did maintain the original footprint of the c.1907 hall-parlor form as depicted by the Sanborn Fire Insurance maps.*
- ***Addition E*** *is the root cellar that was also likely constructed by Carl Winters. The applicant believes this addition is not historic.*
- ***Addition F*** *is the second level addition that was built by Carl Winters. It is depicted in the c.1941 historic tax photograph, but was not original to the c.1907 house. The applicant believes this addition is not historic.*

Staff requests that the HPB find whether or not these additions would meet the criteria for Landmark designation, based on the following:

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 or if the Site is of exceptional importance to the community; and

Complies. The additions being reviewed were constructed by Carl Winters during his ownership of the house (1926 to 1938), making these additions between 91 and 79 years old.

(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

Complies. As previously described, this building is eligible for the NRHP, though it is not listed. The building is eligible as it currently exists, with these additions, as it contributes to the historical and architectural significance of the district overall. As documented by staff, the building has largely remained the same since the end of the Mature Mining Era, with the additions in question being over 50 years old. These additions do not detract from the historic building. While the overall form was modified at the end of the Mature Mining Era or a short time after it, the Historic Site Form finds that "much of the original integrity and composition is intact in form."

(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;

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

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

HPB Discussion Requested.

With its additions, the building as it exists today contributes to the broad patterns of our local history because it possesses sufficient integrity to reflect the time period of the Mature Mining Era. The c.1907 hall-parlor form was one of the three most popular building forms seen during the Mature Mining Era, and its simple folk Victorian architecture reflects that same era.

The overall development of this property reflects the changing needs of Park City's mining boom era. The initial single-cell house was built c.1904 to meet the housing demand created by the mining boom. As Park City matured from a mining camp into a permanent settlement, it was common to expand houses to accommodate growing families. The single cell house at 732 Crescent Drive was expanded to the west to create a hall-parlor form and a bedroom addition was constructed to the south of the single-cell as well. By the 1920s, Park City was an established

community and permanent residents required more space for growing families; the Winters' alterations to the house again reflected the need to meet the changing needs of permanent residents and their families.

For those buildings deemed historically significant because of their association with a person, the building must reflect the time period when he or she gained significance due to his/her important achievements. This LMC provision is based on Criterion B of the NRHP, and Criterion B states that sites should be compared to other associated properties to identify those that best represent the person's historic contributions. In the case of 732 Crescent Tram, the HPB may find:

1. The additions under review are historically significant because of their association with Carl Winters and should be maintained
2. The additions under review are not significant because of their association with Carl Winters as there are better properties that represent Carl Winters' contributions to the community, such as the Park City High School (now Library).

As described earlier, Winters was significant to the history of Park City. From 1926 to 1936, he taught mathematics at the Park City High School and then served as principal for two years. From 1938 through 1965, he was the Park City School District Superintendent.

The single-cell house was initially built c.1904 but expanded by 1907 into a hall-parlor with rear addition. This early form consisted of single-wall construction, a simple building technique that allowed for buildings to be quickly constructed in an effort to meet the housing demands created by the mining boom and Great Fire.

The additions to the house reflect the distinctive characteristics of the period and methods of construction typical to the Mature Mining Era. It was not uncommon for houses to be expanded as families permanently settled in Park City, and Carl Winters added these additions between 1926 and 1938 so that the house could accommodate his family of six. The additions were constructed of simple materials and single-wall construction, echoing the construction of the original house. The second level addition was built upon the original roof, a staircase was haphazardly constructed to the west side of the c.1907 addition, and a bathroom was dug out and built into the hillside. This expansion made use of any available space on this hillside lot, which was typical of construction during the early twentieth century.

These additions lack individual distinction; however, the HPB will need to determine if they contribute to the Landmark status of the house overall.

Should the HPB find that the additions do not meet the criteria for Landmark status, the HPB may find that these additions meet the criteria for Significant status as outlined below:

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 the Site is of exceptional importance to the community; and

Complies. As previously outlined, the additions that the applicant found to be non-historic were constructed by Carl Winters between 1926 and 1938. The additions are between 91 and 79 years old.

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or
(ii) It was previously listed on the Historic Sites Inventory; or
(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or

Complies. The 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. As previously noted, the form of this house remains largely unchanged since c.1941. The additions under review today were constructed by Carl Winters between 1926 and 1938. The HPB shall determine whether these additions are historic and make up the Historical Form.

In 1988, the property received a grant of $3,770 for painting, a new roof, and fixing a wall. It is unclear which wall was repaired. Staff can only assume that the paint was for both the historic house and any additions as the house has always been painted a single color. Additionally, the new roof likely covered the entire structure as it appears that the age of the asphalt shingles is consistent throughout.

The house is currently designated as a Landmark structure on the City's Historic Sites Inventory, adopted in 2009. The house was identified as historic in the 1982 reconnaissance level survey of Old Town and was rated "B" in a 2007 NRHP eligibility survey; B sites were found to be potentially eligible/slightly less significant and/or intact.

(c) It has one (1) or more of the following:

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and
(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or

Complies. The house retains its historic scale, context, and material which allow the original c.1907 hall-parlor and rear addition to be restored, despite the additions made to the rear (south) elevation, stairway, bathroom addition, root cellar, and second level addition between 1926 and 1938. The house reflects the Historical and Architectural character of the district due to its mass, scale, composition, materials, treatment, and other architectural features that are visually compatible with the Mining Era Residences National Register District.

(d) 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
(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.

HPB Discussion Requested. The hall-parlor form and rear addition were constructed by c.1907. The hall-parlor form was one of the earliest types to be built in Park City and was one of the three most common house types built during the Mature Mining Era (1894-1930). These additions were constructed at the end of the Mature Mining Era or even after 1930.

As discussed earlier, the HPB will need to determine whether the house is significant due to its association with Carl Winters, a prominent historic figure in Park City. The HPB may also find that there is a better example—the Park City High School—that is more significant to Carl Winter's contributions to our community.

Additionally, the single-wall construction of these additions is a typical method of construction and craftsmanship that was utilized during the Historic Period to address housing shortages due to the mining boom as well as the Great Fire.

Process:

The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the "Criteria for Designating Historic Sites to the Park City Historic Sites Inventory." The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

The Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment. Appeal requests shall be submitted to the Planning Department ten (10) days of the Historic Preservation Board decision. Appeals shall be considered only on the record made before the HPB and will be reviewed for correctness.

Notice:

On February 11, 2017, Legal Notice of this public hearing was published in the Park Record, according to the requirements of the Land Management Code. Staff also sent

a mailing notice to the property owner and property owners within 100 feet on February 15, 2017 and posted the property on February 15, 2017.

Public Input:
A public hearing, conducted by the Historic Preservation Board, is required prior to adding sites to or 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. No public input was received at the time of writing this report.

Alternatives:
- Conduct a public hearing and find the additions from the HSI meet the criteria for Landmark or Significant and do contribute to the Site's listing on the Historic Sites Inventory, based on the findings of fact and conclusions of law set forth in the staff report
- Conduct a public hearing on the additions described herein and find the additions are non-historic and do not contribute to the Site's listing on the Historic Sites Inventory based on the findings of fact and conclusions of law set forth in the staff report.
- Continue the action to a date certain.

Significant Impacts:
The house at 732 Crescent Tram is currently listed on the Historic Sites Inventory (HSI). If it continues to be designated as "Landmark" on the HSI, any alterations must comply with the Design Guidelines for Historic Sites; the site will be eligible for the Historic District Grant Program. Should the additions be found to be non-historic and non-contributing to the historical significance of the landmark house, they may be removed in the future; the house will remain listed on the HSI as Landmark.

Recommendation:
Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and determine whether the rear additions to 732 Crescent Tram, designated a Landmark structure on the Park City Historic Sites Inventory (HSI), are historic in accordance with the attached findings of fact and conclusions of law.

Findings of Fact and Conclusions of Law Supporting the Historic Designation of the Additions:

Finding of Fact:
1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.
2. The house at 732 Crescent Tram is within the Historic Residential (HR-1) zoning district.
3. The historic house at 732 Crescent Tram is identified as "Landmark" on the Historic Sites Inventory (HSI). It is eligible for the National Register of Historic Places (NRHP), but is not currently listed.

4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.
5. A single-cell house was initially built on this site c.1904.
6. Analysis of the 1900, 1907, and 1929 Sanborn Fire Insurance Maps demonstrates that a second room was added to the west of the single-cell to create a hall-parlor form by 1907. A third in-line addition was also added to the south of the single-cell to create an L-shape. This is further supported by physical evidence found inside the house.
7. Carl Winters purchased the house in 1926. His daughter Marie remembers the house only consisting of "a kitchen, bathroom, dining room, front room, and one bedroom." This is supported by the 1941 Sanborn Fire Insurance Map that shows the L-shaped cottage.
8. During Winters ownership of the house (1926-1938) several additions were made that are documented by the c.1941 tax photograph. An in-line addition was constructed to expand the c.1907 rear addition; a staircase addition was constructed along the west wall of the c.1907 rear addition; a bathroom addition was built to the south of the original kitchen, or c.1907 west addition to the single cell; a root cellar was built west of the original kitchen, and a second story was added to the house.
9. Carl Winters' daughter also remembers that her father "tore off the kitchen and bathroom and made them new." It's unclear if he demolished and rebuilt the kitchen and bathroom or simply renovated them. New construction materials are found in the kitchen wing; however, it maintained the footprint of the original c.1907 addition that was made to the west side of the single-cell and that created the original hall-parlor form.
10. The house has remained largely unchanged since Winters' improvements were constructed between 1926 and 1938.
11. G. Leo and Margaret Rodgers purchased the house in 1985; in 1988, they received $3,770 in grant funds for painting, a new roof, and fixing a wall.
12. The applicant has documented the developmental history of this building and finds that the additions made by Carl Winters are not historic.
13. The additions constructed by Carl Winters are between 79 and 91 years old.
14. The building is eligible for the NRHP because it retains its historic integrity in terms of design, setting, materials, workmanship, feeling, and association as defined by the National Park Service for the National Register of Historic Places. The additions under review do not detract from the historic building. Park City's Historic Site Form finds that "much of the original integrity and composition is intact in form" which includes these additions.
15. The building as it exists today contributes to the broad patterns of Park City's history because it possesses sufficient integrity to reflect the time period of the Mature Mining Era.
16. The hall-parlor form was one of the three most popular building forms seen during the Mature Mining Era and the house at 732 Crescent Tram reflects the folk Victorian architecture seen during that era.

17. The overall development of this property reflects the changing needs of Park City's mining boom era. As Park City became an established community, permanent residents expanded the early miners' cabins in order to accommodate growing families.
18. Carl Winters is a person of historical significance in the community and the additions he made to the house at 732 Crescent Tram between 1926 and 1938 are significant because of their association with him.
19. The additions reflect the distinctive characteristics of the period and methods of construction typical to the Mature Mining Era. The additions were constructed of simple materials and single-wall construction. The staircase was haphazardly constructed to the west side of the c.1907 addition and a bathroom was built into the hillside. The expansion was typical of Park City during this period as it made use of any available space on this hillside lot.
20. The house, with its additions, was designated as a Landmark Structure in 2009 by the Historic Sites Inventory.
21. In 1982, the house was identified as historic on a reconnaissance level survey of Old Town.
22. The house was rated "B" in a 2007 NRHP eligibility survey; B sites were found to be potentially eligible for the NRHP or slightly less significant and/or intact.
23. The house retains its historic scale, context, and material which allow the original c.1907 hall-parlor and rear addition to be restored, despite the later additions made by Carl Winters. The house reflects the historical and architectural character of the district due to its mass, scale, composition, materials, treatment, and other architectural features that are visually compatible with the Mining Era Residences National Register District.

Conclusions of Law:

1. The existing house located at 732 Crescent Tram meets all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:
    a. *It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and* **Complies.**
    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* **Complies.**
    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;*
        ii. *The lives of Persons significant in the history of the community, state, region, or nation; or*
        iii. *The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.* **Complies.**
2. The existing house located at 732 Crescent Tram meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

Complies.

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or

(ii) It was previously listed on the Historic Sites Inventory; or

(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or

Complies.

(c) It has one (1) or more of the following:

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and

(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or

Complies

(d) 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

(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.

Complies.

Findings of Fact and Conclusions of Law Removing the Historic Designation of the Additions:

Finding of Fact:

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.
2. The house at 732 Crescent Tram is within the Historic Residential (HR-1) zoning district.
3. The historic house at 732 Crescent Tram is identified as “Landmark” on the Historic Sites Inventory (HSI). It is eligible for the National Register of Historic Places (NRHP), but is not currently listed.
4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.
5. A single-cell house was initially built on this site c.1904.
6. Analysis of the 1900, 1907, and 1929 Sanborn Fire Insurance Maps demonstrates that a second room was added to the west of the single-cell to create a hall-parlor form by 1907. A third in-line addition was also added to the

south of the single-cell to create an L-shape. This is further supported by physical evidence found inside the house.

7. Carl Winters purchased the house in 1926. His daughter Marie remembers the house only consisting of "a kitchen, bathroom, dining room, front room, and one bedroom." This is supported by the 1941 Sanborn Fire Insurance Map that shows the L-shaped cottage.
8. During Winters ownership of the house (1926-1938) several additions were made that are documented by the c.1941 tax photograph. An in-line addition was constructed to expand the c.1907 rear addition; a staircase addition was constructed along the west wall of the c.1907 rear addition; a bathroom addition was built to the south of the original kitchen, or c.1907 west addition to the single cell; a root cellar was built west of the original kitchen, and a second story was added to the house.
9. Carl Winters' daughter also remembers that her father "tore off the kitchen and bathroom and made them new." It's unclear if he demolished and rebuilt the kitchen and bathroom or simply renovated them. New construction materials are found in the kitchen wing; however, it maintained the footprint of the original c.1907 addition that was made to the west side of the single-cell and that created the original hall-parlor form.
10. The house has remained largely unchanged since Winters' improvements were constructed between 1926 and 1938.
11. G. Leo and Margaret Rodgers purchased the house in 1985; in 1988, they received $3,770 in grant funds for painting, a new roof, and fixing a wall.
12. The applicant has documented the developmental history of this building and finds that the additions made by Carl Winters are not historic.
13. The additions constructed by Carl Winters are between 79 and 91 years old.
14. The building is eligible for the NRHP because it retains its historic integrity in terms of design, setting, materials, workmanship, feeling, and association as defined by the National Park Service for the National Register of Historic Places. The additions under review do not detract from the historic building. Park City's Historic Site Form finds that "much of the original integrity and composition is intact in form" which includes these additions.
15. The building as it exists today contributes to the broad patterns of Park City's history because it possesses sufficient integrity to reflect the time period of the Mature Mining Era.
16. The hall-parlor form was one of the three most popular building forms seen during the Mature Mining Era and the house at 732 Crescent Tram reflects the folk Victorian architecture seen during that era.
17. The additions constructed to the house between 1926 and 1938 do not reflect the Mature Mining Era and do not contribute to our understanding of the broad patterns of our history.
18. Carl Winters is a person of historical significance in the community; however, the additions he made to the house at 732 Crescent Tram between 1926 and 1938 are not significant because of their association with Carl Winters as there are better properties that represent Carl Winters' contributions to the community, including the historic Park City High School at 1255 Park Avenue.

19. The additions do not reflect the Mature Mining Era's characteristic building types or methods of construction.
20. The house, with its additions, was designated as a Landmark Structure in 2009 by the Historic Sites Inventory.
21. In 1982, the house was identified as historic on a reconnaissance level survey of Old Town.
22. The house was rated "B" in a 2007 NRHP eligibility survey; B sites were found to be potentially eligible for the NRHP or slightly less significant and/or intact.
23. The house retains its historic scale, context, and material which allow the original c.1907 hall-parlor and rear addition to be restored, despite the later additions made by Carl Winters. The house reflects the historical and architectural character of the district due to its mass, scale, composition, materials, treatment, and other architectural features that are visually compatible with the Mining Era Residences National Register District.
24. The additions do not contribute to the historical significance of this house.

Conclusions of Law:

1. The additions to the existing house located at 732 Crescent Tram does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:
   - *d. It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and* **Complies.**
   - *e. 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* **Complies.**
   - *f. It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:*
     - *iv. An era that has made a significant contribution to the broad patterns of our history;*
     - *v. The lives of Persons significant in the history of the community, state, region, or nation; or*
     - *vi. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.* **Does not comply.**
2. The additions to the existing house located at 732 Crescent Tram meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

   (a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

   Complies.

   (b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

   (i) It previously received a historic grant from the City; or

   (ii) It was previously listed on the Historic Sites Inventory; or

   (iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or

Complies.

(c) It has one (1) or more of the following:

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and

(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or

Complies.

(d) 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

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

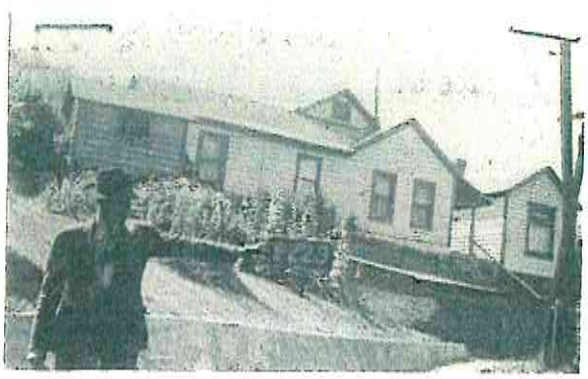
(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

Does not comply.

Exhibits:

Exhibit A – Applicant's Analysis
Exhibit B – Carl Winters' Obituary, Park Record, 1/16/1975
Exhibit C – Sanborn Map Analysis

732 Crescent Tramway



Ever wondered who Carl Winters was, memorialized in the old high school/Library building on Park Ave? To start he lived here.

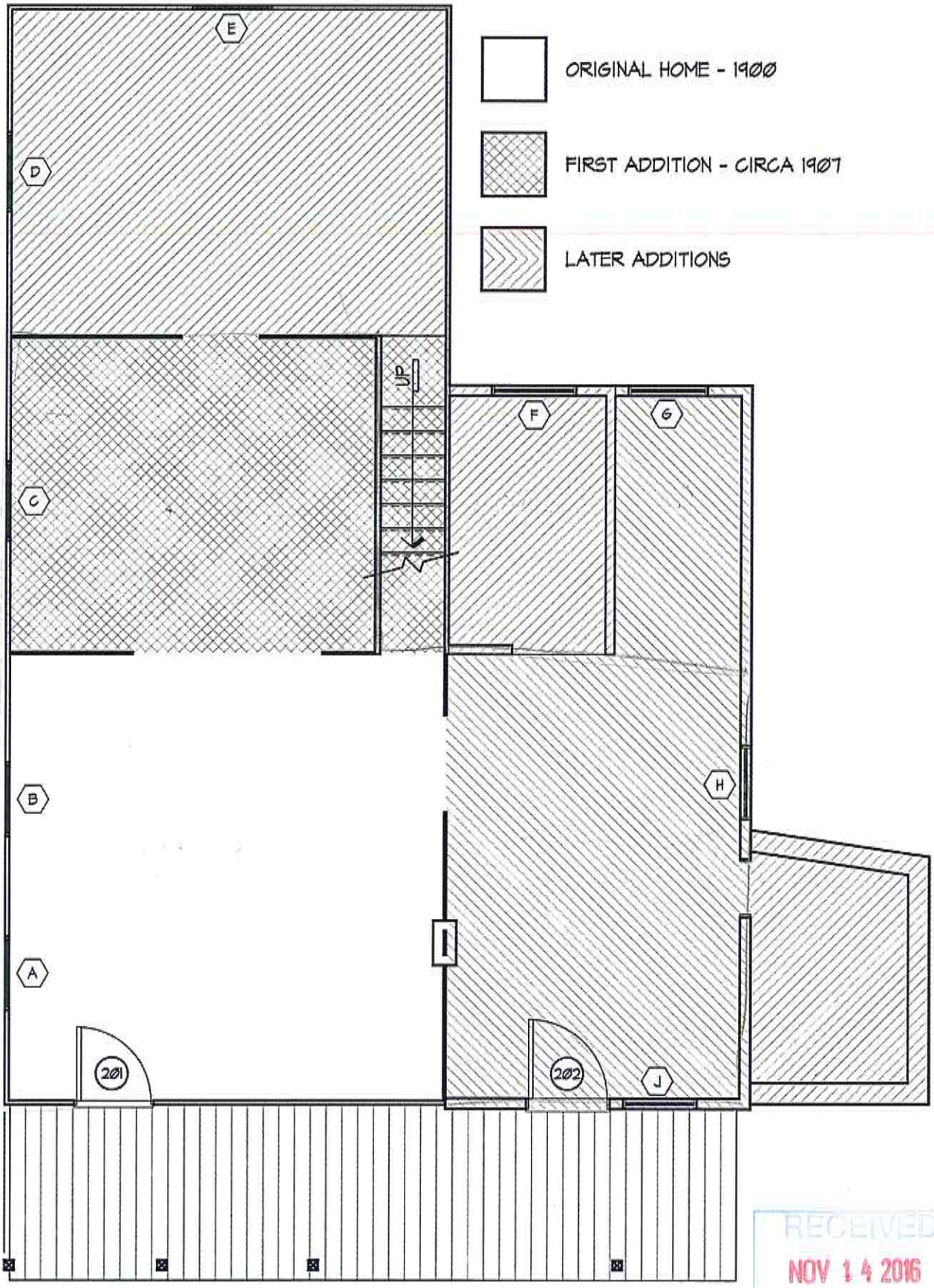
Carl Winters graduated from the University of Utah in 1924 and taught in Helper and Upton. In 1926, he took a job teaching at the Park City High School. According to their daughter Marie, "My mother didn't want to come because it was a lusty mining town."

The Winters purchased this home and lived here for twelve years with their three daughters. "A kitchen, bathroom, dining room, front room and one bedroom," as Marie remembered, "Daddy later built an upstairs to it. Tore off the kitchen and bathroom and made them new. The house was small, one bedroom for all the five of us – until he built the upstairs. But everyone had a dining room, whether they had just one bedroom."

Carl Winters taught mathematics until 1936, then became high school principal for two years before being appointed Park City School District Superintendent, a position he held for twenty seven years (until 1965).

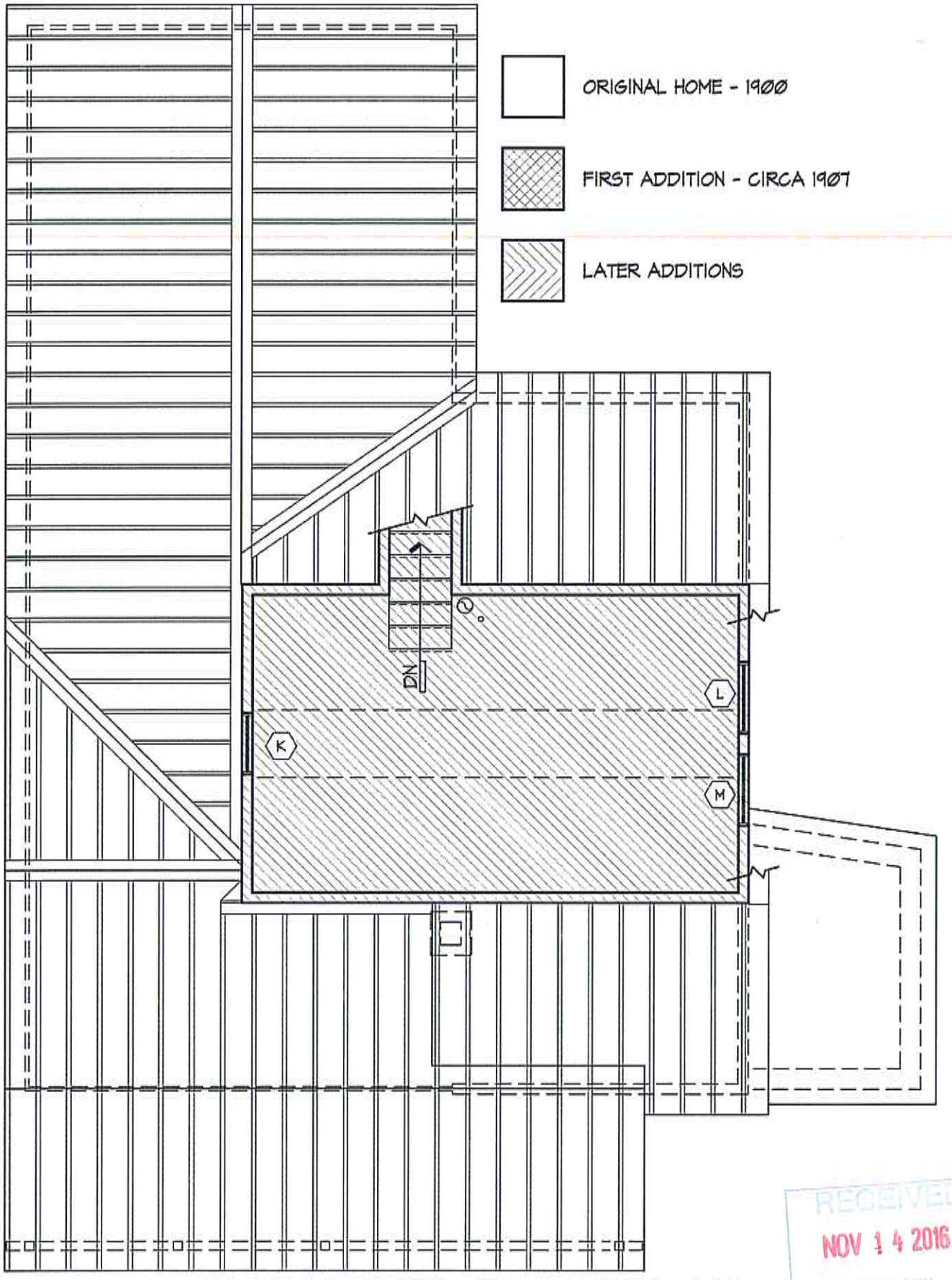
The homes subsequent owners were Matthew Rodgers who married Ida Richardson on July 30, 1914. Matt was born in County Down, Ireland in 1888 and came to the US in 1906. He was employed as a hoisting engineer for the Silver King Coalition Mines Company until his retirement. The Rodgers loved their home and garden and lived here with their two sons Matt and Leo.

RECEIVED
NOV 14 2016
PARK CITY
PLANNING DEPT.



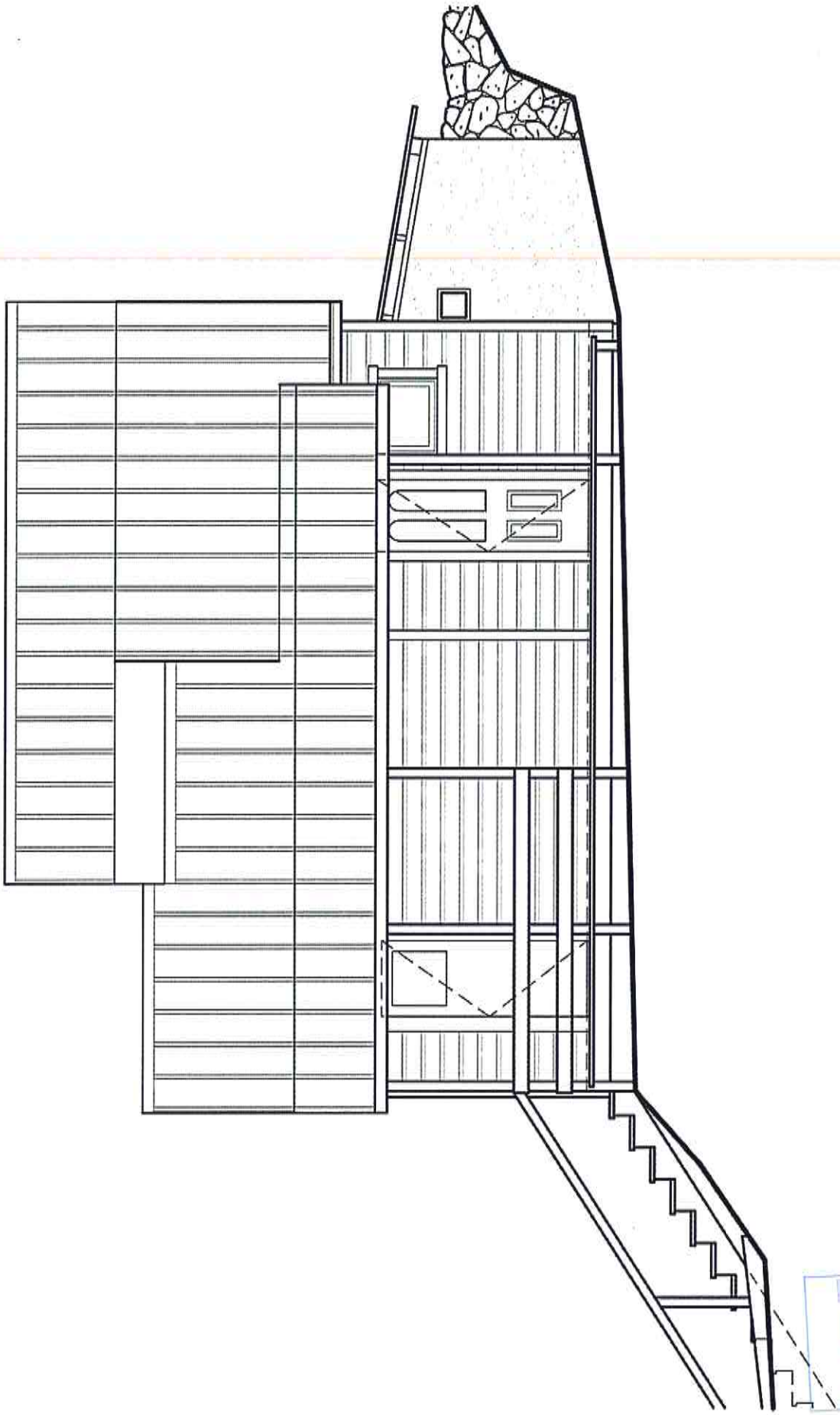
MAIN LEVEL FLOORPLAN

RECEIVED
NOV 14 2016
PARK CITY
PLANNING DEPT.



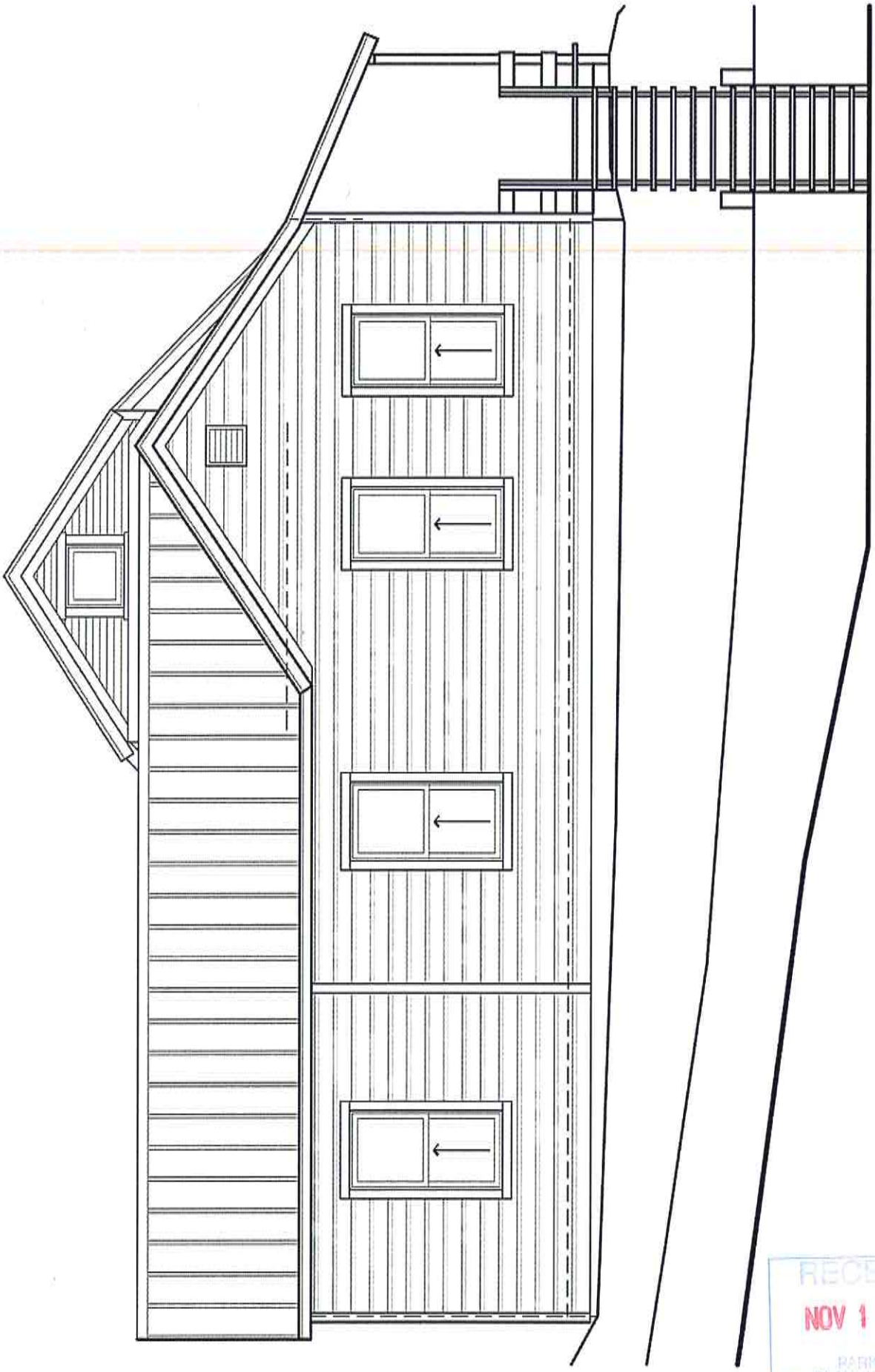
MAIN LEVEL FLOORPLAN

RECEIVED
NOV 14 2016
PARK CITY
PLANNING DEPT.



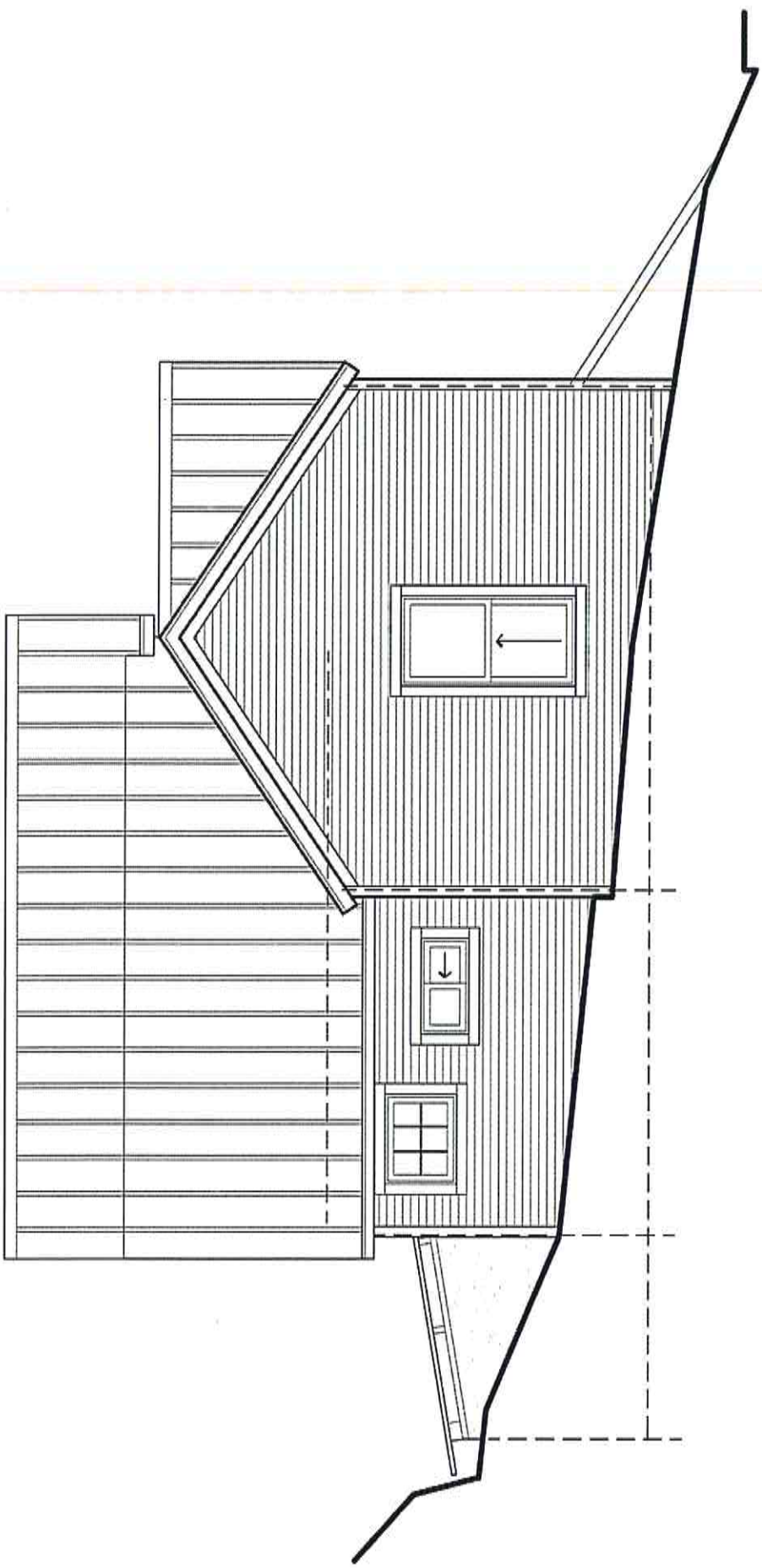
FRONT (NORTH) ELEVATION

RECEIVED
NOV 14 2016
PARK CITY
PLANNING DEPT.



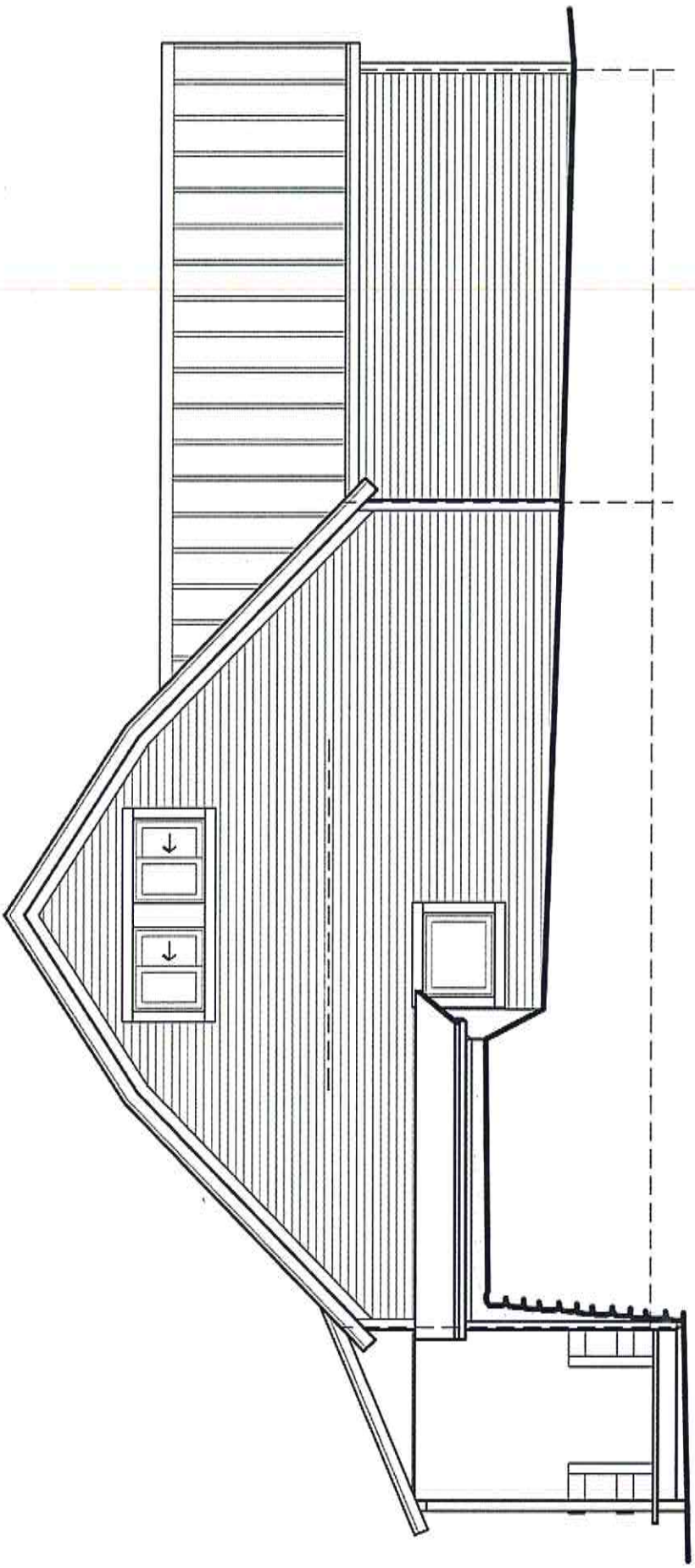
LEFT(EAST) ELEVATION

RECEIVED
NOV 14 2016
PARK CITY
PLANNING DEPT.



REAR (SOUTH) ELEVATION

RECEIVED
NOV 14 2016
PARK CITY
PLANNING DEPT.



RIGHT (WEST) ELEVATION

RECEIVED
NOV 14 2016
PARK CITY
PLANNING DEPT.

c. 1941 (Summit County)

1912 (Utah State Historical Society), detail below

Carl Winters

Carl Winters, 78, Orem, died Jan. 12, 1975 in an Orem nursing home of a liver ailment.

He was born Nov. 7, 1896 Hoytsville, to Alonzo S. and Elizabeth Ann Wilkinson Winters. He married Ruby Willoughby June 28, 1922, Salt Lake LDS Temple.

Mr. Winters was a school teacher in Wyoming and Park City. He was former superintendent of schools, Park City District. A member of the American Association of School Administrators; NEA; Kiwanis Club; American Legion; Utah Society for the Physically Handicapped.

Surviors: wife, daughters, Mrs. Russell (Marie) Horan, Mrs. Clyde (Beth) Fritch, both Orem; 10 grandchildren; 4 great grandchildren; sisters, Mrs. Reed (Lone) Brooks, Hoytsville; Mrs. Vern (Beulah) Willoughby, Coalville.

Funeral services are being held Thursday 1 p.m., Park City LDS Ward Chapel. Friends call at Olpin Mortuary, Park City, Thursday 2 hours before services.

Burial, Park City Cemetery.

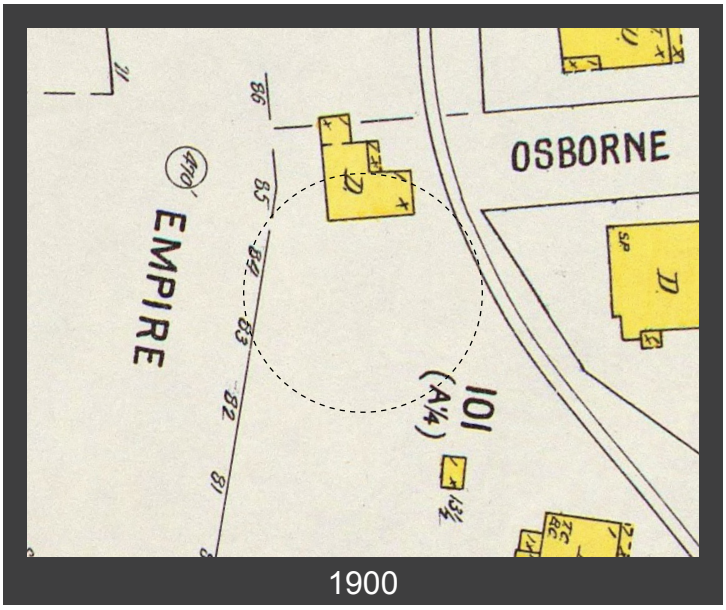
Park Record, 1/16/1975

732 Crescent Tram, Park City, Summit County, Utah

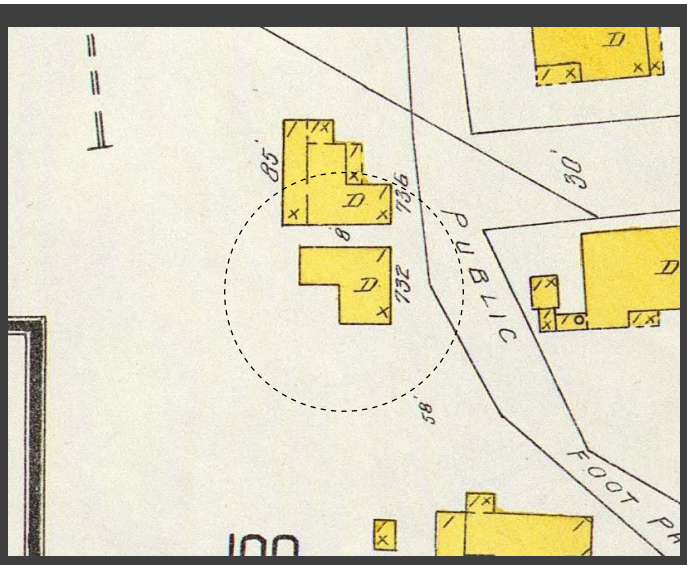
Intensive Level Survey—Sanborn Map history

(outside of 1889 map boundary)

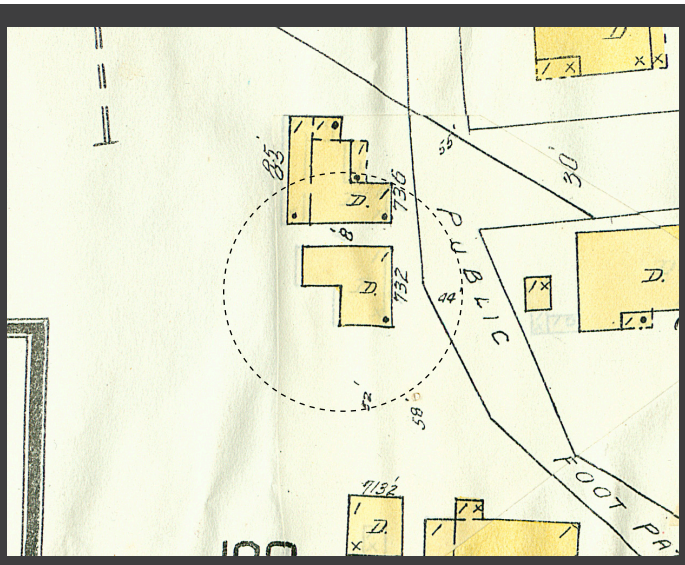
1889



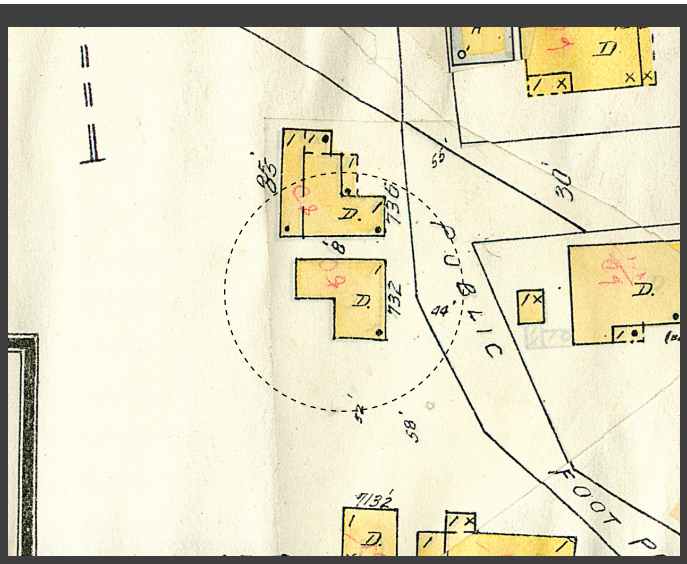
1900



1907



1929



1941

1. 732 Crescent Tram – Determination of Significance on Additions to the historic house (Application PL-16-03370)

Planner Grahn stated that 732 Crescent Tram is currently listed as a Landmark Structure, and it is eligible for the National Register of Historic Places.

Planner Grahn reported that the owner had submitted a Determination of Significance application. The HPB would only be looking at the additions to the house this evening and trying to determine whether or not the additions are historically significant and should remain. The applicant understands that should they choose to move forward and demolish those additions if the HPB determines that they are no historically significant, they would have come back for a Historic District Design Review. As part of the material deconstruction the HPB could approve removing the additions.

Planner Grahn reiterated that the building is listed as Landmark on the HSI. It was found to be National Register Eligible with the sum of its parts, which included the additions being reviewed this evening.

Planner Grahn commented on the options for review and determination of the additions. One, is to say that it is associated with the Mature Mining Era, which makes the additions historically significant. They could say the additions are historically significant because they are associated with Carl Winters, a person of interest in the community. If they find that is true, the question is whether the additions are important because of their association with Carl Winters, or whether other buildings in town better reflect the contributions Carl Winters made to the community. She named the Park City High School as an example. Planner Grahn remarked that a third option would be to find that the additions are historically significant because of their design and construction.

Planner Grahn reviewed the development history. Based on the physical evidence that was found inside the building, as well as the age of the materials and how they were constructed, it is evident that one-room building was built on this site in 1904. By 1907 the building was expanded into a hall-parlor rectangular form that faced north. The addition that created an L was added about the same time. The L-shape remained through 1929.

Planner Grahn stated that Carl Winters purchased the house in the 1920s. His daughter remembers that at the time of the purchase it contained a kitchen, bathroom, a dining room, front room and one bedroom. Mr. Winters rebuilt the kitchen, but it is unclear whether it was renovated or if it was torn down and rebuilt. Regardless, the kitchen area kept the original footprint of the hall-parlor. She presented a photo from 1941, which is similar to what the house looks like today. The Staff believes the gable is part of the original single-cell. She pointed

to L-shape that was added in 1907, and the additions that were added by Carl Winters in the 1920s. Planner Grahn stated that Carl Winters also added another extension off the back, the stairwell to access the upstairs addition, a bathroom area, and a cellar. The Staff was unsure when the porch showing in the 1941 photograph was added. Planner Grahn noted that the porch did not show up in the Sanborn maps; however, as they have experienced with other projects, the Sanborn maps are not always accurate.

Board Member Hodgkins wanted to know how they could tell that the original house was a single-cell. Planner Grahn replied that it was based on the materials they could see walking through the house versus the series of additions.

Planner Grahn presented the front elevations and the side elevation as seen from Crescent Tram. The green color was the area of the single-cell, the red was the kitchen area, the yellow were the areas they believe Carl Winters added. She pointed to the extension to the 1907 L, and the upstairs addition.

Planner Grahn stated that the HPB needed to review all the information and determine whether or not the additions meet the criteria for Landmark or Significant. She noted that the applicant was considering demolishing the additions. Planner Grahn requested that the Board provided specific feedback on the kitchen because it was difficult to determine when it was built.

Tom Peek, the property owner, stated that a full interior demo was done to look at the framing, the newer wood versus the traditional, and where the walls are new and where the floor carries through. He remarked that the hillside crushed down and he was unsure when that occurred. A lot of things had fallen off the hill and crushed the C-section. The E piece, which was a root cellar, has a lot of rock on the roof. Mr. Peek was motivated to stabilize the building. A major concern is that the structure is uninsurable because the building has not been able to be occupied for over 15 years. That was his motivation for the timeliness of this determination.

Jonathan DeGray, the architect, stated that the different sections are very apparent from the interior demo. It meshes well with the Sanborn maps and the idea that Carl Winters added the additions during his ownership. Mr. DeGray referred to page 49 of the Staff report that was on the screen and noted that it was from the 1912 photo of town. It showed the form of the house in its mining era appearance. The owner would like to take the house back to that appearance, realizing that the Mining Era ended in 1930. Carl Winters moved into the house in 1926 and by 1941 the additions had occurred. Mr. DeGray took the position that the additions were not contributory to the Mining Era. They were a hodgepodge of additions, particularly the addition to the roof. He thought the roofline was an abomination to the 1917 and earlier historic form. Mr. DeGray

believed that was true of additions D and B. They would like to see those additions removed because of their condition and the way they interact with the building. He clarified that the owner had no dispute with addition C, the main body of the building, that was shown in green and blue colors, because they reflect the historic form. Mr. DeGray pointed out that there was no porch in the photograph he had shown, and he assumed that Carl Winters had added the porch.

Mr. DeGray stated that there was no dispute that Carl Winters is an important figure. He lived in the house for 12 years. He is noted as an educator; however, he should not be noted as a carpenter. It is not good throughout and he encouraged the Board members to visit the building if they had any questions. Mr. DeGray pointed out that it does not reflect the Mining Era, which is the main focus. He thought the Winters School and Library Building was a great monument to his Mr. Winters contribution to the town.

Board Member Hodgkins asked for the purpose of this determination, since the applicant would have to come back to the HPB to get the demolition approved. He wanted to know the benefit of determining whether or not the portions identified as A, B, C and D are historic and should be part of the listing.

Planner Grahn explained that the applicant had requested the determination of significance so the HPB could decide whether or not the additions are historically significant. The determination will help the applicant make decisions as they move forward with their plans to rehab the house. They do not want to spend time and energy developing plans and moving forward with redevelopment of the site without knowing what portions of the house are significant and would remain.

Mr. DeGray commented on the determination of whether the house would remain Landmark or Significant. The house is Landmark now, and according to the Staff report, even if the additions are removed the structure would still remain Landmark. He clarified that the owner was comfortable with the Landmark designation and whatever they propose to do, it would still remain a Landmark structure.

Planner Grahn suggested that the Board review each addition separately. She noted that A was the addition that Carl Winters built sometime between the 1920s and 1940. The Board needed to determine whether or not that particular addition meets the criteria for Landmark designation. Planner Grahn stated that the house is at least 50 years old. It maintains its original location, design, setting, materials and workmanship. It has not been altered or modified. However, the challenge is whether it is considered to be historically significant; and whether the additions contribute to an era or person of significance in the community. Another consideration is whether it maintains the distinct characteristics reflective of the time period or method of construction of a notable

architect or master craftsman. Planner Grahn explained that Park City did not have notable architects or master craftsman. Therefore, they should look at whether or not it reflects the construction methods of the time period it was built.

The Staff requested that the HPB discuss these issues because it has been a challenge for Staff.

Board Member Beatlebrox asked about the actual construction in portion A. Mr. DeGray replied that it was a 2' x 4'. The original single cell is a flat 1' x 12'.

Chair Stephens stated that there was no question that the structure is over 50 years old. He asked the Board to address the Carl Winters issue and whether the fact that it was Mr. Winters' home is a significant issue.

Board Member Beatlebrox believed there was no doubt that Mr. Winters is an important, historic figure in Park City. The photo on page 49 was taken before additions A and E. Planner Grahn replied that looking at it from another direction, it was before A, B, D, E and the porch.

Board Member Hodgkins understood that the photo shown was what the house looked like when Mr. Winters purchased it. Planner Grahn answered yes.

Board Member Beatlebrox stated that if that was the only part remaining, it would still be a Landmark building.

Board Member Hewett stated that Carl Winters would not be a consideration in her decision making.

Board Member Holmgren stated that the building behind her carries his name and she believed that was a better tribute to Mr. Winters than this house.

Board Member White stated that Carl Winters was not part of his decision.

Board Member Hodgkins thought the association with Carl Winters added to the history but it was not significant. The original house remains with or without the additions Mr. Winters had added. Mr. Hodgkins did not believe the additions contribute to the reason why Mr. Winters is significant to Park City.

Chair Stephens called for comments on whether Addition A is significant and meets the criteria.

Board Member Hewett assumed that if the Board was only looking at the house that was built in 1926, they would probably think it was Significant because it is over 50 years old and it was built with the methodology that was current at that time. For her personally, that piece is important.

Chair Stephens understood that when this house was put on the HSI as a Landmark site, it was put on as it currently exists. Planner Grahn replied that he was correct.

Board Member Hodgkins had two issues with Portion A. One is that it was typical for these types of additions to be added to these buildings. This addition was done over 50 years ago and it was done in the Mining Era as well. Secondly, this part of the addition can be viewed from a public right-of-way. He did not believe that was true of the other two pieces. Planner Grahn agreed. The other two pieces are tucked behind the house and are less visible.

Board Member Holmgren thought the portions colored in purple, green, and red were the basic house. Board Member Hewett asked if Board Member Holmgren was saying that Addition A was not important. Board Holmgren clarified that she did not believe it was important.

Board Member Hodgkins asked if the goal was to bring all houses back to the original two-room form. He was concerned that determining the addition as insignificant would be setting a precedent of not caring about anything that is added beyond the original house. Aside from this particular house, it relates to what they are trying to establish as a Board.

Board Member Hewett agreed. Based on Mr. Hodgkins' comment, Board Member Holmgren reconsidered and agreed with him.

Board Member Scott asked if Addition A changed the house to a typical hall-parlor style, and whether the addition changed it from a typical structure that would be considered historic. Planner Grahn replied that in this case the addition would not change it in the sense that it was first expanded from a hall-parlor from this area into Addition D, and the back L-wing was added. She believed it was an extension of the back L rear addition.

Chair Stephens noted that historic structures are not defined by architectural type. Planner Grahn replied that it was still important to understand the form and the developer to see how different pieces contribute.

Chair White asked if Mr. DeGray had said that the construction of Portion A was not the same construction as the original house; and that was built of studs, plywood and siding. Mr. DeGray replied that there is no plywood, but there are studs and siding was applied. He stated that the framing of the roof was improved over the years and there is plywood in places on the roof.

Board Member Beatlebrox thought this was a difficult situation. She thought the Staff did a good job showing compliance with the Criteria; however, the

photographs show the original house from 1907, and other photographs show later dates which are over 50 years old. She thought it was similar to the Star Hotel. The question is whether to take it as the façade that exists today, or whether to take it back to the earlier façade because both are historic. Ms. Beatlebrox noted that this applicant could not take the house back to its original because the additions are also Landmark. She understood Mr. Hodgkins comment about setting precedent for additions, but it was a difficult decision.

Mr. DeGray stated that the applicant was looking at the Mining Era form as being the most important. In terms of being over 50 years old, over time that does not mean as much. He thought it was the Mining Era form that makes the most important statement about the house. Some of the additions that blend in seamlessly are what people are used to seeing. However, the roof is an abomination to the historic form and it needs to be removed.

Chair Stephens asked if the stairs going up and the roof addition were the most recent additions. Mr. DeGray replied that it appears to be about the same time period of the 1930s. The photo shows the additions existing between 1930 and 1941. Additions A, B, the staircase going up, and E all seem to be of the same vintage and construction. The joints in the building are not tied in at all.

Director Erickson suggested that the Board remove the pieces that may not be significant, which would be E, the root cellar; F, the second roof; and portion C. If the Board does not feel that these portions meet the criteria of significance, they should remove them from their discussion.

Chair Stephens stated that where portion A seems to be a typical addition to a historic home in the Mining Era, the roof (F) and the stairs up to it appear to be atypical. But if the construction was done at the same time, even though portion F does not fit in with the architecture of what they would typically see in town, he was unsure how they could treat portion A different than F. He understood that the applicant was anxious to move forward, but it was a difficult decision for the Board without actually seeing the house.

Mr. Peek preferred that no one go inside the house because of the liability issue and the lack of insurability of the building. However, it is easy to see the distinct different materials walking through the building. Chair Stephens pointed out that Mr. Peek and Mr. DeGray had the ability to see those things firsthand, but the Board has not had that benefit. He thought they might be going down a path where the construction is typical for Mining Era homes, it is over 50 years old and it meets all the criteria. Without evidence to the contrary, he was leaning in that direction. Chair Stephens understood the concern about the building being unsafe. Mr. Peek suggested that maybe the Board members should walk through the house to see things for themselves; but he was concerned about the stability of the building. Mr. Peek clarified that he was anxious to move forward

because the building is failing on the uphill side and C and E had a rock slide that had blown in the wall on the west side of the house.

Board Member Hewett asked if the roof cellar is considered part of the house. She was not opposed to removing the root cellar.

Board Member Hodgkins thought the front facing area was the most critical. He thought they should be the most concerned about Areas A and F. In his opinion C and E were add-ons on the back structure. Board Member Hodgkins recalled another property that had a root cellar and the Board was comfortable removing it. He thought the primary goal is to preserve the look from the street view. The LMC recommendation for additions is that they pull back separate and apart and they are not seen as part of the original building; and that the original building can be viewed as it would have been viewed historically.

Board Member Beatlebrox asked if the damage done by the rock slide was repairable. Mr. DeGray replied that the wall is gone. It would have to be a replication.

The Board concurred with removing the root cellar.

Chair Stephens called for comments on the roof addition (F), the stairs up to it (B), and addition A. He thought it appeared that the easiest additions came first, which included addition A. He assumed the roof and the stairs were a later addition. If that were the case, he was more likely to say that addition A was historic and significant; whereas, the stairs, addition B, and the roof addition is not. Chair Stephens clarified that he did not have any evidence to support his assumption.

Board Member Beatlebrox remarked that it still meets the criteria. She was sympathetic with wanting to go back to the original 1907 form, but if they pick and choose the additions, they would not have a pure form. Chair Stephens did not believe the Board was being asked to go back to a certain time. They were being asked to determine if the additions are significant and meet the criteria.

Board Member Hodgkins pointed out that even if the additions meet the criteria, the applicant still has the ability to request demolition. Planner Grahn stated that if it meets the criteria it would be treated the same as all Landmark sites, which means it cannot be demolished without being reconstructed.

Board Member Hewett believed it was a matter of interpretation and she suggested that they vote on it piece by piece and see the results.

Mr. Peek thought it would be beneficial for the Board members to visit the property so they would have a better understanding. Chair Stephens agreed. In

the meantime, it would be important to know if the roof addition and the stairs were more recent additions. If that information could be provided it would be very helpful. Mr. DeGray offered to work with the Staff to schedule a field trip. He believed that would answer a lot of their questions.

Planner Grahn suggested that the Board conduct a public hearing and continue this item to April 5th.

Chair Stephens opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, was pleased to hear the Board consider the difference between the original cell and the original Mature Mining structure, and referencing the after 1930 to 1941 because there has been a little bit of this discussion in previous projects, but it has been ignored in some cases. She was frustrated because her impression of the way people lived in this town is that when the Mature Mining Era ended in 1930 people did not leave town. When additions were made after 1930, it was still the Mining Era, but it was the Declining Mining Era and there were still plenty of miners in town. In her opinion, based on what she has learned about the history of this town, reflected not only how people lived in town, but they took what they had and added on to make it work for them. Ms. Meintsma stated that it was how the town survived. She believed that so many of the additions are essential and are important to show how the town evolved to what they have now. She stated that in the Mature Mining Era it was single-wall construction, but in the late 1920s she has seen houses where there were stud walls as opposed to single-wall construction. A stud wall construction does not mean the addition is not relevant or historic. Stud walls were the best way to add on to single-wall construction.

Chair Stephens closed the public hearing.

MOTION: Board Member Holmgren moved to CONTINUE this item to April 5, 2017. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

2. 1323 Woodside Avenue (historic location), 1353 Park Avenue (proposed location) – HDDR – Relocation to a New Site and Material Deconstruction Relocation of the deconstructed Significant single-family dwelling at 1323 Woodside Avenue to a new site at 1353 Park Avenue. The deconstruction of 1323 Woodside Avenue was approved in 2009. Material Deconstruction of a portion of the rear (west) façade. (Application PL-16-03376)

Board Member Scott disclosed that he lives next door to this project; however, he did not believe it would affect his decision.

Memo to the Historic Preservation Board

PARK CITY 1884
PLANNING DEPARTMENT

Subject: 732 Crescent Tram
Project Number: PL-16-03370
Author: Anya Grahn, Historic Preservation Planner
Date: April 5, 2017
Type of Item: Administrative – Determination of Significance

Summary Recommendations
Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and determine whether the additions to 732 Crescent Tram, designated a Landmark structure on the Park City Historic Sites Inventory (HSI), are historic in accordance with the attached findings of fact and conclusions of law.

Topic:

Project Name:	732 Crescent Tram
Applicant:	Old Town Lands, LLC (Represented by Tom Peek)
Owners:	Old Town Lands, LLC
Proposal:	Determination of Significance for Additions

Analysis & Discussion:
The Historic Preservation Board (HPB) reviewed this Determination of Significance (DOS) application on March 1, 2017 (Exhibit A). The house at 732 Crescent Tram was designated as Landmark in 2009 as part of the adopted Historic Sites Inventory (HSI); the designation included both the house and its additions. This application is requesting the HPB to reevaluate the designation of the additions and either:

1. Ratify the previous determination that the additions were historic, or
2. Find that the additions are not historic.

During the March 1st meeting, the HPB found that the additions' association with Carl Winters was not what made the additions significant. The HPB requested a site visit to walk through the house in order to determine if the materials and craftsmanship are distinctive characteristics of type, period, or method of construction typical of the Mature Mining Era.

The reevaluation of this site is only for the additions to the historic house. Land Management Code (LMC) 15-11-10(A) provides the criteria for Landmark and Significant designation. Landmark sites are eligible for the National Register of Historic Places (NRHP). While the HPB does not use the NRHP criteria to evaluate the historical significance of Park City's historic sites, our LMC criteria are based on the NRHP criteria.

This building, including its additions, has been listed as Landmark because the site contributes to the City's Mining Era Residences Thematic District. The house was

found to contribute to the Mature Mining Era (1894-1930); however, further analysis has found that the building was modified several times during this 35-year period.

The HPB may choose to use the NRHP's seven (7) aspects of integrity to aid in determining whether or not the additions being reviewed contribute to the historic integrity of the house:

- **Location**—*the place where the historic property was constructed or the place where the historic event occurred.*
- **Design**—*the combination of elements that create the form, plan, space, structure, and style of a property.* Design is the conscious decisions made for planning significant alterations, such as the additions under review. It includes the organization of space, proportion, scale, technology, ornamentation, and materials.
- **Setting**—*the physical environment of a historic property.* The setting is the character of the place defined by how the property is situated, its relationship to surrounding features, and the basic physical conditions under which a property was built.
- **Materials**—*the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.* The conscious choice and combination of materials that reflect the preferences of the builder and the technology available at the time of construction.
- **Workmanship**—*the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* This refers to evidence of the artisans' labor and skill in constructing or altering the building, such as vernacular methods of construction, finishes, and detailing. Workmanship relates to the individual, local, regional, or national applications of both technological practices and aesthetic principles.
- **Feeling—***the property's expression of the aesthetic or historic sense of a particular period of time*. These include the physical features that, taken together, convey the property's historic character.
- **Association—***the direct link between an important historic event or person and a historic property*. This is the presence of physical features that convey a property's historic character.

Using these criteria to assess the integrity, consider the following:

- Define the essential physical features that must be present for a property to represent its significance. Are the additions essential physical features that contribute to the historic integrity of the structure?
- Determine whether the essential physical features are visible enough to convey their significance. When looking at the house, are the additions visible enough to convey their significance?

- Determine whether the property needs to be compared with similar properties. Are these additions typical to the Mature Mining Era based on our knowledge of how the mining cabins were expanded during the era of significance?
- Determine, based on the significance and essential physical features, which aspects of integrity are particularly vital to the property being nominated and if they are present. Do the additions contribute to the integrity of the property?

Further analysis was provided in the March 1, 2017 HPB packet (Exhibit A).

Exhibits:
Exhibit A – HPB Packet, 3.1.17

It is a ticketed fundraising event that will be held at Trolley Square in Salt Lake. She would send the Board members photos of the plaques. She believed photos would also be posted on Facebook.

Chair Stephens reported that at 4:30 p.m. today the Board did a site visit to 732 Crescent Tram. They had a chance to walk through the home with the architect and property owner for an in-depth tour of the construction of the home to help in their review of the project this evening.

CONTINUATIONS (Public Hearing and Continue to date specified.)

1302 Norfolk Avenue – Determination of Significance

Chair Stephens opened the public hearing. There were no comments. Chair Stephens closed the public hearing.

MOTION: Board Member Holmgren moved to CONTINUE the Determination of Significance on 1302 Norfolk Avenue to a date uncertain. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 732 Crescent Tram – Determination of Significance on Additions to the historic house (Application PL-16-03370)

Planner Grahn reported that this item was continued from the last meeting to give the Board the opportunity to visit the site. She thought Chair Stephens had accurately summarized the site visit and what they observed.

Planner Grahn emphasized that the HPB was only looking to make a determination as to whether or not the additions on this house are historically significant. If they are not found to be significant, the applicant could submit an application to remove those additions through the material deconstruction process. Planner Grahn noted that the criteria for Landmark and Significant designations were outlined in the Staff report.

Chair Stephens asked Planner Grahn to identify the additions that would be removed. Planner Grahn believed it was Addition A, the stairwell; Addition B, a bathroom and addition; Addition D, the root cellar; and Addition E, a portion of the roof. She reviewed the elevations and stated that the portions identified in green was the original single cell. The red color was the kitchen area that Carl Winters had either completely rebuilt or only renovated. The orange color represented the area that Carl Winters had built onto the side of the house.

Chair Stephens suggested that they address each addition individually. He asked if anyone had a specific issue on either A, B, D and E.

Board Member Hewett recalled that the Board had already discussed D, the root cellar, and everyone was comfortable removing it. She had no issues with the other additions.

Board Member White understood that the high gambrel shaped roof was over Additions C and B. Jonathan DeGray, the project architect, believed it was only over C. Mr. DeGray remarked that it was over C and a portion of the original building form identified in green. He thought the plan on page 25 of the Staff report was correct. Mr. White referred to the west elevation and noted that A extends the farthest out to the right. Mr. White asked Mr. DeGray to identify B in that elevation. Mr. DeGray acknowledged that Mr. White was correct, and that the roof was modified to capture B as well.

Board Member White stated that from the site visit he believed it was all historic construction, with the exception of the upper part. It was just a matter of what year each addition took place. Board Member Scott agreed, because by definition historic is over 50 years. Mr. White stated that he has looked at a lot of old structures and this was one of them.

Board Member Scott believed people have a visual image of a historic home in Park City. In this case, he thought the historic additions on this home detract from that image. For that reason, he was conflicted on where to start and where to stop. He was looking for guidance from the other Board members.

Board Member White felt strongly that the green and the blue portions, minus the stairway, should be kept. He was willing to discuss the remaining portions.

Board Member Holmgren remarked that at the last meeting she thought the Staff report was well done. After being on-site, she thought it was very evident where each piece had been added. She asked again for the portions they were being asked to determine. Chair Stephens stated that it was A, B, D, E, and the front porch. He reiterated that the Board decided at the last meeting that the roof cellar was not significant. He thought there was little question about the front porch after seeing the newer construction on the site visit. The question is whether to retain the additions identified in blue, green and red.

Chair Stephens understood that the applicant wanted to remove the stairs, but it appeared to him that the stairs were put into what was a historic larger box. Mr. DeGray thought the blue color should include the stairs.

Mr. DeGray referred to a 1912 photograph on page 49 of the Staff report that depicts the building in its mining era form. He thought the additions should relate to the mining era because it was placed on the HIS for its mining era construction. Mr. DeGray believed the portions in green, blue and red reflect that period.

Board Member Beatlebrox noted that page 48 of the April Staff report included seven aspects of integrity to aid in determining whether or not the additions being reviewed contribute to the historic integrity of the house. As she walked through and looked at the houses on the site visit, she was struck by the poor workmanship; especially the roof line. Ms. Beatlebrox stated that if anything were to be removed, she would suggest Addition E at the top because it detracts from the original form and integrity of the house.

Chair Stephens echoed Ms. Beatlebrox. He recalled that the Board wrestled with Addition E in terms of when it was built and how it affected the original house. He agreed that it was helpful to have the seven aspects of integrity outlined in the Staff report. Addition E, the roof portion, detracts from the original single cell house and from the house they saw in the across canyon photograph that Mr. DeGray referred to earlier. Chair Stephens believed that E would be a distraction from the historic house and not an addition to it. After talking about extending the blue over to B, he was left with Additions A and B, which were behind the building and typical additions. He thought they were less significant because they were not visible from the public right-of-way. Chair Stephens thought it was necessary to remove Addition E in order to restore the character of the original house as it was built in the time period that the applicant was trying to restore.

Board Member White agreed that A, B and E were the three portions that detract from the original house. He was not opposed to removing the root cellar.

Board Member Hewett did not find A, B, and E to be historically significant.

Board Member Scott stated that still struggled with A, but he thought it was evident that the addition was done in a different period using different methods of construction. His decision was driven by the across the canyon photograph, which was the historic home.

Board Members Beatlebrox and Holmgren agreed.

Planner Grahn recommended that the Board review the criteria to affirm their discussion prior to making a motion. She recalled from the last meeting that the Board decided that the association with Carl Winters was not relevant to this house. For that reason, the findings of fact should be amended to remove Finding of Fact #18.

Planner Grahn reviewed the criteria. a) Are the additions at least 50 years old; have achieved Significance, or if the site is of exceptional important to the community. Based on their discussion, she thought the Board agreed that a) the additions may be 50 years old or older. b) Do they retain their historic integrity in terms of location, design, setting, materials, workmanship, and association. She understood that the Board did not believe the additions contributed to retaining the historic integrity.

Board Member Beatlebrox stated that the workmanship of the rooftop addition detracts from the historic integrity. She personally would not be opposed to keeping A, B, and C because they do not detract as much as the roof portion.

Board Member Hewett referred to the last sentence, which states that the form was modified at the end of the Mature Mining Era or a short time thereafter. She believed the Board did not want that piece to detract from the more historic piece that fits better with the Park City Mining Era. She believed that was the reason for their agreement to remove the additions. The Board concurred.

Planner Grahn read c) whether or not significant local, regional, or national history. She understood that the Board was saying that the significant part of the house was the original portion from the Mining Era, and not necessarily the additions, because they do not meet those criteria.

Director Erickson commented on the process. He and Assistant City Attorney McLean would like the Board to make Findings for Significance. The additions they believe contribute to the Significance were the stairway of B, and C. He noted that the Staff report contained two sets of findings. One was for finding the sites Significant, and the second for finding the sites Non-Significant. The motion should say that the Historic Preservation Board finds the area designated in green and blue as Significant, per the findings of fact, conclusions of law, and conditions of approval, with the removal of Finding #18. Secondly, a motion to remove the historic designation from the additions designated as A, C, E and F, per the findings of fact, conclusions of law and conditions of approval. Director Erickson stated that when they make the motion, they should add the diagrams of the Staff report into their motion so the diagrams refer to the action taken.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

Planner Grahn drafted a motion for the Board to consider. The HPB should move that the addition designated in orange on the diagram on page 54 of the Staff report and identified as B on the diagram on page 58 meets the criteria for

Landmark designation based on the Findings of Fact, Conclusions of Law, and Conditions of Approval with the removal of Finding of Fact #18, which references Carl Winters.

Director Erickson asked if that incorporates the blue area and the stairway. Planner Grahn answered yes. She had called it out as the orange area and explained that it was shown as B on page 58. Chair Stephens referred to page 58 and noted that the addition to the rear that would not be removed was shown in gray. Only the stairs were identified in orange. He pointed out that they were identifying the staircase as Landmark, Addition D as Landmark, and the original house as Landmark, and the addition identified in gray as Landmark. Planner Grahn remarked that the request was only to remove the additions.

Assistant City Attorney McLean believed that a finding of fact says that the original structure has been deemed Landmark. Director Erickson noted that B was the stairway. Chair Stephens clarified that the motion would determine that B and D are significant as shown on page 58 of the Staff report. Planner Grahn replied that he was correct.

MOTION: Board Member Scott move to Accept the proposed motion as stated by Planner Grahn and modified by the Planning Director, in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval as amended to remove Finding of Fact #18, renumber the Findings, and incorporate the diagrams referenced in the Staff report. Board Member Hewett seconded the motion.

VOTE: The motion passed unanimously.

Planner Grahn drafted a second motion for the Board to consider. The HPB moves that the additions identified as A, C, E and F in the diagram referenced on page 58 of the Staff report, do not meet the criteria for Landmark designation, based on the Findings of Fact and Conclusions of Law.

MOTION: Board Member White moved to Accept the motion as stated by Planner Grahn. Board Member Scott seconded the motion.

VOTE: The motion passed unanimously.

<u>Findings of Fact Supporting the Historic Designation of Additions B & D</u>

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.

2. The house at 732 Crescent Tram is within the Historic Residential (HR-1) zoning district.

3. The historic house at 732 Crescent Tram is identified as —Landmark‖ on the Historic Sites Inventory (HSI). It is eligible for the National Register of Historic Places (NRHP), but is not currently listed.

4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.

5. A single-cell house was initially built on this site c.1904.

6. Analysis of the 1900, 1907, and 1929 Sanborn Fire Insurance Maps demonstrates that a second room was added to the west of the single-cell to create a hall-parlor form by 1907. A third in-line addition was also added to the south of the single-cell to create an L-shape. This is further supported by physical evidence found inside the house.

7. Carl Winters purchased the house in 1926. His daughter Marie remembers the house only consisting of —a kitchen, bathroom, dining room, front room, and one bedroom. This is supported by the 1941 Sanborn Fire Insurance Map that shows the L-shaped cottage.

8. During Winters ownership of the house (1926-1938) several additions were made that are documented by the c.1941 tax photograph. An in-line addition was constructed to expand the c.1907 rear addition; a staircase addition was constructed along the west wall of the c.1907 rear addition; a bathroom addition was built to the south of the original kitchen, or c.1907 west addition to the single cell; a root cellar was built west of the original kitchen, and a second story was added to the house.

9. Carl Winters' daughter also remembers that her father —tore off the kitchen and bathroom and made them new. It's unclear if he demolished and rebuilt the kitchen and bathroom or simply renovated them. New construction materials are found in the kitchen wing; however, it maintained the footprint of the original c.1907 addition that was made to the west side of the single-cell and that created the original hall-parlor form.

10. The house has remained largely unchanged since Winters' improvements were constructed between 1926 and 1938.

11. G. Leo and Margaret Rodgers purchased the house in 1985; in 1988, they received $3,770 in grant funds for painting, a new roof, and fixing a wall.

12. The applicant has documented the developmental history of this building and finds that the additions made by Carl Winters are not historic.

13. The additions constructed by Carl Winters are between 79 and 91 years old.

14. The building is eligible for the NRHP because it retains its historic integrity in terms of design, setting, materials, workmanship, feeling, and association as defined by the National Park Service for the National Register of Historic Places. The additions under review do not detract from the historic building. Park City's Historic Site Form finds that —much of the original integrity and composition is intact in form‖ which includes these additions.

15. The building as it exists today contributes to the broad patterns of Park City's history because it possesses sufficient integrity to reflect the time period of the Mature Mining Era.

16. The hall-parlor form was one of the three most popular building forms seen during the Mature Mining Era and the house at 732 Crescent Tram reflects the folk Victorian architecture seen during that era.

17. The overall development of this property reflects the changing needs of Park City's mining boom era. As Park City became an established community, permanent residents expanded the early miners' cabins in order to accommodate growing families.

18. The additions reflect the distinctive characteristics of the period and methods of construction typical to the Mature Mining Era. The additions were constructed of simple materials and single-wall construction. The staircase was haphazardly constructed to the west side of the c.1907 addition and a bathroom was built into the hillside. The expansion was typical of Park City during this period as it made use of any available space on this hillside lot.

19. The house, with its additions, was designated as a Landmark Structure in 2009 by the Historic Sites Inventory.

20. In 1982, the house was identified as historic on a reconnaissance level survey of Old Town.

21. The house was rated —B‖ in a 2007 NRHP eligibility survey; B sites were found to be potentially eligible for the NRHP or slightly less significant and/or intact.

22. The house retains its historic scale, context, and material which allow the original c.1907 hall-parlor and rear addition to be restored, despite the later

additions made by Carl Winters. The house reflects the historical and architectural character of the district due to its mass, scale, composition, materials, treatment, and other architectural features that are visually compatible with the Mining Era Residences National Register District.

Conclusions of law Supporting the Historic Designation of Additions B & D

1. The existing house located at 732 Crescent Tram meets all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:

a. It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and Complies.
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 Complies.
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;
ii. The lives of Persons significant in the history of the community, state, region, or nation; or
iii. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. Complies.

2. The existing house located at 732 Crescent Tram meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and Complies.
(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or
(ii) It was previously listed on the Historic Sites Inventory; or
(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or Complies.

(c) It has one (1) or more of the following:

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and
(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era

Residences National Register District even if it has non-historic additions; or Complies

(d) 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

(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.

Findings of Fact for Removing the Historic Designation of Additions A, C, E and F

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.

2. The house at 732 Crescent Tram is within the Historic Residential (HR-1) zoning district.

3. The historic house at 732 Crescent Tram is identified as —Landmark‖ on the Historic Sites Inventory (HSI). It is eligible for the National Register of Historic Places (NRHP), but is not currently listed.

4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.

5. A single-cell house was initially built on this site c.1904.

6. Analysis of the 1900, 1907, and 1929 Sanborn Fire Insurance Maps demonstrates that a second room was added to the west of the single-cell to create a hall-parlor form by 1907. A third in-line addition was also added to the south of the single-cell to create an L-shape. This is further supported by physical evidence found inside the house.

7. Carl Winters purchased the house in 1926. His daughter Marie remembers the house only consisting of —a kitchen, bathroom, dining room, front room, and one bedroom. This is supported by the 1941 Sanborn Fire Insurance Map that shows the L-shaped cottage.

8. During Winters ownership of the house (1926-1938) several additions were made that are documented by the c.1941 tax photograph. An in-line addition was constructed to expand the c.1907 rear addition; a staircase addition was

constructed along the west wall of the c.1907 rear addition; a bathroom addition was built to the south of the original kitchen, or c.1907 west addition to the single cell; a root cellar was built west of the original kitchen, and a second story was added to the house.

9. Carl Winters' daughter also remembers that her father —tore off the kitchen and bathroom and made them new. It's unclear if he demolished and rebuilt the kitchen and bathroom or simply renovated them. New construction materials are found in the kitchen wing; however, it maintained the footprint of the original c.1907 addition that was made to the west side of the single-cell and that created the original hall-parlor form.

10. The house has remained largely unchanged since Winters' improvements were constructed between 1926 and 1938.

11. G. Leo and Margaret Rodgers purchased the house in 1985; in 1988, they received $3,770 in grant funds for painting, a new roof, and fixing a wall.

12. The applicant has documented the developmental history of this building and finds that the additions made by Carl Winters are not historic.

13. The additions constructed by Carl Winters are between 79 and 91 years old.

14. The building is eligible for the NRHP because it retains its historic integrity in terms of design, setting, materials, workmanship, feeling, and association as defined by the National Park Service for the National Register of Historic Places. The additions under review do not detract from the historic building. Park City's Historic Site Form finds that —"much of the original integrity and composition is intact in form" which includes these additions.

15. The building as it exists today contributes to the broad patterns of Park City's history because it possesses sufficient integrity to reflect the time period of the Mature Mining Era.

16. The hall-parlor form was one of the three most popular building forms seen during the Mature Mining Era and the house at 732 Crescent Tram reflects the folk Victorian architecture seen during that era.

17. The additions constructed to the house between 1926 and 1938 do not reflect the Mature Mining Era and do not contribute to our understanding of the broad patterns of our history.

18. Carl Winters is a person of historical significance in the community; however, the additions he made to the house at 732 Crescent Tram between 1926 and

1938 are not significant because of their association with Carl Winters as there are better properties that represent Carl Winters' contributions to the community, including the historic Park City High School at 1255 Park Avenue.

19. The additions do not reflect the Mature Mining Era's characteristic building types or methods of construction.

20. The house, with its additions, was designated as a Landmark Structure in 2009 by the Historic Sites Inventory.

21. In 1982, the house was identified as historic on a reconnaissance level survey of Old Town.

22. The house was rated —Bǁǁǁ

construction or the work of a notable architect or master craftsman. Does not comply.

2. The additions to the existing house located at 732 Crescent Tram meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and Complies.

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or
(ii) It was previously listed on the Historic Sites Inventory; or
(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or Complies.

(c) It has one (1) or more of the following:

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and
(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or Complies.

(d) 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
(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. Does not comply.

2. 1141 Park Avenue – Historic District Design Review – Material Deconstruction on Landmark Site. The applicant is proposing to impact the following: non-historic concrete patios and courtyards; non-historic wood fences; remove non-historic c.2000 rear addition, non-historic wood doors, and non-historic windows on the historic house; and remove non-historic doors and non-historic windows on the historic shed. (Application PL-16-03214)

Brad Davidson with Black Dog Builders, Jim and Samantha Ossalaer, the owners, and Jordan Smith, representing the project architect, were present to answer questions.

HISTORIC PRESERVATION BOARD
PARK CITY, SUMMIT COUNTY, UTAH

RE: DETERMINATION OF SIGNIFICANCE

The Historic Preservation Board of Park City, Utah met on Wednesday, April 5, 2017 at a regularly scheduled and duly noticed meeting. After determining that a quorum was present, the Board conducted its scheduled business.

NOTICE OF HISTORIC PRESERVATION BOARD ACTION:

Project Address:	732 Crescent Tram
Project Number:	PL-16-03370
Type of Hearing:	Determination of Significance
Hearing Date:	April 5, 2017

Board Action: APPROVED APPLICANT'S REQUEST FOR DETERMINATION OF SIGNIFICANCE - the Historic Preservation Board conducted a public hearing and found that the additions to the house located at 732 Crescent Tram complies with criteria set forth in Title 15-11-10(A)(1) for a Landmark Site and therefore the building does meet the criteria for a Landmark Site pursuant to Title 15-11-10. The Historic Preservation Board made the determination based on the following findings of fact and conclusions of law.

Findings of Fact, Conclusions of Law, and Conditions of Approval Supporting the Historic Designation of the Additions designated as orange on page 54 and identified as B and D on the diagram on page 58 of the staff report meets the criteria for Landmark Designation.

Finding of Fact:

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.
2. The house at 732 Crescent Tram is within the Historic Residential (HR-1) zoning district.
3. The historic house at 732 Crescent Tram is identified as "Landmark" on the Historic Sites Inventory (HSI). It is eligible for the National Register of Historic Places (NRHP), but is not currently listed.
4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.
5. A single-cell house was initially built on this site c.1904.
6. Analysis of the 1900, 1907, and 1929 Sanborn Fire Insurance Maps demonstrates that a second room was added to the west of the single-cell to create a hall-parlor form by 1907. A third in-line addition was also added to the

south of the single-cell to create an L-shape. This is further supported by physical evidence found inside the house.

7. Carl Winters purchased the house in 1926. His daughter Marie remembers the house only consisting of "a kitchen, bathroom, dining room, front room, and one bedroom." This is supported by the 1941 Sanborn Fire Insurance Map that shows the L-shaped cottage.
8. During Winters ownership of the house (1926-1938) several additions were made that are documented by the c.1941 tax photograph. An in-line addition was constructed to expand the c.1907 rear addition; a staircase addition was constructed along the west wall of the c.1907 rear addition; a bathroom addition was built to the south of the original kitchen, or c.1907 west addition to the single cell; a root cellar was built west of the original kitchen, and a second story was added to the house.
9. Carl Winters' daughter also remembers that her father "tore off the kitchen and bathroom and made them new." It's unclear if he demolished and rebuilt the kitchen and bathroom or simply renovated them. New construction materials are found in the kitchen wing; however, it maintained the footprint of the original c.1907 addition that was made to the west side of the single-cell and that created the original hall-parlor form.
10. The house has remained largely unchanged since Winters' improvements were constructed between 1926 and 1938.
11. G. Leo and Margaret Rodgers purchased the house in 1985; in 1988, they received $3,770 in grant funds for painting, a new roof, and fixing a wall.
12. The applicant has documented the developmental history of this building and finds that the additions made by Carl Winters are not historic.
13. The additions constructed by Carl Winters are between 79 and 91 years old.
14. The building is eligible for the NRHP because it retains its historic integrity in terms of design, setting, materials, workmanship, feeling, and association as defined by the National Park Service for the National Register of Historic Places. The additions under review do not detract from the historic building. Park City's Historic Site Form finds that "much of the original integrity and composition is intact in form" which includes these additions.
15. The building as it exists today contributes to the broad patterns of Park City's history because it possesses sufficient integrity to reflect the time period of the Mature Mining Era.
16. The hall-parlor form was one of the three most popular building forms seen during the Mature Mining Era and the house at 732 Crescent Tram reflects the folk Victorian architecture seen during that era.
17. The overall development of this property reflects the changing needs of Park City's mining boom era. As Park City became an established community, permanent residents expanded the early miners' cabins in order to accommodate growing families.
18. The additions reflect the distinctive characteristics of the period and methods of construction typical to the Mature Mining Era. The additions were constructed of simple materials and single-wall construction. The staircase was haphazardly constructed to the west side of the c.1907 addition and a bathroom was built into

the hillside. The expansion was typical of Park City during this period as it made use of any available space on this hillside lot.

19. The house, with its additions, was designated as a Landmark Structure in 2009 by the Historic Sites Inventory.
20. In 1982, the house was identified as historic on a reconnaissance level survey of Old Town.
21. The house was rated "B" in a 2007 NRHP eligibility survey; B sites were found to be potentially eligible for the NRHP or slightly less significant and/or intact.
22. The house retains its historic scale, context, and material which allow the original c.1907 hall-parlor and rear addition to be restored, despite the later additions made by Carl Winters. The house reflects the historical and architectural character of the district due to its mass, scale, composition, materials, treatment, and other architectural features that are visually compatible with the Mining Era Residences National Register District.

Conclusions of Law:

1. The existing house located at 732 Crescent Tram meets all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:
    a. *It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and* **Complies.**
    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* **Complies.**
    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;*
        ii. *The lives of Persons significant in the history of the community, state, region, or nation; or*
        iii. *The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.* **Complies.**
2. The existing house located at 732 Crescent Tram meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

Complies.

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or

(ii) It was previously listed on the Historic Sites Inventory; or

(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or

Complies.

(c) It has one (1) or more of the following:

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and

(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or

Complies

(d) 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

(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.

Complies.

Findings of Fact, Conclusions of Law, and Conditions of Approval Removing the Historic Designation of the Additions designated in the diagrams referenced in the staff report on page 58 as A, C, E, F:

Finding of Fact:

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.
2. The house at 732 Crescent Tram is within the Historic Residential (HR-1) zoning district.
3. The historic house at 732 Crescent Tram is identified as "Landmark" on the Historic Sites Inventory (HSI). It is eligible for the National Register of Historic Places (NRHP), but is not currently listed.
4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.
5. A single-cell house was initially built on this site c.1904.
6. Analysis of the 1900, 1907, and 1929 Sanborn Fire Insurance Maps demonstrates that a second room was added to the west of the single-cell to create a hall-parlor form by 1907. A third in-line addition was also added to the south of the single-cell to create an L-shape. This is further supported by physical evidence found inside the house.
7. Carl Winters purchased the house in 1926. His daughter Marie remembers the house only consisting of "a kitchen, bathroom, dining room, front room, and one bedroom." This is supported by the 1941 Sanborn Fire Insurance Map that shows the L-shaped cottage.
8. During Winters ownership of the house (1926-1938) several additions were made that are documented by the c.1941 tax photograph. An in-line addition was constructed to expand the c.1907 rear addition; a staircase addition was

constructed along the west wall of the c.1907 rear addition; a bathroom addition was built to the south of the original kitchen, or c.1907 west addition to the single cell; a root cellar was built west of the original kitchen, and a second story was added to the house.

9. Carl Winters' daughter also remembers that her father "tore off the kitchen and bathroom and made them new." It's unclear if he demolished and rebuilt the kitchen and bathroom or simply renovated them. New construction materials are found in the kitchen wing; however, it maintained the footprint of the original c.1907 addition that was made to the west side of the single-cell and that created the original hall-parlor form.
10. The house has remained largely unchanged since Winters' improvements were constructed between 1926 and 1938.
11. G. Leo and Margaret Rodgers purchased the house in 1985; in 1988, they received $3,770 in grant funds for painting, a new roof, and fixing a wall.
12. The applicant has documented the developmental history of this building and finds that the additions made by Carl Winters are not historic.
13. The additions constructed by Carl Winters are between 79 and 91 years old.
14. The building is eligible for the NRHP because it retains its historic integrity in terms of design, setting, materials, workmanship, feeling, and association as defined by the National Park Service for the National Register of Historic Places. The additions under review do not detract from the historic building. Park City's Historic Site Form finds that "much of the original integrity and composition is intact in form" which includes these additions.
15. The building as it exists today contributes to the broad patterns of Park City's history because it possesses sufficient integrity to reflect the time period of the Mature Mining Era.
16. The hall-parlor form was one of the three most popular building forms seen during the Mature Mining Era and the house at 732 Crescent Tram reflects the folk Victorian architecture seen during that era.
17. The additions constructed to the house between 1926 and 1938 do not reflect the Mature Mining Era and do not contribute to our understanding of the broad patterns of our history.
18. Carl Winters is a person of historical significance in the community; however, the additions he made to the house at 732 Crescent Tram between 1926 and 1938 are not significant because of their association with Carl Winters as there are better properties that represent Carl Winters' contributions to the community, including the historic Park City High School at 1255 Park Avenue.
19. The additions do not reflect the Mature Mining Era's characteristic building types or methods of construction.
20. The house, with its additions, was designated as a Landmark Structure in 2009 by the Historic Sites Inventory.
21. In 1982, the house was identified as historic on a reconnaissance level survey of Old Town.
22. The house was rated "B" in a 2007 NRHP eligibility survey; B sites were found to be potentially eligible for the NRHP or slightly less significant and/or intact.

23. The house retains its historic scale, context, and material which allow the original c.1907 hall-parlor and rear addition to be restored, despite the later additions made by Carl Winters. The house reflects the historical and architectural character of the district due to its mass, scale, composition, materials, treatment, and other architectural features that are visually compatible with the Mining Era Residences National Register District.
24. The additions do not contribute to the historical significance of this house.

Conclusions of Law:

1. The additions to the existing house located at 732 Crescent Tram does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:
   - d. *It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and* **Complies.**
   - e. *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* **Complies.**
   - f. *It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:*
     - iv. *An era that has made a significant contribution to the broad patterns of our history;*
     - v. *The lives of Persons significant in the history of the community, state, region, or nation; or*
     - vi. *The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.* **Does not comply.**
2. The additions to the existing house located at 732 Crescent Tram meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

Complies.

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or
(ii) It was previously listed on the Historic Sites Inventory; or
(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or

Complies.

(c) It has one (1) or more of the following:

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and
(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition,

materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or

Complies.

(d) 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

(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.

Does not comply.

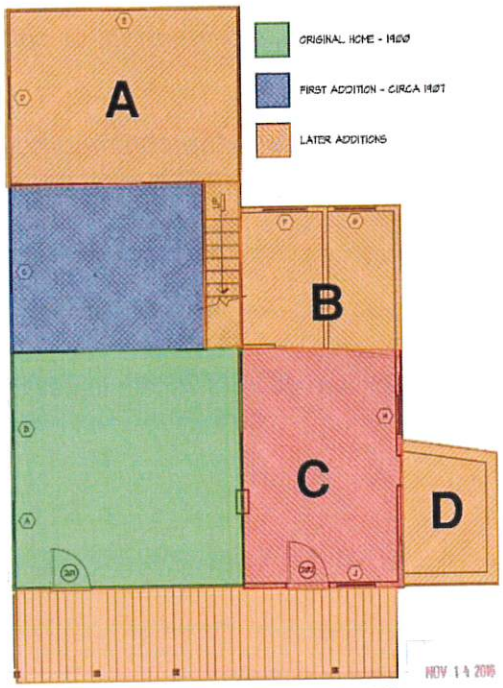
If you have any questions or concerns regarding this letter, please do not hesitate to call the Planning Department at (435) 615-5060.

Sincerely,

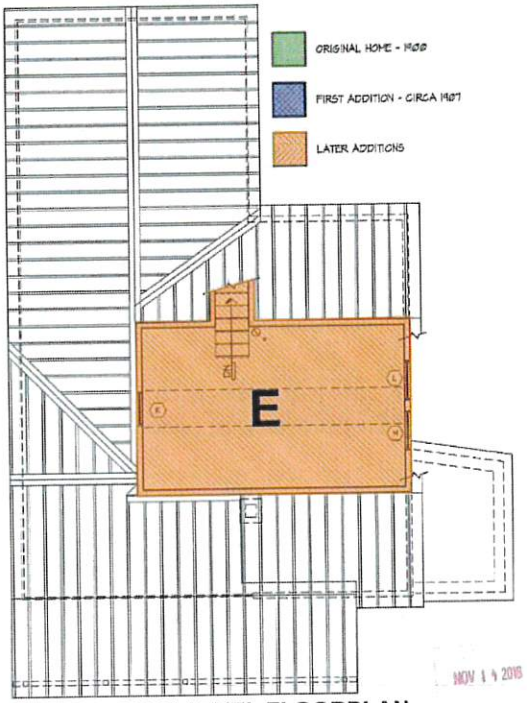
Anya E. Grahn

Anya Grahn
Historic Preservation Planner

Diagram shown on page 54 of the Staff Report:

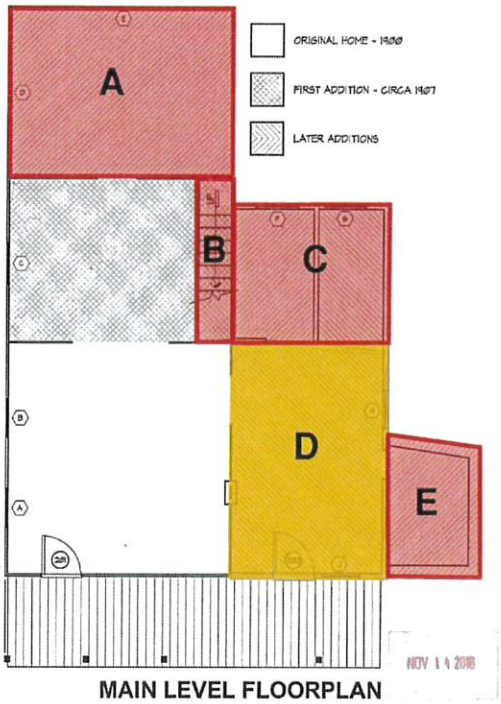


MAIN LEVEL FLOORPLAN

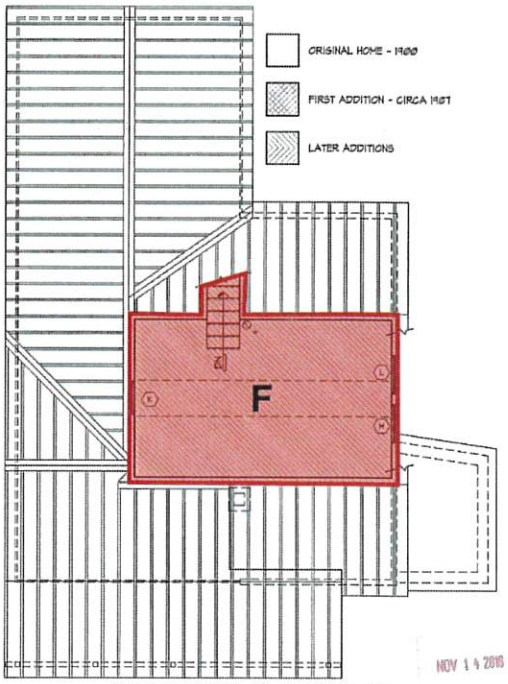


MAIN LEVEL FLOORPLAN

Diagram shown on page 58 of the staff report:



MAIN LEVEL FLOORPLAN



MAIN LEVEL FLOORPLAN

Historic Preservation Board
Staff Report

Planning Department

Author: **Anya Grahn, Senior Historic District Planner**
Subject: **Material Deconstruction Review**
Address: **732 Crescent Tram**
Project Number: **PL-17-03621**
Date: **November 7, 2018**
Type of Item: **Administrative – Material Deconstruction**

Summary Recommendation:
Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 732 Crescent Tram pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Topic:
Address: 732 Crescent Tram
Designation: Landmark
Applicant: Tom Peek
Proposal: Material Deconstruction on Landmark Site: Removal of additions constructed between 1926 and 1938.

Background:
The Historic District Design Review (HDDR) application for the property at 732 Crescent Tram was deemed complete on October 10, 2018. The HDDR application has not yet been approved, as it is dependent on the Historic Preservation Board's (HPB) Review for Material Deconstruction approval to remove additions and mothball a historic house, designated as Landmark on the City's Historic Sites Inventory.

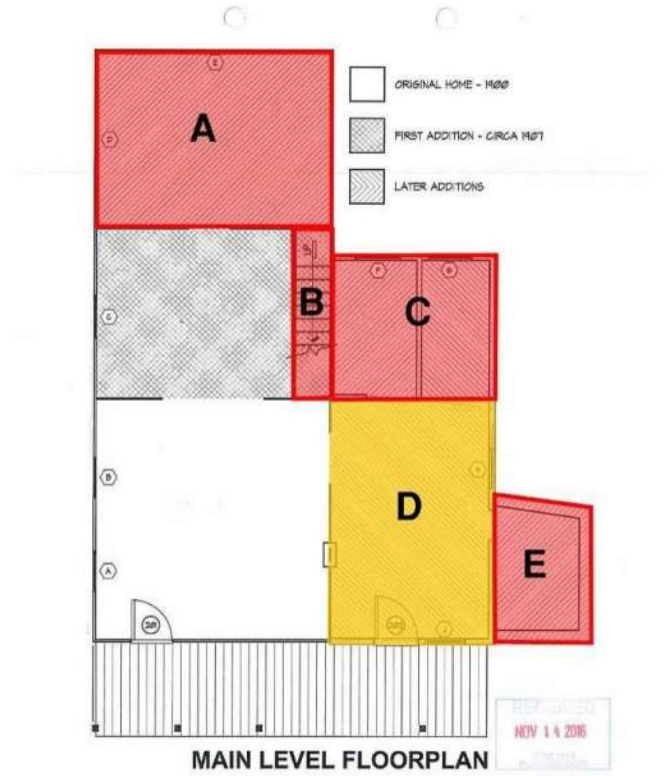
In March 2017, the Historic Preservation Board reviewed the developmental history of this site as part of a Determination of Significance (DOS) application [See Staff Report (starting page 21) and Minutes (starting page 2)]. The applicant had made the DOS application in order to determine which portions of the house were not historic. While the applicant has not yet proposed plans to redevelop the site, he is moving ahead with mothballing the structure. As part of this, he wishes to remove the additions that the HPB had determined to not be Historic. These are Additions A, C, E, and F (see following diagrams).

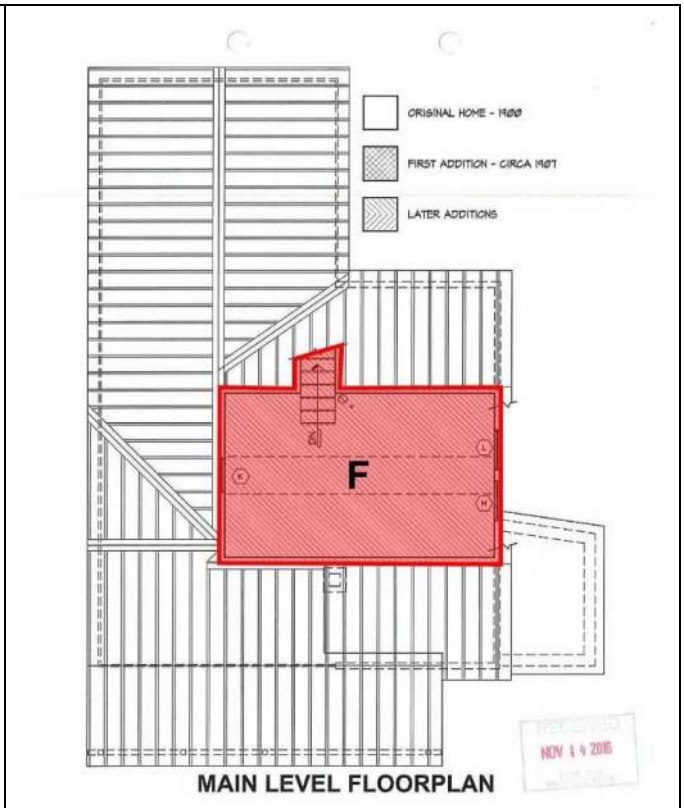
Summarized History of Development on this Site
A thorough narrative of the house's development was provided in the March 2017 HPB Staff Report (page 21). The following timeline summarizes the house's development:

1904 House constructed as a one-room, single-cell house, facing north.
1907 Sanborn Fire Insurance Map shows that the single-cell has been expanded to the west, creating a more traditional hall-parlor form with a rear bedroom addition forming an L-shape cottage.

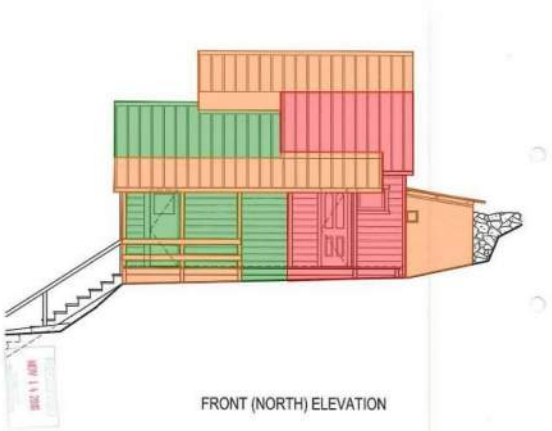
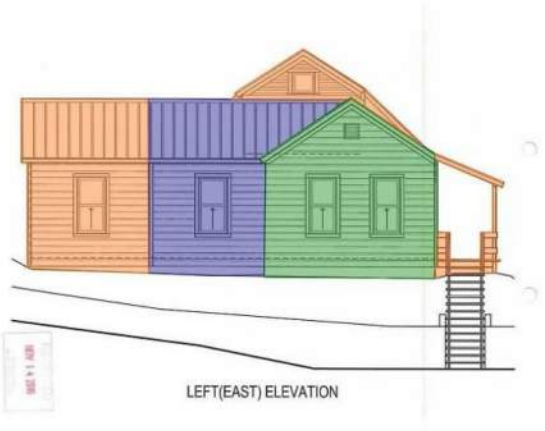
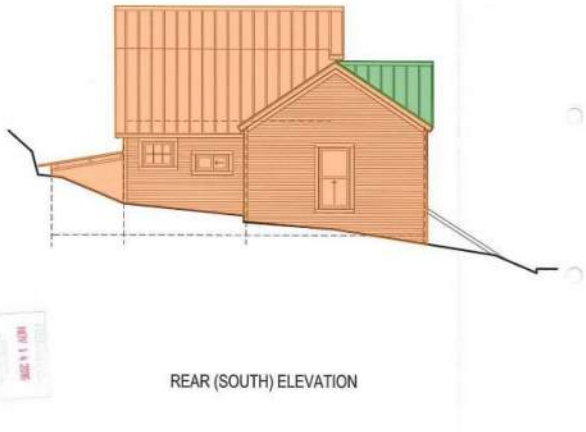
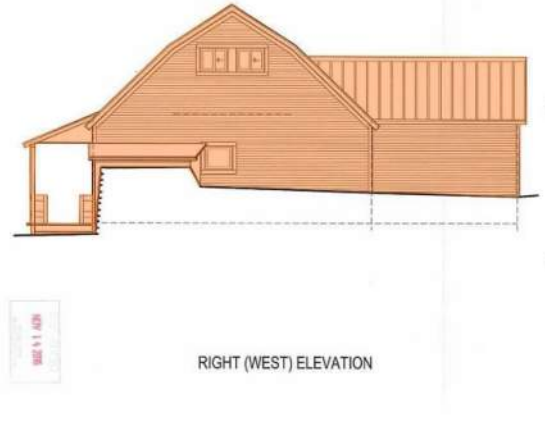
1926 The house was purchased by the Carl Winters family. His daughter Marie remembered the house consisting of "a kitchen, bathroom, dining room, front room, and one bedroom."

1929-1941 Winters constructed a new stairwell and second story bedrooms; a root cellar at the far end of the kitchen (west addition), and a porch.





The un-shaded room represents the original c.1904 one room single cell house. The gray shaded area reflects the addition that was constructed early on, sometime between 1900-1907 based on Sanborn Map Analysis. Addition A does not appear in the Sanborn Fire Insurance Maps, but does appear in the c.1941 tax photograph; it is likely that this addition was added by Carl Winters. Additions B and C are the bathroom wing and stairs, and Addition E is the root cellar that were also likely constructed by Winters. The yellow shading reflects the kitchen addition that was reconstructed by Winters and maintained the original dimensions of the c.1907 hall-parlor form (Addition D). Winters also added the second level (Addition F). The Sanborn Fire Insurance Maps do not show a full-width front porch; however, it appears in the c.1941 tax photograph. It's likely that the porch was also constructed by Winters when the other improvements were made.

	
The green shaded form shows the original single cell form. The orange shading represents the modifications made by Carl Winters between 1926-1938, which included adding a root cellar on the east side of the house and a second level addition. The red shading reflects the kitchen addition that Winters reconstructed and that maintained the original form of the c.1907 hall-parlor as shown in the Sanborn Fire Insurance Maps. The porch was likely constructed under the Winters ownership as well.	*The green shaded area shows the side of the original hall-parlor form. The purple shading shows the first addition that was constructed before 1907 and appears throughout the Sanborn Fire Insurance Maps. The orange shading shows the changes that were likely made between 1926-1938. They are not shown on the Sanborn Fire Insurance Maps, but they are depicted in the c.1941 tax photograph.*
	
The green shaded form shows the south elevation of the original hall-parlor. The remainder of the rear elevation was built by Winters between 1926-1938.	*The orange shaded areas represent what was built by the Winters between 1926-1938.*

Material Deconstruction

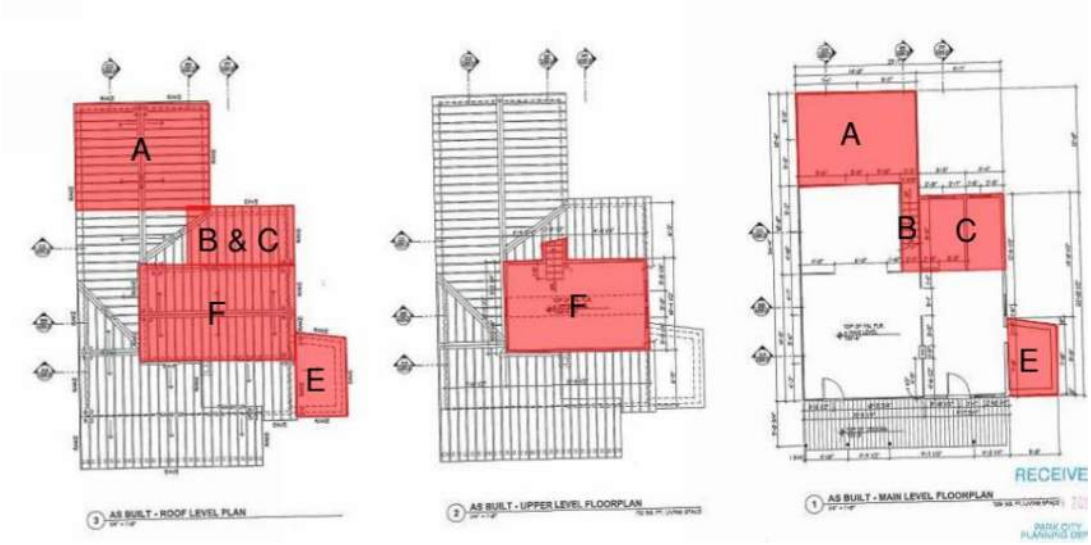
Per Land Management Code (LMC) 15-11-12.5, the Historic Preservation Board shall review and approve, approve with conditions, or deny, all Applications for Material Deconstruction involving any Building(s) (main, attached, detached, or public, Accessory Buildings and/or Structures designated to the Historic Sites Inventory as Landmark or Significant. The review is based on the criteria outlined in Exhibit A.

The house has remained largely unchanged since 1938. The applicant is proposing to remove the later additions the Historic Preservation Board (HPB) found to not historic

and not contributing (Additions A, B, C, E, and F). The applicant will then mothball the buiding, preserving it for later development.

1. NON-HISTORIC ADDITIONS
   The applicant is proposing to remove Additions A, B, C, and E on the main level and Addition F on the second level. Following the removal of these additions, the applicant proposes to construct new framed walls to seal the openings and protect the interior of the historic house from the elements. Plywood will be visible from the exterior; however, the applicant proposes to paint the plywood so that it blends in with the historic siding. The rooftop addition will be removed and the applicant will reframe this portion of the roof to restore the original side-gable form. While the existing roof framing is limited, the applicant is proposing to stabilize the existing roof form so that it holds the new roof structure. New metal roofing material, replicating that on the rest of the historic house, will be installed over the plywood sheathing. These improvements to secure the building following the demolition of the non-historic additions are intended to be a temporary, not permanent solution.

   The plans below show the area proposed to be removed in red:



   Staff finds that as these additions to the Historic Building have been found to be non-contributory to the historic integrity or historical significance of the structure, they can be removed.

2. MOTHBALLING THE HISTORIC STRUCTURE
   It is not uncommon to mothball historic structures that are not in use, but will have a future use. Staff has referenced the National Park Service's Preservation Brief 31 to ensure that the proposed mothballing will sufficiently protect and preserve the structure for future rehabilitation.

   Documentation
   The applicant has provided measured drawings and photographs of this building to document its existing conditions. The history of this building has been well

documented by past reconnaissance and intensive level surveys as well as the City's Historic Sites Form.

Stabilization
The non-historic additions have caused a strain on the historic house's structural members. In particular, the second story rooftop addition (Addition F) was built haphazardly by removing some, but not all of the original side-gable's structural members. By removing these non-historic additions, the applicant will be relieving tensions on the historic wall structures. Further, the applicant is proposing to structurally stabilize the historic house by constructing new framed walls and a framed roof structure where the additions are to be removed. This will protect the building from vermin, moisture, and the elements. Additional bracing will be constructed on the interior of the building, as necessary, to prevent it from collapsing.

Mothballing
After stabilizing the building, the applicant proposes to further secure the building by keeping the front door locked. The applicant has never had any issues with vandalism or break-ins. The mechanical systems have been removed, and the electricity, gas, sewer and water have all been disconnected. Because of the single-wall construction, there is a natural air circulation that occurs and keeps the structure ventilated. The applicant anticipates that the rehabilitation of the historic house will occur in the next few years.

Staff finds the proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of the structure located on the property and on adjacent parcels. The applicant proposes only to remove those additions that have been found to be non-historic. The applicant will then secure and stabilize the historic portions of the house.

Staff has found that the project is in compliance with the *Design Guidelines for Historic Sites in Park City*. The proposed work complies with Universal Design Guideline #3 in that the historic exterior features of the building that have been identified to be Historic by the DOS will be retained and preserved. The applicant is only proposing to remove non-historic additions.

3. MOVING FORWARD
No other changes are proposed for the site at this time. A financial guarantee will be put in place prior to building permit issuance for the removal of the additions. The building will remain mothballed until the applicant moves forward with its rehabilitation. This is expected to occur in the next few years.

Recommendation:
Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 732 Crescent Tram pursuant to the following findings of

fact, conclusions of law, and conditions of approval. This site is designated as Landmark on the City's Historic Sites Inventory (HSI).

Finding of Fact:

1. The property is located at 732 Crescent Tram.
2. The site is designated as Landmark on the Historic Sites Inventory (HSI).
3. On March 1, 2017, the Historic Preservation Board (HPB) reviewed a Determination of Significance (DOS) application at this site and found that additions A, B, C, E, and F did not meet the criteria for historic designation as outlined in Land Management Code (LMC) 15-11-10(A).
4. On August 14, 2018, the owner submitted a Historic District Design Review (HDDR) application to remove the additions the HPB had found to not be historic. The applicant intends to secure and mothball the house after the additions are removed. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction approval.
5. The single-cell house was initially constructed on this site in c.1904.
6. Analysis of the 1900, 1907, and 1929 Sanborn Fire Insurance Maps demonstrates that a second room was added to the west of the single-cell to create a hall-parlor form by 1907. A third in-line addition was also added to the south of the single-cell to create an L-shape. This is further supported by physical evidence found inside the house.
7. Carl Winters purchased the house in 1926. His daughter Marie remembers the house only consisting of "a kitchen, bathroom, dining room, front room, and one bedroom." This is supported by the 1941 Sanborn Fire Insurance Map that shows the L-shaped cottage.
8. During Winters' ownership of the house (1926-1938) several additions were made that are documented by the c.1941 tax photograph. An in-line addition was constructed to expand the c.1907 rear addition; a staircase addition was constructed along the west wall of the c.1907 rear addition; a bathroom addition was built to the south of the original kitchen, or c.1907 west addition to the single cell; a root cellar was built west of the original kitchen, and a second story was added to the house.
9. Carl Winters' daughter also remembers that her father "tore off the kitchen and bathroom and made them new." It's unclear if he demolished and rebuilt the kitchen and bathroom or simply renovated them. New construction materials are found in the kitchen wing; however, it maintained the footprint of the original c.1907 addition that was made to the west side of the single-cell and that created the original hall-parlor form.
10. The house has remained largely unchanged since Winters' improvements were constructed between 1926 and 1938.
11. G. Leo and Margaret Rodgers purchased the house in 1985; in 1988, they received $3,770 in grant funds for painting, a new roof, and fixing a wall.
12. The house, with its additions, was designated as a Landmark Structure in 2009 by the Historic Sites Inventory.
13. The applicant is proposing to remove Additions A, B, C, and E on the main level and Addition F on the second level, as identified in this report. Following removal of these additions, the openings will be closed with new framed walls. Plywood visible from the exterior will be painted to match the historic siding. The rooftop addition will

be removed and the applicant will reframe the opening in the roof to restore the original side-gable form. The applicant will stabilize the existing roof form, as necessary, to hold the new roof structure. New metal roofing will be installed to cover the plywood sheathing. These additions to the Historic Building have been found to be non-contributory to the historic integrity or historical significance of the structure, they can be removed.

14. Following removal of the additions, the applicant will mothball the structure by adding new framed walls and bracing to the interior of the house to structurally stabilize it. The house will remain secured and regularly maintained. All utilities have been disconnected. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of the structure located on the property and on adjacent parcels by only removing those additions that have been found to be non-historic. The applicant will then secure and stabilize the historic portions of the house.
15. The proposed work complies with Universal Design Guideline #3 in that the historic exterior features of the building that have been identified to be Historic by the DOS will be retained and preserved. The applicant is only proposing to remove non-historic additions.
16. All improvements made to stabilize and mothball the house are intended to be temporary, not permanent solutions.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District and regarding historic structure deconstruction.
2. The proposal meets the criteria for material deconstruction pursuant to LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on August 14, 2018. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Should additional framing or bracing be required to stabilize the historic house, the applicant shall work with the Chief Building Official and Historic Preservation Planner to ensure the new framing and bracing does not detract from the historic integrity of the exterior of the house or cause damage to historic materials.
3. The applicant shall provide the city with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan.

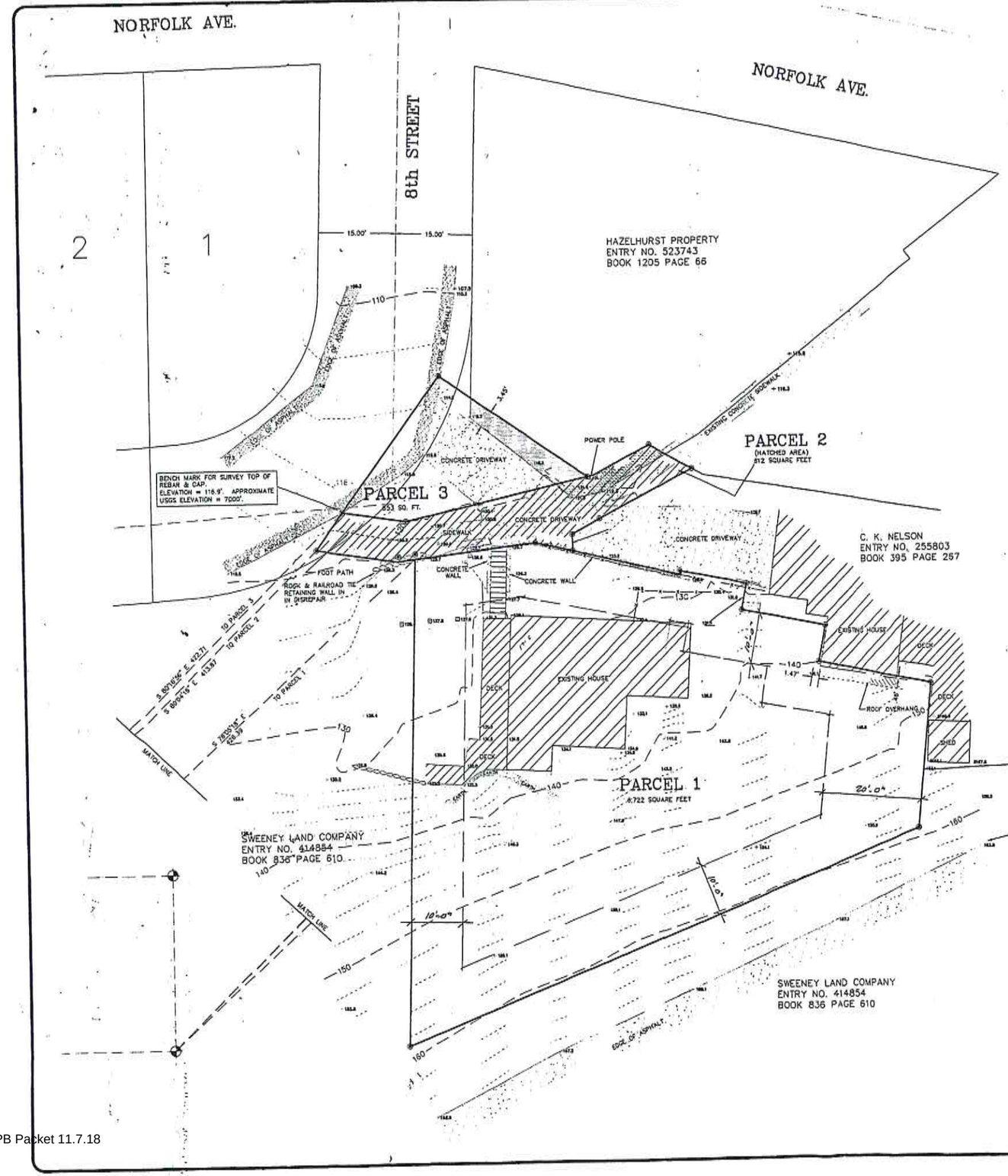
Exhibits:

Exhibit A – HPB Checklist for Material Deconstruction
Exhibit B – Historic Sites Inventory Form
Exhibit C – Existing Conditions and Stabilization Plans

Exhibit A

Historic Preservation Board Material Deconstruction Review Checklist:

1. Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).
2. The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.
3. Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
4. The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.
5. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.
6. Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.



TOPOGRAPHIC MAP

RODGERS PARCEL
LYING WITHIN THE NORTHWEST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

LEGEND

- STREET MONUMENT
- PROPERTY CORNER
- WOOD POST
- FENCE

AREAS OF SLOPE GREATER THAN 30%

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO OBTAIN GROUND ELEVATIONS FOR A CONTOUR MAP OF THE SUBJECT PROPERTY.

SURVEY COMPLETED: 08/15/01

SEE SAID OFFICIAL SNYDER'S ADDITION TO PARK CITY SURVEY PLAT FOR ANY EASEMENTS, SETBACK REQUIREMENTS, BUILDING ENVELOPES AND BUILDING LOT RESTRICTIONS.
NOTE: OTHER RESTRICTIONS MAY APPLY.

SURVEYOR'S CERTIFICATE

I, ROBERT W. POHL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 173726 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

ROBERT W. POHL

8/15/2001
DATE:

RECEIVED
AUG 14 2018
PARK CITY
PLANNING DEPT.

PARK CITY SURVEYING
P.O. BOX 3003
PARK CITY, UTAH 84060
(435) 649-2918

DATE	BY	REVISIONS COMMENTS

STATE OF UTAH
ROBERT W. POHL
No. 173726
8/15/01
PROFESSIONAL LAND SURVEYOR

SURVEYED BY: POHL
DRAWN BY: POHL
DATE: AUGUST 2001

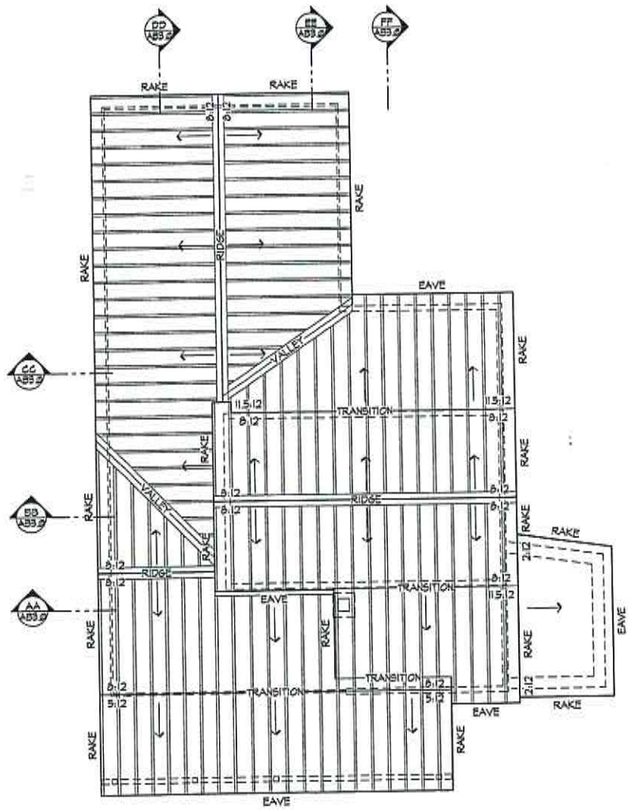
FOR: MARGARET RODGERS

FILE: RODGERS.DWG

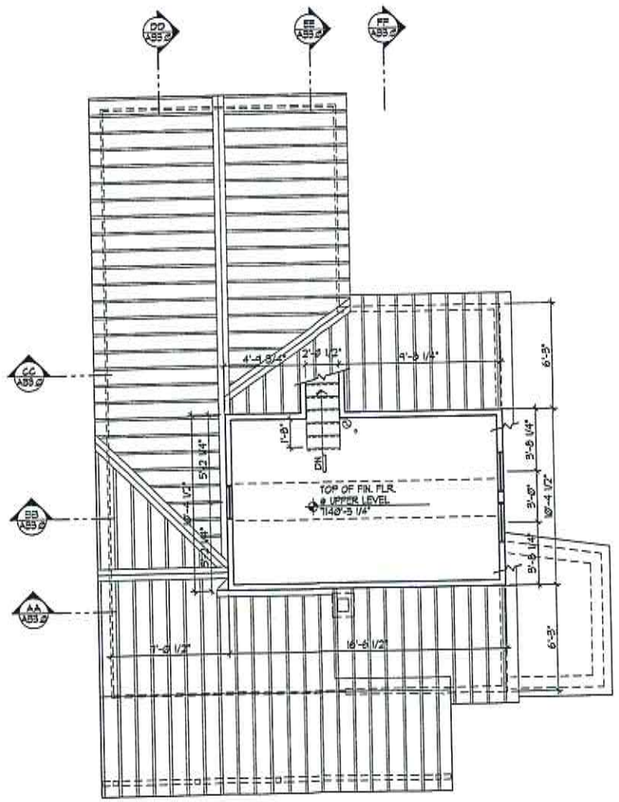
JOB NO. 01-277

TOPOGRAPHIC MAP
MARGARET HANLEY RODGERS PROPERTY

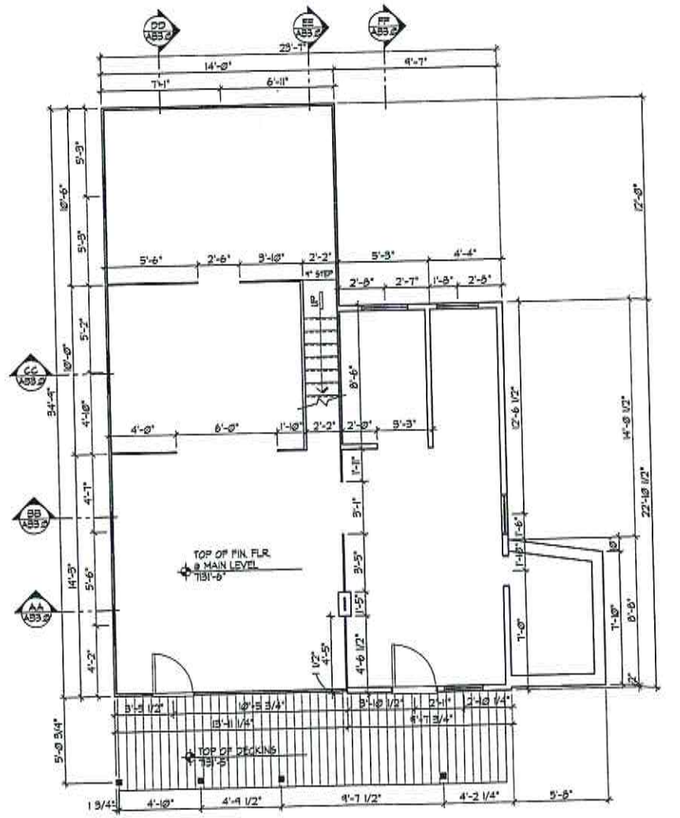
SHEET 1 OF 1



3 AS BUILT - ROOF LEVEL PLAN
1/4" = 1'-0"



2 AS BUILT - UPPER LEVEL FLOORPLAN
1/4" = 1'-0"
172 SQ. FT. LIVING SPACE



1 AS BUILT - MAIN LEVEL FLOORPLAN
1/4" = 1'-0"
786 SQ. FT. LIVING SPACE

RECEIVED
DEC 04 2018
PARK CITY
PLANNING DEPT.

Jonathan DeGray
Architect
P.O. Box 1574, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7333, E-mail: degrayarch@qwestoffice.net

RESIDENCE
732 CRESCENT TRAM
PARK CITY, UT 84060

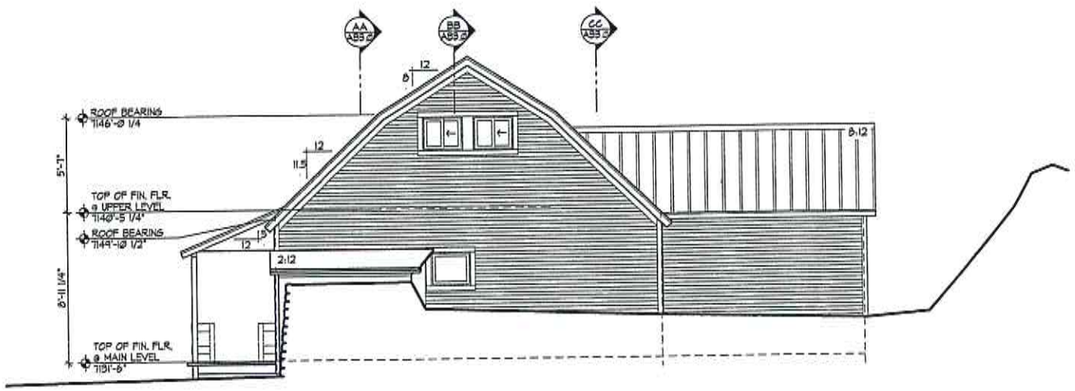
AS BUILT
MAIN & UPPER LEVEL FLOOR PLANS
ROOF LEVEL PLAN

REVISIONS

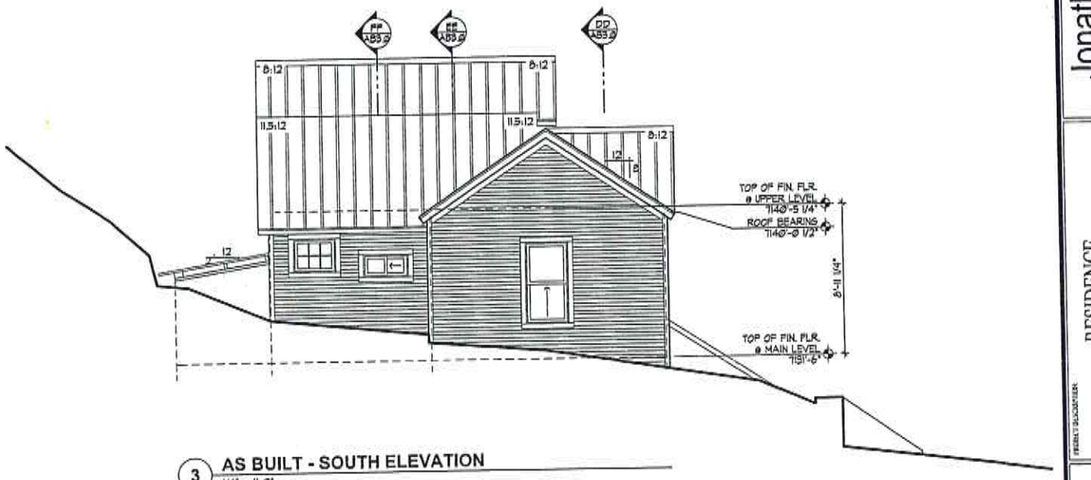
DATE: 12/02/15

PROJECT NUMBER:

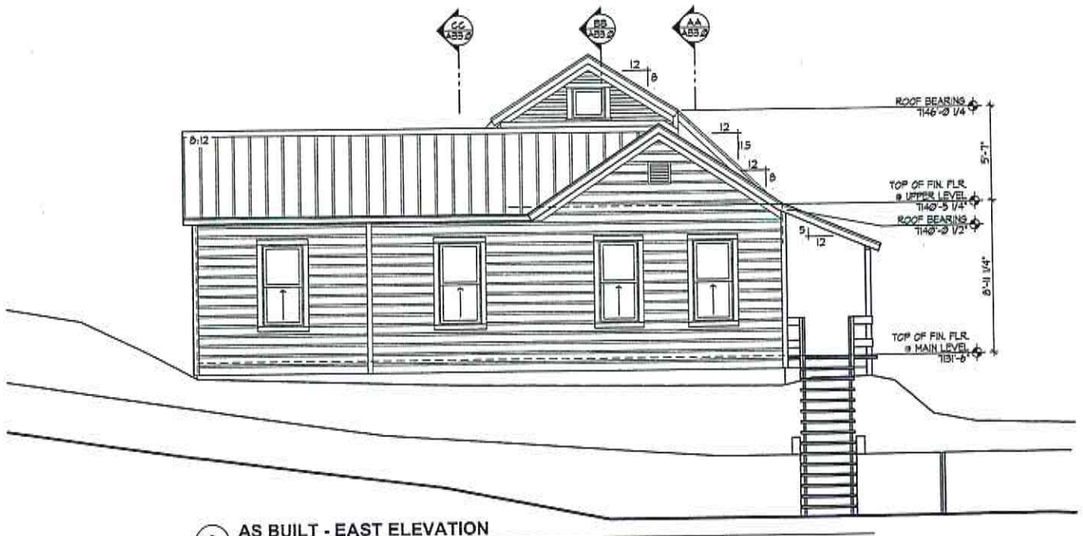
SHEET NUMBER: AB1.1



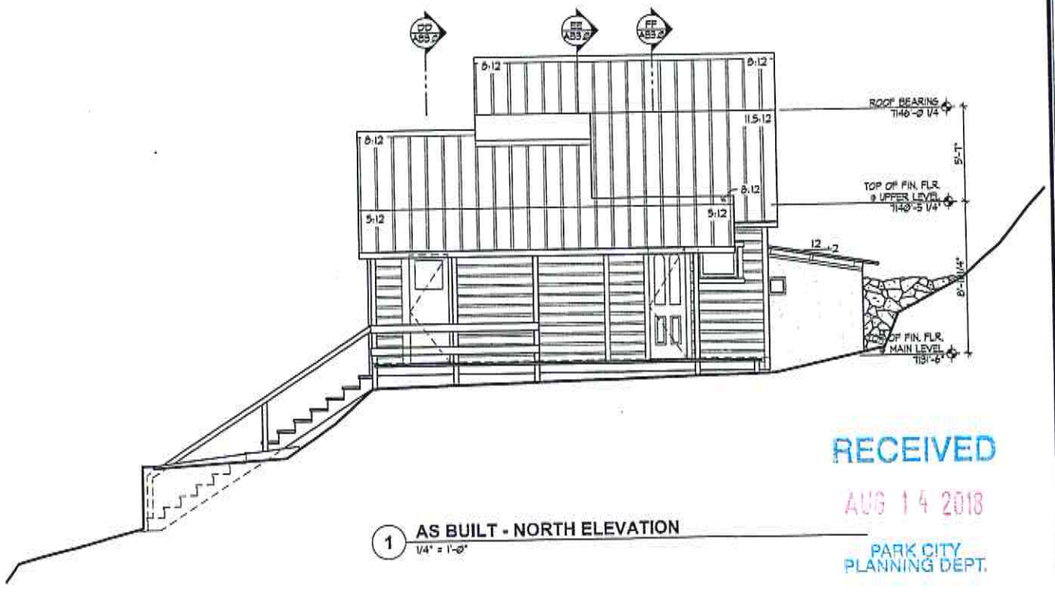
4 AS BUILT - WEST ELEVATION
1/4" = 1'-0"



3 AS BUILT - SOUTH ELEVATION
1/4" = 1'-0"



2 AS BUILT - EAST ELEVATION
1/4" = 1'-0"



1 AS BUILT - NORTH ELEVATION
1/4" = 1'-0"

RECEIVED
AUG 14 2018
PARK CITY
PLANNING DEPT.

Jonathan DeGray
Architect
P.O. Box 1974, 614 Main Street, Suite 202, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

RESIDENCE
732 CRESCENT TRAM
PARK CITY, UT 84060

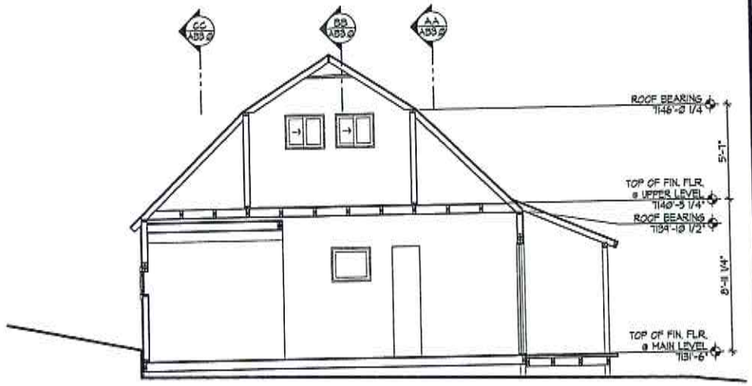
AS BUILT
EXTERIOR ELEVATIONS

REVISIONS:

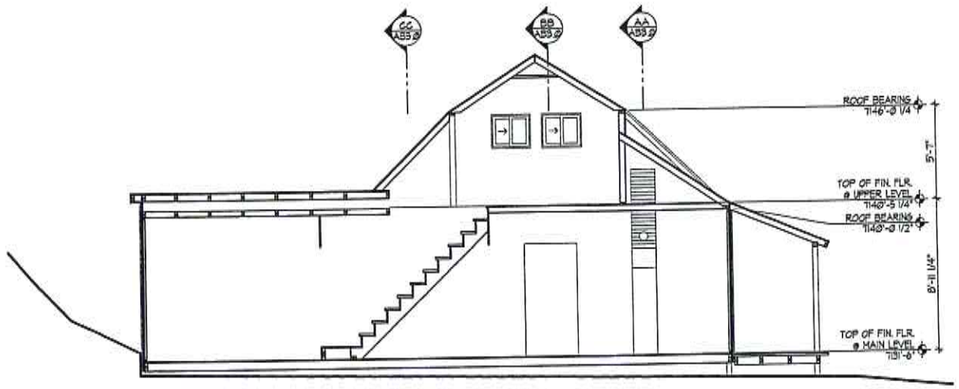
DATE: 12/03/15

PROJECT NUMBER:

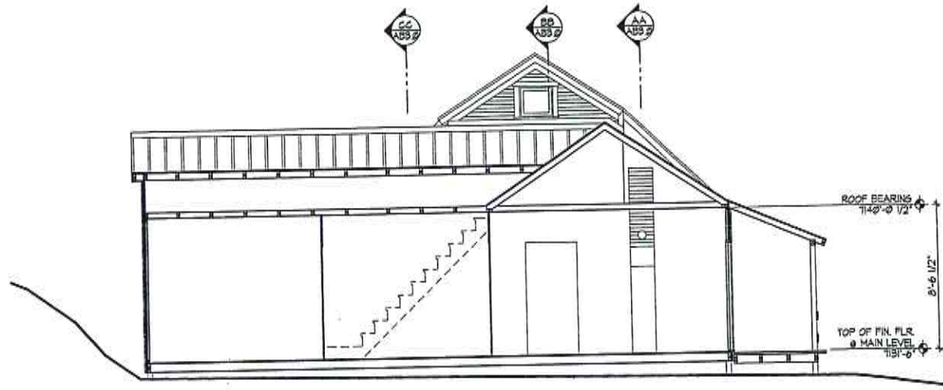
SHEET NUMBER: AB2.0



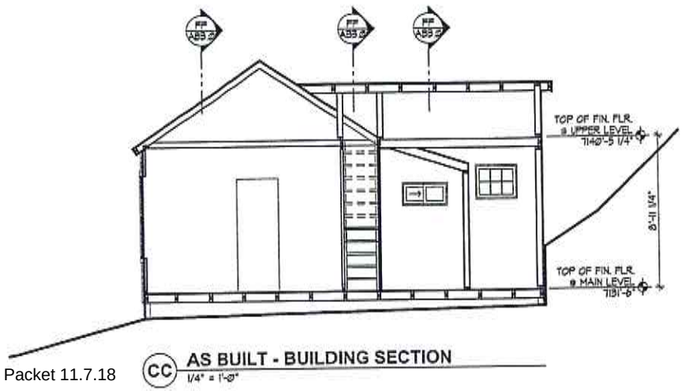
FF AS BUILT - BUILDING SECTION
1/4" = 1'-0"



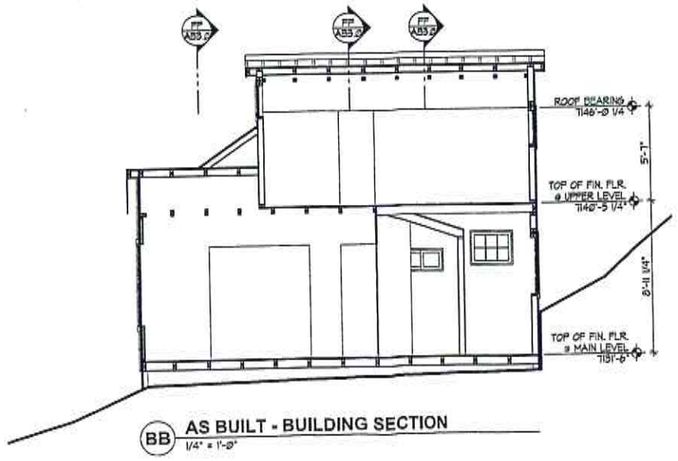
EE AS BUILT - BUILDING SECTION
1/4" = 1'-0"



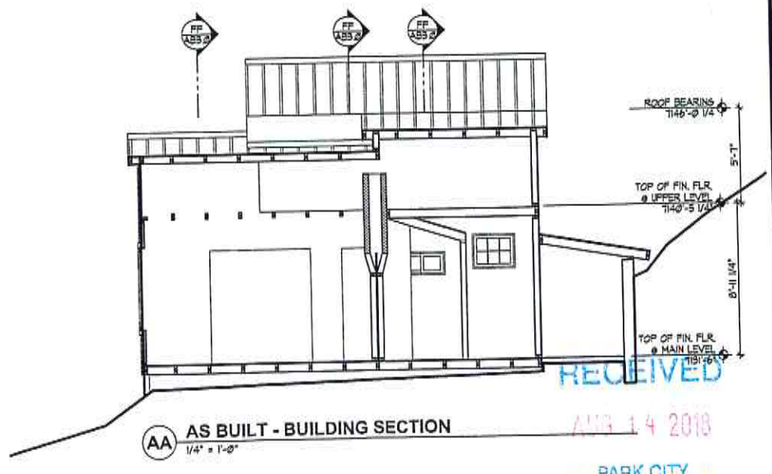
DD AS BUILT - BUILDING SECTION
1/4" = 1'-0"



CC AS BUILT - BUILDING SECTION
1/4" = 1'-0"



BB AS BUILT - BUILDING SECTION
1/4" = 1'-0"



AA AS BUILT - BUILDING SECTION
1/4" = 1'-0"

RECEIVED
AUG 14 2018
PARK CITY
PLANNING DEPT.

Jonathan DeGray
Architect
P.O. Box 1674, 514 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

RESIDENCE
732 CRESCENT TRAM
PARK CITY, UT 84060

PROJECT DESCRIPTION:

AS BUILT
BUILDING SECTIONS

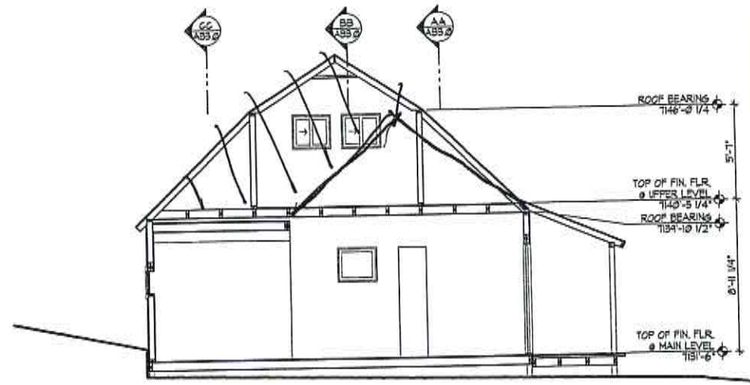
SHEET DESCRIPTION:

REVISIONS:

DATE:
12/02/15

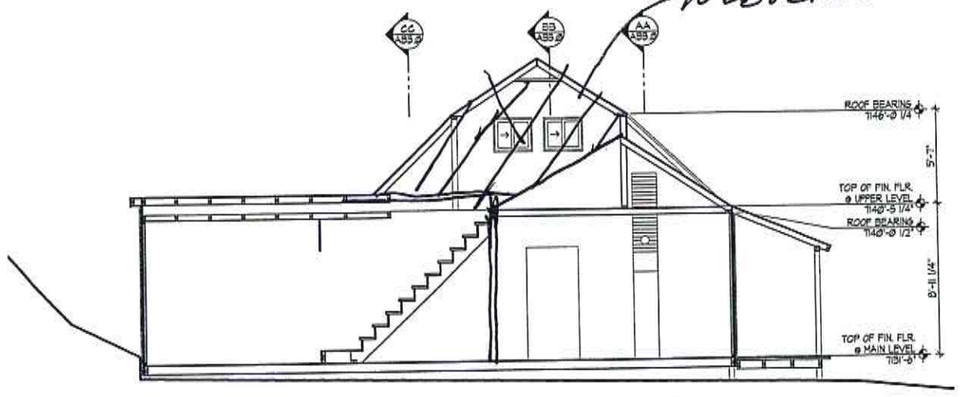
PROJECT NUMBER:

SHEET NUMBER:
AB3.0

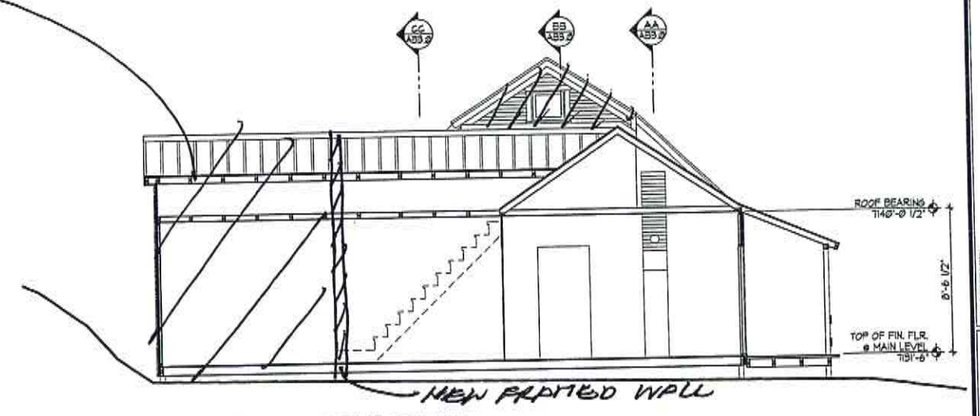


FF AS BUILT - BUILDING SECTION
1/4" = 1'-0"

TO BE REMOVED

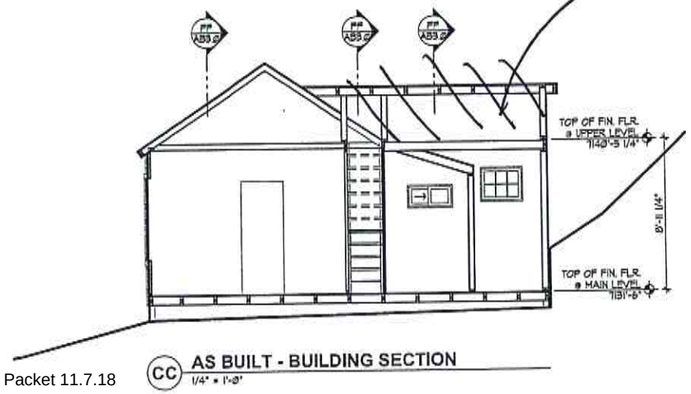


EE AS BUILT - BUILDING SECTION
1/4" = 1'-0"

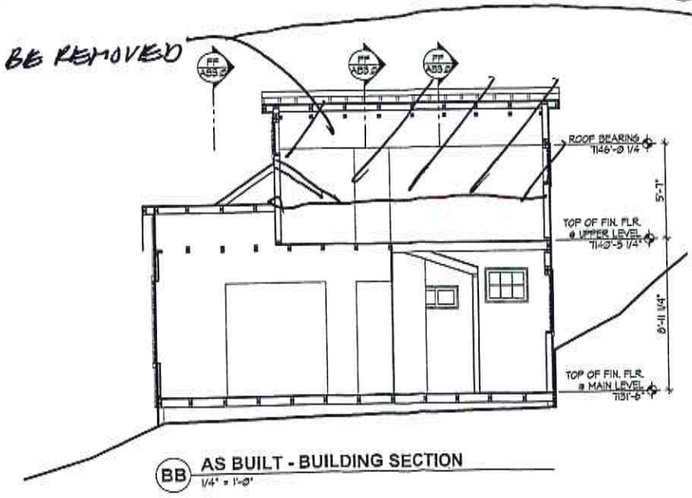


DD AS BUILT - BUILDING SECTION
1/4" = 1'-0"

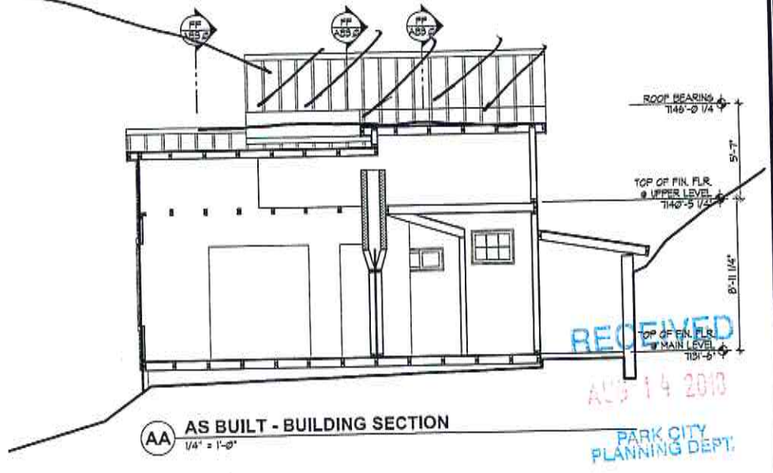
TO BE REMOVED



CC AS BUILT - BUILDING SECTION
1/4" = 1'-0"



BB AS BUILT - BUILDING SECTION
1/4" = 1'-0"



AA AS BUILT - BUILDING SECTION
1/4" = 1'-0"

RECEIVED
AUG 14 2018
PARK CITY
PLANNING DEPT.

Jonathan DeGray
Architect
P.O. Box 1574, 514 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7333, E-mail: degrayarch@qwestoffice.net

RESIDENCE
732 CRESCENT TRAM
PARK CITY, UT 84060

PROJECT DESCRIPTION:

AS BUILT
BUILDING SECTIONS

SHEET DESCRIPTION:

REVISIONS:

DATE: 12/02/15

PROJECT NUMBER:

SHEET NUMBER: AB3.0

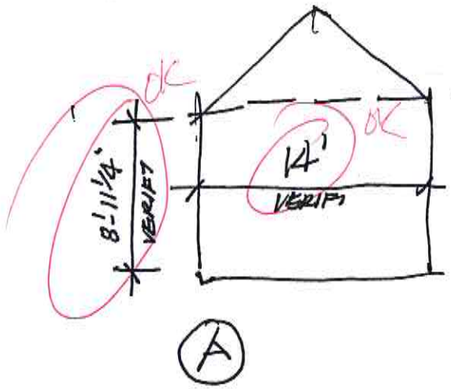
Frame new 2x6 wall with 1/2 CDX Plywood on exterior for Shear. Paint Plywood to match exterior.

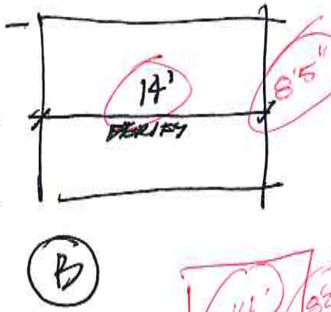
Demo South addition saving any historic siding.

Frame a new 2x6 wall to support South side of house

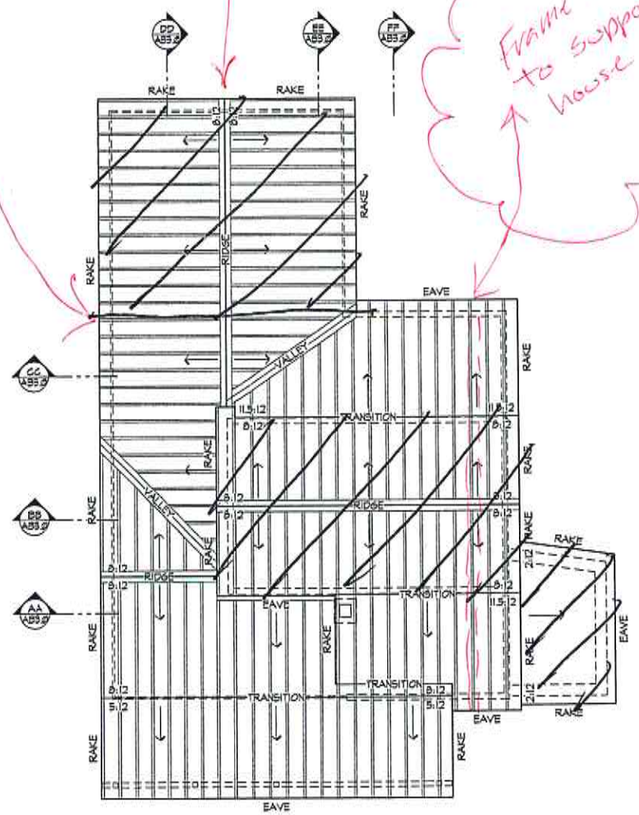
NEW BRACING WALLS

ELEVATIONS

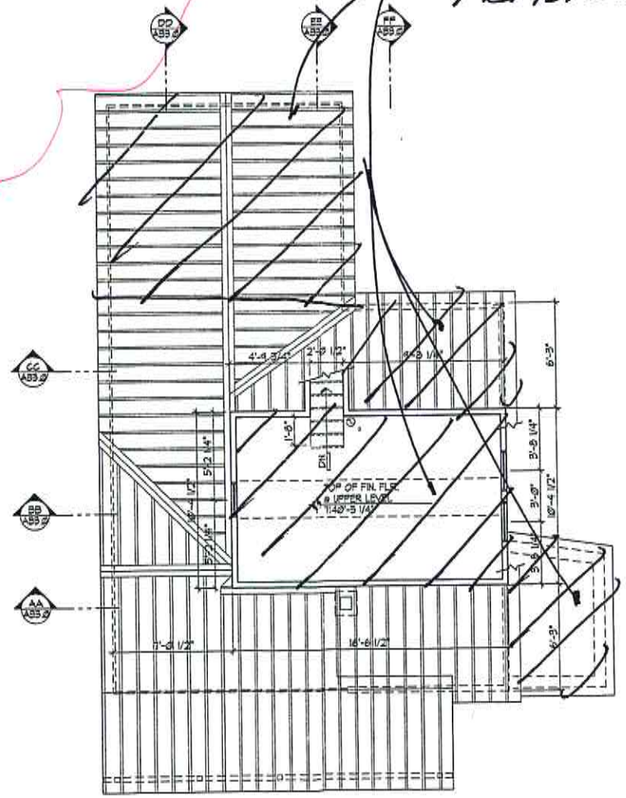




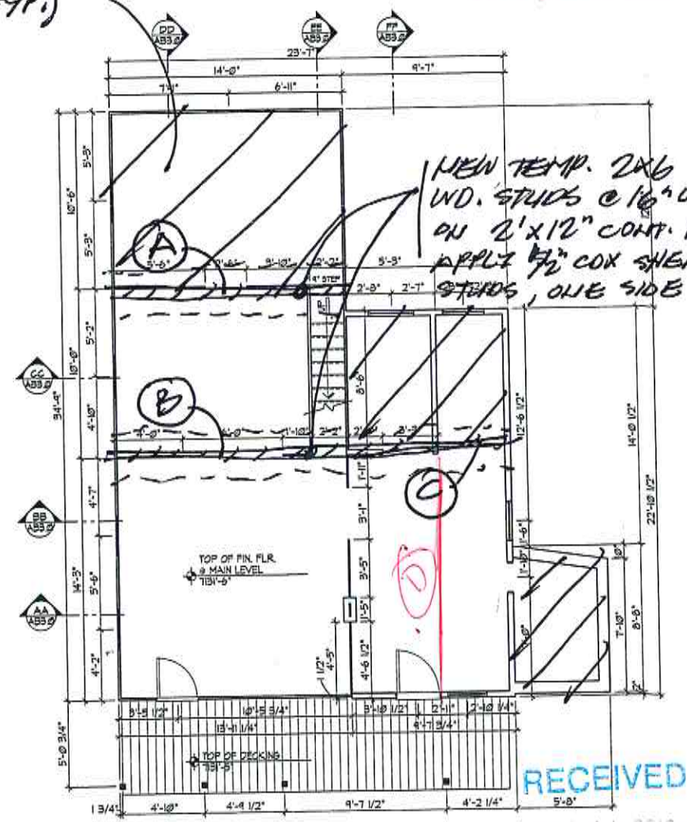
AREAS TO BE REMOVED (TYP.)



3 AS BUILT - ROOF LEVEL PLAN
1/4" = 1'-0"



2 AS BUILT - UPPER LEVEL FLOORPLAN
1/4" = 1'-0"
172 SQ. FT. LIVING SPACE



1 AS BUILT - MAIN LEVEL FLOORPLAN
1/4" = 1'-0"
786 SQ. FT. LIVING SPACE

TEMP. BRACING PLAN

Jonathan DeGray
Architect
P.O. Box 1974, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7283, E-mail: degrayarch@gmail.com

RESIDENCE
732 CRESCENT TRAM
PARK CITY, UT 84060

AS BUILT
MAIN & UPPER LEVEL FLOOR PLANS
ROOF LEVEL PLAN

REVISIONS:

DATE: 12/03/15

PROJECT MANAGER:

SHEET NUMBER: AB1.1

REMOVE NON-HISTORIC ADDITION
VERIFY ROOF FRAMING

TO BE REMOVED

TO BE REMOVED

New Framed Wall with CDX Plywood on exterior painted to match exterior

NEW FRAMED GABLE WALL (SEE PLAN)

NON-HISTORIC ROOF ADDITION TO BE REMOVED

4 AS BUILT - WEST ELEVATION
1/4" = 1'-0"

3 AS BUILT - SOUTH ELEVATION
1/4" = 1'-0"

2 AS BUILT - EAST ELEVATION
1/4" = 1'-0"

1 AS BUILT - NORTH ELEVATION
1/4" = 1'-0"

RECEIVED
AUG 14 2018
PARK CITY
PLANNING DEPT.

Jonathan DeGray
Architect
P.O. Box 1974, 814 Main Street, Suite 332, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@execulink.net

RESIDENCE
732 CRESCENT TRAM
PARK CITY, UT 84060

AS BUILT
EXTERIOR ELEVATIONS

DATE: 12/02/15

AB2.0

will be installed on the north wall of the historic house; the existing door will be replaced with a new double-hung window.
12. The proposed material deconstruction to the siding materials on the historic house and non-historic garage will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.
13.The project complies with the Design Guidelines for Historic Sites in Park City, specifically Universal Design Guidelines #9 and #10 in that the new addition will not destroy historic materials, features, and spatial relationships that characterize the site or building. The new addition will also be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property could be restored.
14. The project also complies with Specific Design Guideline D.1.3 as the new addition will not obscure or contribute significantly to the loss of historic material.

Conclusions of Law – 140 Main Street

1. The proposal complies with the Land Management Code requirements pursuant to the HR-2 District and regarding historic structure material deconstruction.
2. The proposal meets the criteria for material deconstruction pursuant to LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval – 140 Main Street

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on October 1, 2018. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.

APPROVED

2. 732 Crescent Tramway—Material Deconstruction—Landmark Site. The applicant is proposing to remove of additions constructed between 1926 and 1938 in order to temporarily mothball the historic structure. (Application PL-17-03621)

Planner Grahn reported that the Planning Department had received significant public comment and the Board was provided with copies of the emails and the letter. She noted that the public has concerns with removing additions that they believe should be considered historic.

Planner Grahn stated that in March 2017 this applicant went through the Determination of Significance process and the HPB looked at those additions. The Board deemed certain additions were not historic and those are the

additions the applicant was proposing to remove. At this time a plan has not been submitted to the City for redevelopment of the site. Therefore, the applicant was proposing to mothball the building. Planner Grahn pointed out that the City does not see many requests for mothballing, but it does happen. The additions, particularly the one on the rooftop, is causing the building to settle and it is putting a strain on the original historic portion of the building they want to maintain.

Planner Grahn explained that the applicant was proposing to remove the non-historic additions which she had highlighted in red. Once the additions are removed the applicant will add framed walls and stabilize the building as necessary. Over the framed walls some exterior siding is still available in some areas. Where siding is not available, there will be plywood and the plywood will be painted to match the exterior walls. Planner Grahn stated that the plywood will not be visible when the building is viewed from Crescent Tram.

Planner Grahn remarked that the next step would be mothballing. Because the City does not have regulations, she had checked with the National Park Service. She believed the applicant was following best preservation practices as required by the Design Guidelines. They were sealing the openings to protect it from weather and vermin. The house will be reframed and structurally stabilized. Planner Grahn stated that the proposed work mitigates, to the best extent possible, any impact to the historic structure or the importance of the building. Planner Grahn stated that mothballing is intended to be temporary. Temporary is not defined, but the goal is to secure the building until a future plan to rehabilitate it is submitted.

Planner Grahn understood that the public was concerned this proposal was a way to let the building decline and be neglected. She did not believe that was the case, but it if becomes the case, it would be addressed by the City Code Enforcement Officers. If the building becomes rundown or a health and safety concern, the Building Department can issue a Notice and Order. However, based on what the applicant was proposing, Planner Grahn believed it was an effort to secure and stabilize the building and to prevent it from falling into further decline.

Director Erickson noted that the Preservation Planners would be looking at this building annually as they do their inventory. Planner Grahn stated that the Planning Staff and the Building Department visit the site regularly. The policy is if they see something they say something.

Board Member Hodgkins asked if temporary is not defined, who would make that judgement call. Planner Grahn stated that she spoke with the Building Department and as long as the building is not habitable they could have the plywood sheathing. The temporary nature is not defined, but as long as the

APPROVED

plywood is maintaining the building and it is not falling over, rotting through, or becoming a health and safety issue, it can remain. Planner Grahn believed the building was well documented, and if this applicant or a different owner tries to renovate the house in the future it would be easy to see what the City agreed to and why.

Vice-Chair Scott stated that when the Board previously visited the site the applicant had done an interior demo and they were able to see transitions of what they thought were the original versus additions. He recalled seeing a variety of construction techniques. Mr. Scott thought shoring it up with plywood would be a good idea to help preserve it.

Board Member Beatlebrox noted that the Board spent a great deal of time on this particular property. In the first meeting she recalled being very concerned about those additions because they were done in the very late Mining Era transitioning to later, and they were done by Mr. Carl Winters. Ms. Beatlebrox stated that the Board spent a lot of time discussing whether the fact that Mr. Winter had put up the additions in a haphazard manner meant that they were significant and contributed to the Landmark building. They also looked at a photograph of the property before the additions were added. The second meeting they visited the site and saw the poor condition of the additions. Ms. Beatlebrox stated that the Board had agonized over the decision and eventually realized that it was a Landmark building as it exists, and it would remain a Landmark building if the additions were removed and the house was put back to its original footprint.

Board Member Holmgren and other Boards members concurred with Board Member Beatlebrox's recollection of the two meetings. Ms. Holmgren noted that Mr. Winter's daughter remembers it initially as a small home. Planner Grahn stated that it started as a single cell dwelling that was later expanded in every direction, including up. Ms. Beatlebrox assumed Mr. Winters needed the space for his five children.

Board Member Beatlebrox referred to the public comment letter which talked about density as a future plan for the property. Planner Grahn stated that currently this was the only application that had been submitted for the site. If a future application comes in with a proposal to subdivide the lot or add more density, it would have to comply with the HRI Zoning District. She emphasized that at this time there was no other application to review. Ms. Beatlebrox asked if the applicant could address that issue. Director Erickson replied that it was outside the scope of the material deconstruction review. The public comment was noted and in the record, but it was outside of the HDDR review.

Planner Grahn stated that if the applicant comes in with a plan to add additions in the future, under the current LMC it would come back to the HPB for material deconstruction to see how the addition interacts with the historic house. Board

APPROVED

Member Hodgkins questioned why it would come back to the HPB if it meets the LMC once the historic material has been removed. He thought it would only come back if demolition was proposed. Planner Grahn explained that it would come back for something such as raising the house and taking out the flooring. She would not expect a re-review of the additions. Planner Grahn reiterated that density is outside the purview of the HPB.

Director Erickson asked Planner Grahn about the process after the stabilization. Planner Grahn stated that when the applicant applies for a building permit, before they close the building permit the Planning Staff will make sure the work was done in accordance with what was agreed to and approved by the HPB. Additionally, a financial guarantee will be put on the project. Before the Staff signs over the building permit, they will make sure the conditions of the financial guarantee have been met.

Board Member Hodgkins asked if there was a reason why the demolition needed to occur in order to mothball and stabilize the structure. Planner Grahn replied that a material deconstruction review is required any time a historic building is touched and modified. Director Erickson stated that another reason is that the roof is causing the walls to fail. Mr. Hodgkins understood that the second floor addition was causing strain and threatening the historic structure. He thought it made sense to remove that piece. He pointed out that the piece to the back and other pieces were determined by the Board to be non-historic, but they are clearly over 50 years old. He asked if those pieces needed to be removed at this time versus when the applicant has a plan for the structure. Planner Grahn did not believe the City had the right to ask the applicant to keep those pieces on the structure because they were already deemed as non-historic additions. The applicant was asking to remove the pieces and mothball the building.

City Attorney, Mark Harrington, stated that the only relevant question the HPB could ask the applicant is whether the materials on the stable sections are more protective than the proposed mothballing.

Tom Peek, the owner/applicant, asked the Board members to recall when they visited the site that the wall on the uphill side of the house was caved in from the rocks from above. When the driveway was cut in on the house above, a lot of the material came down off the driveway and kicked into the house. Therefore, the wall on the west side of the building is completely failed. Mr. Peek stated that the house is currently in a very detrimental situation and he did not believe it would last another winter. Mr. Peek remarked that he wanted to remove some of the non-historic pieces, but the primary goal was to stabilize the structure.

Board Member Hodgkins asked why this was before the HPB tonight if the Board already determined that the pieces were non-historic. He wanted to know what exactly was happening to the historic portion that the HPB needed to consider.

APPROVED

Planner Grahn stated that it goes back to the Code, which states that the HPB has to review all Historic District Design Reviews to make sure the proposed work is not impacting the historic materials. In this case there might be some changes to the historic materials only in the sense of removing the additions and making sure the framing is attached to other historic materials on the interior sides of the building. On the question of whether removing the additions will impact the historic building, Planner Grahn stated that if the additions were only removed it would structurally destabilize the building. However, because the applicant is proposing framing and patching the roof, it will stabilize and help preserve the historic materials for a longer period of time. Planner Grahn remarked that the HPB needs to consider 1) whether the proposal impacts the materials; 2) does it impact the historic structure. Planner Grahn stated that the additions have already been found to be non-historic and removal will not impact the designation of the historic building. Based on the conditions proposed and the scope of the work, they have mitigated anything that might endanger the historic building.

Board Member Hodgkins understood that based on the scope of the work, at this point material deconstruction was not anticipated on any historic materials. Planner Grahn replied that he was correct.

Mr. Peek clarified that when he previously came before the HPB he thought he was done with that process and could apply for a building permit to begin work in the summer. However, he later found out that he needed to go through this material deconstruction process before he could apply for a permit. Mr. Peek had no intention of mothballing the building for several years. He anticipated possibly one year or less. He commented on the condition of the back wall and stated that he would not be opposed if the Board wanted to include specific restrictions on how the back wall should be finished.

Vice-Chair Scott opened the public hearing.

Nick Frost stated that he was an attorney representing some of the adjoining land owners to Mr. Peek's property. His colleague was the author of the long public comment letter. Mr. Frost stated that the adjoining landowners wanted him to express that he was not here this evening in an adverse capacity. His clients have some concerns that he believed were accurately outlined in the letter. Mr. Frost highlighted some of the key points. He stated that one of the main concerns is the plywood. There appears to be a disconnect between the integrity that is usually given to historic homes, and the fact that they were contemplating approving plywood to replace 80-year-old material; even if it has been declared non-historic. The plywood will be visible to his clients and Mr. Peek's neighbors. Mr. Frost commented on the longevity of plywood. He pointed out that no time limits have been associated with how long the plywood could remain. He assumed it could be up indefinitely as long as the City approves it, which causes

APPROVED

a lot of concern for his clients. Mr. Frost thought a simple solution would be to add a condition of approval requiring a reasonable time line. He understood that Mr. Peek anticipates beginning the work by summer of next year. Mr. Frost suggested that a reasonable compromise would be a two or three-year timeline where Mr. Peek must take action by that time.

Mr. Frost stated that multiple adjoining property owners have a problem with the junk accumulating on the property. The concern is that the mothballing process will remove Mr. Peek from the property even more, and the junk will continue to accumulate. He requested adding a condition requiring that the property be cleaned up to be consistent with the surrounding houses.

Mr. Frost was concerned that there was always step in a multi-step process. He understood it was out of the jurisdiction of the HPB, but there is a lot of concern about what will happen to this property. It appeared they were trying to reduce the footprint to increase the density on the property. In his experience, the lack of knowledge creates nervous neighbors, and he suggested more transparency as a way to garnish more allies than opponents. Mr. Frost stated that other points were outlined in the letter and he had only underscored a few of them.

Vice-Chair Scott closed the public hearing.

Board Member Beatlebrox asked if the Board could address the clutter on the property. City Attorney Harrington was unsure of the degree of the clutter and asked the Staff to address whether it was at the level of Code Enforcement action. Planner Grahn stated that the neighbors have requested that Code Enforcement be made aware of some of the tractors and construction equipment being stored on the gravel driveway. She noted that a Code Enforcement Officer has been working with one of the neighbors who stores his materials on the property. If it had not already been removed it was in the process of being removed. Planner Grahn commented on concerns raised about another property that also had construction debris and clutter, and Code Enforcement has been working to address that complaint as well.

Board Member Beatlebrox stated that in her opinion the term “density” implies multiple homes. She had the impression from Mr. Frost that density implies one home with an addition, which is typical for historic homes of any size. She asked Mr. Frost to explain what he meant.

Mr. Frost stated that the concern is what comes next. He thought it was logical that a lot line adjustment would follow with additional homes. He pointed out that Mr. Peek owns several parcels that surround the current parcel at 732 Crescent Tram. Mr. Frost recognized that density was outside of the HPB purview.

APPROVED

Vice-Chair Scott thought Mr. Frost raised a good point regarding a potential condition of approval with a timeline. It is an important structure in the community and they were allowing deconstruction of portions. As much as the Board appreciates whatever can be done to preserve the structure, they do not want it in a state of flux for a long period of time.

Director Erickson stated that as part of the material deconstruction authority the Board has as the HPB, they may consider whether additional material will be negatively impacted if the house stays mothballed for too long. He noted that the Board could consider a reasonable time period, after which the applicant would have to reapply. Director Erickson clarified that when the applicant comes in with the Historic District Design Review, the property will be posted. Lot line adjustments or other proposals being requested would also be posted.

Planner Grahn drafted conditions of approval as follows:

Condition #4 – The applicant will use salvage siding from the demolition of the non-historic additions to side over the proposed new framed plywood exterior walls.

Condition #5 – The applicant will submit a Historic District Design Review (HDDR) application to redevelop the house within the next three years.

City Attorney Harrington simplified the condition to say, “The approval of the mothballing is effective for three years, unless the applicant returns to the HPB for an extension”. Planner Grahn preferred the language stated by Mr. Harrington.

Board Member Brody understood that the applicant wanted to blend the plywood with the rest of the house. He asked if that related to the conditions of approval and whether it would result in a stop work order. Planner Grahn stated that they initially thought that painting the plywood would help blend in a little more since it was temporary. However, she was less concerned about it now because they are using salvage siding.

Board Member Hodgkins thought the salvage siding would continue to deteriorate. If they intend to use it in the long term, he asked if it would be better to store the siding off-site. He was concerned they would risk losing historic siding if it was a condition of approval. Planner Grahn agreed. Once the house is sided it becomes a permanent solution. That is not a problem, but if the new addition cuts in in that area, the would be cutting out the historic siding that was just salvaged. That was one reason why they thought of plywood as a temporary solution to protect and secure the home.

APPROVED

Board Member Hodgkins thought plywood was the right solution for stabilization purposes. He thought it would help to preserve the historic structure. However, Mr. Hodgkins thought they should also consider the long-term historic piece they were trying to protect and how long they could protect the historic siding.

Director Erickson stated that the Staff has not had the opportunity to be specific about removing each individual board like they have on other properties. He suggested adding a condition of approval stating, “The final materials selection, with a preference towards preserving historic materials, can be at the discretion of the Historic Preservation Planner”.

Planner Grahn stated that if the Board agrees to allow painting the plywood to blend with the historic house, that would implement a timeline by saying that mothballing is only good for 3 years. In 3 years-time, if the applicant has changed plans they could then discuss bringing back the siding to create a more permanent solution.

Board Member Hodgkins was not opposed to using the plywood as a temporary solution, and keeping the siding for future use. Mr. Peek reviewed images of the different sides to show what currently exists on each side. Mr. Hodgkins asked if Mr. Peek had a recommendation on what to use for the siding. Mr. Peek stated that using the original Channel 105 siding would work well on the top side. He recommended using pressure treated plywood on the other part. He thought everyone should be concerned about the hill falling into the house. The goal is to have a wall that can hold the weight of the roof above it to stabilize the roof structure.

Board Member Beatlebrox was impressed with mothballing rather than the benign neglect on other properties where the building falls down and nothing is done to protect it. She thought this was an important first step. Mr. Peek thanked Ms. Beatlebrox for recognizing that he was being responsible in maintaining the structure. No one has lived there for 15 years and they continued to take care of it. He was certain that the building would fall down if they did not do more.

Vice-Chair Scott asked City Attorney Harrington to state the added conditions. Mr. Harrington stated that Condition #4 should read, “The mothballing approval shall be limited to three years, unless the applicant returns to the Historic Preservation Board for an extension”. Board Member Hodgkins asked if that was the only added condition of approval. Mr. Harrington understood that the Board intended to leave the determination of materials to Staff approval and the preservation plan as described by the applicant. He thought that was sufficient unless the Board wanted to codify the specificity. Mr. Hodgkins was comfortable leaving it to the Staff. The Board concurred.

APPROVED

MOTION: Board Member Hodgkins moved to APPROVE the material deconstruction for 732 Crescent Tramway, according to the Findings of Fact, Conclusions of Law, and Conditions of Approval as amended. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

Finding of Fact – 732 Crescent Tramways

1. The property is located at 732 Crescent Tram.
2. The site is designated as Landmark on the Historic Sites Inventory (HSI).
3. On March 1, 2017, the Historic Preservation Board (HPB) reviewed a Determination of Significance (DOS) application at this site and found that additions A, B, C, E, and F did not meet the criteria for historic designation as outlined in Land Management Code (LMC) 15-11-10(A).
4. On August 14, 2018, the owner submitted a Historic District Design Review (HDDR) application to remove the additions the HPB had found to not be historic. The applicant intends to secure and mothball the house after the additions are removed. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction approval.
5. The single-cell house was initially constructed on this site in c.1904.
6. Analysis of the 1900, 1907, and 1929 Sanborn Fire Insurance Maps demonstrates that a second room was added to the west of the single-cell to create a hall-parlor form by 1907. A third in-line addition was also added to the south of the single-cell to create an L-shape. This is further supported by physical evidence found inside the house.
7. Carl Winters purchased the house in 1926. His daughter Marie remembers the house only consisting of "a kitchen, bathroom, dining room, front room, and one bedroom." This is supported by the 1941 Sanborn Fire Insurance Map that shows the L-shaped cottage.
8. During Winters' ownership of the house (1926-1938) several additions were made that are documented by the c.1941 tax photograph. An in-line addition was constructed to expand the c.1907 rear addition; a staircase addition was constructed along the west wall of the c.1907 rear addition; a bathroom addition was built to the south of the original kitchen, or c.1907 west addition to the single cell; a root cellar was built west of the original kitchen, and a second story was added to the house.
9. Carl Winters' daughter also remembers that her father "tore off the kitchen and bathroom and made them new." It's unclear if he demolished and rebuilt the kitchen and bathroom or simply renovated them. New construction materials are found in the kitchen wing; however, it maintained the footprint of the original c.1907 addition that was made to the west side of the single-cell and that created the original hall-parlor form.
10. The house has remained largely unchanged since Winters' improvements were constructed between 1926 and 1938.

APPROVED

11. G. Leo and Margaret Rodgers purchased the house in 1985; in 1988, they received $3,770 in grant funds for painting, a new roof, and fixing a wall.
12. The house, with its additions, was designated as a Landmark Structure in 2009 by the Historic Sites Inventory.
13. The applicant is proposing to remove Additions A, B, C, and E on the main level and Addition F on the second level, as identified in this report. Following removal of these additions, the openings will be closed with new framed walls. Plywood visible from the exterior will be painted to match the historic siding. The rooftop addition will be removed and the applicant will reframe the opening in the roof to restore the original side-gable form. The applicant will stabilize the existing roof form, as necessary, to hold the new roof structure. New metal roofing will be installed to cover the plywood sheathing. These additions to the Historic Building have been found to be non-contributory to the historic integrity or historical significance of the structure, they can be removed.
14. Following removal of the additions, the applicant will mothball the structure by adding new framed walls and bracing to the interior of the house to structurally stabilize it. The house will remain secured and regularly maintained. All utilities have been disconnected. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of the structure located on the property and on adjacent parcels by only removing those additions that have been found to be non-historic. The applicant will then secure and stabilize the historic portions of the house.
15. The proposed work complies with Universal Design Guideline #3 in that the historic exterior features of the building that have been identified to be Historic by the DOS will be retained and preserved. The applicant is only proposing to remove non-historic additions.
16. All improvements made to stabilize and mothball the house are intended to be temporary, not permanent solutions.

APPROVED

Conclusions of Law – 732 Crescent Tramway

1. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District and regarding historic structure deconstruction.
2. The proposal meets the criteria for material deconstruction pursuant to LMC 15-1112.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval – 732 Crescent Tramways

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on August 14, 2018. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Should additional framing or bracing be required to stabilize the historic house, the applicant shall work with the Chief Building Official and Historic Preservation

Planner to ensure the new framing and bracing does not detract from the historic integrity of the exterior of the house or cause damage to historic materials.
3. The applicant shall provide the city with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan.
4. The approval of the mothballing shall be limited for three years, unless the applicant returns to the Historic Preservation Board for an extension.

3. Amending the LMC to clarify and promote greater consistency in Zoning requirements in all six Historic Districts (H-zoning districts) by amending LMC 15-2.1, 15-2.2, 15-2.3, 15-2.4, 15-2.5, 15-2.6, and 15-4 Supplemental Regulations; codifying policy regarding vinyl and Solar Reflective Index by amending LMC 15-5-5 Architectural Design Guidelines; and 15-15 Defined Terms. (Application PL-18-03895)

Planner Laura Newberry reported that the proposed changes to the LMC were numerous, but most were minor changes. The intent is to make the language more consistent in the Historic Districts, which includes adjusting the window well, setback exception, the patio setback exception, adding a shared driveway exception in the rear yard, changing the corner lot setback, and moving goods and uses to be within an enclosed building into the Supplemental 15-4.

Planner Newberry stated that the most significant change was changing the Steep Slope CUPs to administrative if the lot is less than 3,750 square feet. The reason behind the change is that with the Historic District Design Guidelines and the HDDR review, there is no need for a conditional use permit review by the Planning Commission on smaller lots. The Steep Slope Conditional Use Permit would still be required on lots that are larger than 3,750 square feet.

Planner Newberry noted that in the Architectural Design Guidelines, a solar reflective index requirement was added. The intent is to keep metal materials from shining into neighboring properties. Planner Newberry stated that vinyl was being added to the list of discouraged materials to keep more in line with historic materials. Definitions were added for solar reflective index and a shared driveway.

Vice-Chair Scott understood that these items consistently go before the Planning Commission for approval; and that the intent is to incorporate them into the LMC for efficiency. Planner Newberry replied that he was correct. She explained that the Staff was bringing it to the HPB for a recommendation because most of the changes are in the Historic Districts.

Board Member Hodgkins had concerns with the section that talks about reducing the setback on corner lots on the side to 3 feet. From a preservation perspective, he wanted to know what happens if the 3' setback is not consistent with the

APPROVED

HISTORIC PRESERVATION BOARD
PARK CITY, SUMMIT COUNTY, UTAH

RE: MATERIAL DECONSTRUCTION DETERMINATION

The Historic Preservation Board of Park City, Utah met on Wednesday, November 7, 2018 for a regularly scheduled and duly noticed meeting. After determining that a quorum was present, the Board conducted its scheduled business.

NOTICE OF HISTORIC PRESERVATION BOARD ACTION:

Project Address: **732 Crescent Tram**
Project Number: **PL-17-03621**
Type of Item: **Administrative – Material Deconstruction Determination**
Hearing Date: **November 7, 2018**

Board Action: **APPROVED** - the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction of the historic house at 732 Crescent Tram pursuant to Land Management Code (LMC) 15-11-15 Reconstruction of an Existing Historic Building or Historic Structure. The Historic Preservation Board made the determination based on the following findings of fact and conclusions of law.

Finding of Fact:

1. The property is located at 732 Crescent Tram.
2. The site is designated as Landmark on the Historic Sites Inventory (HSI).
3. On March 1, 2017, the Historic Preservation Board (HPB) reviewed a Determination of Significance (DOS) application at this site and found that additions A, B, C, E, and F did not meet the criteria for historic designation as outlined in Land Management Code (LMC) 15-11-10(A).
4. On August 14, 2018, the owner submitted a Historic District Design Review (HDDR) application to remove the additions the HPB had found to not be historic. The applicant intends to secure and mothball the house after the additions are removed. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction approval.
5. The single-cell house was initially constructed on this site in c.1904.
6. Analysis of the 1900, 1907, and 1929 Sanborn Fire Insurance Maps demonstrates that a second room was added to the west of the single-cell to create a hall-parlor form by 1907. A third in-line addition was also added to the south of the single-cell to create an L-shape. This is further supported by physical evidence found inside the house.
7. Carl Winters purchased the house in 1926. His daughter Marie remembers the house only consisting of "a kitchen, bathroom, dining room, front room, and one

bedroom." This is supported by the 1941 Sanborn Fire Insurance Map that shows the L-shaped cottage.

8. During Winters' ownership of the house (1926-1938) several additions were made that are documented by the c.1941 tax photograph. An in-line addition was constructed to expand the c.1907 rear addition; a staircase addition was constructed along the west wall of the c.1907 rear addition; a bathroom addition was built to the south of the original kitchen, or c.1907 west addition to the single cell; a root cellar was built west of the original kitchen, and a second story was added to the house.
9. Carl Winters' daughter also remembers that her father "tore off the kitchen and bathroom and made them new." It's unclear if he demolished and rebuilt the kitchen and bathroom or simply renovated them. New construction materials are found in the kitchen wing; however, it maintained the footprint of the original c.1907 addition that was made to the west side of the single-cell and that created the original hall-parlor form.
10. The house has remained largely unchanged since Winters' improvements were constructed between 1926 and 1938.
11. G. Leo and Margaret Rodgers purchased the house in 1985; in 1988, they received $3,770 in grant funds for painting, a new roof, and fixing a wall.
12. The house, with its additions, was designated as a Landmark Structure in 2009 by the Historic Sites Inventory.
13. The applicant is proposing to remove Additions A, B, C, and E on the main level and Addition F on the second level, as identified in this report. Following removal of these additions, the openings will be closed with new framed walls. Plywood visible from the exterior will be painted to match the historic siding. The rooftop addition will be removed and the applicant will reframe the opening in the roof to restore the original side-gable form. The applicant will stabilize the existing roof form, as necessary, to hold the new roof structure. New metal roofing will be installed to cover the plywood sheathing. These additions to the Historic Building have been found to be non-contributory to the historic integrity or historical significance of the structure, they can be removed.
14. Following removal of the additions, the applicant will mothball the structure by adding new framed walls and bracing to the interior of the house to structurally stabilize it. The house will remain secured and regularly maintained. All utilities have been disconnected. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of the structure located on the property and on adjacent parcels by only removing those additions that have been found to be non-historic. The applicant will then secure and stabilize the historic portions of the house.
15. The proposed work complies with Universal Design Guideline #3 in that the historic exterior features of the building that have been identified to be Historic by the DOS will be retained and preserved. The applicant is only proposing to remove non-historic additions.
16. All improvements made to stabilize and mothball the house are intended to be temporary, not permanent solutions.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District and regarding historic structure deconstruction.
2. The proposal meets the criteria for material deconstruction pursuant to LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on August 14, 2018. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Should additional framing or bracing be required to stabilize the historic house, the applicant shall work with the Chief Building Official and Historic Preservation Planner to ensure the new framing and bracing does not detract from the historic integrity of the exterior of the house or cause damage to historic materials.
3. The applicant shall provide the city with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan.
4. The approval of the mothballing shall be limited for three years, unless the applicant returns to the Historic Preservation Board for an extension.

If you have any questions or concerns regarding this letter, please do not hesitate to call me at (435) 615-5067 or contact me by email at anya.grahn@parkcity.org.

Sincerely,

Anya E. Grahn

Anya Grahn
Senior Historic District Planner

01204860 B: 2781 P: 1795
Page 1 of 13
Rhonda Francis Summit County Recorder
05/23/2023 11:25:00 AM Fee $48.00
By SNELL & WILMER LLP
Electronically Recorded

WHEN RECORDED, RETURN TO:

WASATCH HOLDINGS LLC
852 VEGAS VALLEY DR
LAS VEGAS, NV 89109

APN(s): PC-338-B, PC-320-B,
PC-320, SA-137-1

BOUNDARY LINE AGREEMENT

THIS BOUNDARY LINE AGREEMENT AND RESERVATION OF EASEMENT (this "**Agreement**"), is made and entered into as of the signature date written below by **WASATCH HOLDINGS LLC**, a Delaware limited liability company ("**Wasatch Holdings**"), whose address is 852 Vegas Valley Dr. Las Vegas, NV 89109, and **WASATCH HOLDINGS LLC**, a Delaware limited liability company ("**Wasatch Holdings**"), whose address is 852 Vegas Valley Dr. Las Vegas, NV 89109. Wasatch Holdings is sometimes referred to herein individually as a "**Party**" and collectively as the "**Parties**".

RECITALS

A. Wasatch Holdings owns certain parcels of real property in fee simple located in Summit County, State of Utah;

B. The existing configuration of each of the "Parcels" is more particularly described on Exhibit A attached hereto and incorporated hereby;

C. The Parties desire to enter into this Agreement for the purpose of effectuating a parcel boundary adjustment among the Parcels in accordance with *Utah Code Ann.* § 10-9a-524; and

D. The agreed upon common boundary line between the Parcels (the "**Agreed Boundary Line**") is described in Exhibit B-1, attached hereto and incorporated hereby, which also sets forth the adjusted legal description for each of the Parcels, as described in Exhibit B-2. Depictions of the adjusted boundary among the properties are attached hereto as Exhibit B-3 and defined herein as the "**Resulting Parcels**".

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby state, convey, declare, and agree as follows:

1. Boundary Line. The Agreed Boundary Line described in Exhibit B-1 is declared to be the true common boundary line among the Parcels following the boundary line adjustment contemplated in this Agreement.

2. Quitclaim Conveyance. The Owner of Parcel A, Parcel B(1), Parcel B(2), Parcel C and Parcel D, as described on Exhibit A, hereby quitclaims to Wasatch Holdings LLC any and all of its rights, title, interest, and estate in and to any real property lying within the Resulting Parcels as necessary to effectuate the Agreed Boundary Line, and as depicted on Exhibit B-2.

3. Record of Survey Map. In accordance with *Utah Code Ann.* § 10-9a-524(2)(c), the file number of the record of survey map of the existing Parcels is S-10277. The Parties will prepare and file with the office of the Summit County surveyor in conjunction with this Agreement a revised record of survey map, to depict the Resulting Particles, which are shown on the attached Exhibit B-2.

4. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah, specifically *Utah Code Ann.* §§ 10-9a-524 and 57-1-45.

[Signature Pages Follow]

WITNESS the hand of each Party as of this 13th day of April, 2023.

WASATCH HOLDINGS:

WASATCH HOLDINGS LLC,
a Delaware limited liability company

By: **SPY GLASS TRUST**

Its: Manager

By: _____
Anthony Hynes

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE)

On APRIL 13, 2023 before me, BRIAN YAMAMOTO, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ANTHONY HYNES
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BRIAN YAMAMOTO
Notary Public - California
Orange County
Commission # 2429276
My Comm. Expires Dec 5, 2026

Signature _____ (Seal)

[Signatures Continue on Following Page]

WASATCH HOLDINGS:

WASATCH HOLDINGS LLC,
a Delaware limited liability company

By: **SPY GLASS TRUST**

Its: Manager

By: _____
Anthony Hynes

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE)

On APRIL 13, 2023 before me, BRIAN YAMAMOTO, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ANTHONY HYNES
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BRIAN YAMAMOTO
Notary Public - California
Orange County
Commission # 2429276
My Comm. Expires Dec 5, 2026

Signature _____ (Seal)

EXHIBIT A
[Legal Descriptions of the Parcels Before the Agreed Boundary Line]

Park City Surveying
P.O. Box 682993
Park City, UT 84068
(435)649-2918
(435)649-4637 fax

BOUNDARY LINE ADJUSTMENT
COMBINING 5 DISTINCT PARCELS INTO TWO LEGALLY DESCRIBED PARCELS

04/05/2023
MARTINA NELSON, PLS
OWNER OF PARK CITY SURVEYING

THE EXISTING PARCELS OF RECORD ARE ALSO SHOWN ON RECORD OF SURVEY S-10909, RECORDED 04/15/2022 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER. RECORD OF SURVEY S-10277 IS ALSO USEFUL.

OTHER USEFUL RECORDED DEEDS:
1153287 (AREA 1)
1153288 (AREA 2)
1153289 (AREA 3)
1153290 (AREA 4)
1133291 (AREA 5)

OVERALL PARCEL LEGAL DESCRIPTION (BEFORE LOT LINE ADJUSTMENT)
LEGAL DESCRIPTION
DEED ENTRY 1183226, BOOK 2722 PAGE 1867
RECORDED 02/11/2022 AT 10:18:21 AM

PARCEL A:

BEGINNING AT A POINT WHICH IS NORTH 89°56'24" EAST, 385.96 FEET, SOUTH 27°00'12" EAST, 15.89 FEET AND SOUTH 42°57'14" EAST, 3.40 FEET, MORE OR LESS, FROM THE CENTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN ALSO BEING SOUTH 78°05'18" EAST, 426.39 FEET, MORE OR LESS, FROM A PARK CITY MONUMENT AT THE INTERSECTION OF LOWELL AVENUE AND SHEPARD STREET AND RUNNING THENCE SOUTH 42° 57'14" EAST, 23.77 FEET, THENCE SOUTH 22°51'01" EAST, 7.57 FEET; THENCE SOUTH 22°52'53" EAST, 21.31 FEET, THENCE NORTH 67°07'07" EAST, 0.69 FEET; THENCE SOUTH 24°27'09" EAST, 13.25 FEET; THENCE SOUTH 65°32'51" WEST, 5.20 FEET; THENCE SOUTH 24°27'09" EAST, 16.89 FEET; THENCE SOUTH 65°06'24" WEST, 7.15 FEET; THENCE SOUTH 24°53'35" EAST, 22.85 FEET; THENCE SOUTH 60°08'27" WEST, 28.14 FEET; THENCE NORTH 57°40'08" WEST, 109.20 FEET; THENCE NORTH 55°53'00" EAST, 93.90 FEET TO THE **POINT OF BEGINNING**.

(TAX SERIAL NUMBER PC-338-B)

PARCEL B (1):

BEGINNING AT A POINT ON THE EAST-WEST QUARTER SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN SAID POINT BEING NORTH 89°56'24" EAST 385.96 FEET MORE OR LESS FROM THE CENTER OF SECTION 16, ALSO BEING SOUTH 80°04'16" EAST, 413.87 FEET FROM A PARK CITY MONUMENT AT THE INTERSECTION OF LOWELL AVE AND SHEPARD STREET AND RUNNING THENCE NORTH 89°56'24" EAST 8.97 FEET; THENCE SOUTH 27°00'12" EAST, 12.34 FEET THENCE SOUTH 48°50'40" EAST 37.64 FEET; THENCE SOUTH 63°23'49" EAST 12.59 FEET; THENCE SOUTH 6°13'40" EAST 9.52 FEET; THENCE NORTH 63°23'49" WEST, 20.61 FEET; THENCE NORTH 65°11'40" WEST, 6.13 FEET; THENCE SOUTH 52°23'20" WEST 3.22 FEET; THENCE NORTH 22°51'01" WEST 7.57 FEET; THENCE NORTH 42°57'14" WEST, 27.17 FEET; THENCE NORTH 27°00'12" WEST, 15.89 FEET TO THE **POINT OF BEGINNING**.

BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS PARK CITY MONUMENTS AT THE INTERSECTION OF PARK AVE AND 4TH STREET AND PARK AVE AND 6TH STREET WHOSE BEARING IS SOUTH 23°38'00" EAST.

(PART OF HISTORICAL TAX SERIAL NUMBER SA-137-1)

AND

BEING A PARCEL IN THE EAST HALF OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN AND COMMENCING AT A CITY STREET MONUMENT IN THE INTERSECTION OF EMPIRE AVENUE AT 9TH AVENUE (BASIS OF BEARINGS BEING NORTH 35°59'00" WEST A DISTANCE OF 860.00 FEET BETWEEN THE STREET MONUMENTS ON EMPIRE AT 9TH AVENUE & EMPIRE AT 11TH AVENUE, SNYDER'S ADDITION TO PARK CITY SUBDIVISION, RECORDED 02/15/1912), THENCE SOUTH 58°05'36" EAST A DISTANCE OF 338.04 FEET TO A POINT ON THE CENTERLINE OF 8TH AVENUE; THENCE, LEAVING SAID CENTERLINE OF 8TH STREET, SOUTH 01°15'45" EAST A DISTANCE OF 10.16 FEET TO THE NORTHEAST CORNER OF PARCEL SA-137-1, AS DESCRIBED IN DEED ENTRY 820908, RECORDED 07/31/2007; THENCE SOUTH 01°15'45" EAST A DISTANCE OF 7.69 FEET; THENCE SOUTH 55°53'00" WEST A DISTANCE OF 3.88 FEET; THENCE SOUTH 03°00'00" WEST A DISTANCE OF 20.98 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID POINT OF BEGINNING ALSO BEING THE FOLLOWING COURSES & DISTANCES FROM A CITY STREET MONUMENT IN THE INTERSECTION OF 8TH STREET AND NORFOLK AVENUE: BEGINNING AT SAID STREET MONUMENT; THENCE NORTH 37° 21'00" WEST A DISTANCE OF 8.95 FEET; THENCE, WITH THE CENTERLINE OF 8TH STREET SOUTH 55°53'00" WEST A DISTANCE OF 80.35 FEET; THENCE, LEAVING SAID CENTERLINE OF 8TH STREET, SOUTH 01°15'4511 EAST A DISTANCE OF 10.16 FEET TO THE NORTHEAST CORNER OF PARCEL SA-137-1, AS DESCRIBED IN DEED ENTRY 820908, RECORDED 07/31/2007; THENCE SOUTH 01°15'45" EAST A DISTANCE OF 7.69 FEET; THENCE SOUTH 55°53'00" WEST A DISTANCE OF 3.88 FEET; THENCE SOUTH 03°00'00" WEST A DISTANCE OF 20.98 FEET TO THE TRUE POINT OF BEGINNING.

THENCE SOUTH 48°50'40" EAST A DISTANCE OF 2.43 FEET; THENCE SOUTH 01°51'57" EAST A DISTANCE OF 4.84 FEET; THENCE NORTH 47°00'00" WEST A DISTANCE OF 3.03 FEET; THENCE NORTH 03°00'00" EAST A DISTANCE OF 4.38 FEET TO THE **TRUE POINT OF BEGINNING.**

(DEED ENTRY 1153288 BOOK 2634 PAGE 1344, RECORDED 01/20/2021. AREA 2)

PARCEL B (2):

BEGINNING AT A POINT ON THE EAST-WEST QUARTER SECTION LINE OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN SAID POINT BEING NORTH 89°56'24" EAST 394.93 FEET MORE OR LESS FROM THE CENTER OF SECTION 16, ALSO BEING SOUTH 80°16'56" EAST, 422.71 FEET FROM A PARK CITY MONUMENT AT THE INTERSECTION OF LOWELL AVENUE AND SHEPARD STREET AND RUNNING THENCE

NORTH 89° 56'24" EAST 32.38 FEET ALONG SAID QUARTER SECTION LINE; THENCE SOUTH 01°15'45" EAST 35.12 FEET; THENCE NORTH 48°50'40" WEST, 36.60 FEET; THENCE NORTH 27°00'12" WEST, 12.34 FEET TO THE **POINT OF BEGINNING.**

BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS PARK CITY MONUMENTS AT THE INTERSECTION OF PARK AVE AND 4TH STREET AND PARK AVE AND 6TH STREET WHOSE BEARING IS SOUTH 23°38'00' EAST.

(PART OF TAX SERIAL NUMBER SA-137-1)

AND

BEING A PARCEL IN THE EAST HALF OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN AND COMMENCING AT A CITY STREET MONUMENT IN THE INTERSECTION OF EMPIRE AVENUE AT 9TH STREET (BASIS OF BEARINGS BEING NORTH 35°59'00" WEST A DISTANCE OF 860.00 FEET BETWEEN THE STREET MONUMENTS ON EMPIRE AT 9TH STREET & EMPIRE AT 11TH STREET, SNYDER'S ADDITION TO PARK CITY SUBDIVISION, RECORDED 02/15/1912), THENCE SOUTH 58°05'36" EAST A DISTANCE OF 338.04 FEET TO A POINT ON THE CENTERLINE OF 8TH STREET; THENCE, LEAVING SAID CENTERLINE OF 8TH STREET, SOUTH 01°15'45" EAST A DISTANCE OF 10.16 FEET TO THE NORTHEAST COMER OF PARCEL SA-137-1, AS DESCRIBED IN DEED ENTRY 820908, RECORDED 07/31/2007; THENCE SOUTH 01°15'45" EAST A DISTANCE OF 7.69 FEET; THENCE SOUTH 55°53'00" WEST A DISTANCE OF 3.88 FEET TO THE **TRUE POINT OF BEGINNING.**

SAID POINT OF BEGINNING IS ALSO BEING THE FOLLOWING COURSES & DISTANCES FROM A CITY STREET MONUMENT IN THE INTERSECTION OF 8TH STREET AND NORFOLK AVENUE: BEGINNING AT SAID STREET MONUMENT; THENCE NORTH 37° 21'00" WEST A DISTANCE OF 8.95 FEET; THENCE, WITH THE CENTERLINE OF 8TH STREET SOUTH 55°53'00" WEST A DISTANCE OF 80.35 FEET; THENCE, LEAVING SAID CENTERLINE OF 8TH STREET, SOUTH 01°15'45" EAST A DISTANCE OF 10.16 FEET TO THE NORTHEAST CORNER OF PARCEL SA-137-1, AS DESCRIBED IN DEED ENTRY 820908, RECORDED 07/31/2007; THENCE SOUTH 01°15'45" EAST A DISTANCE OF 7.69 FEET; THENCE SOUTH 55°53'00" WEST A DISTANCE OF 3.88 FEET TO THE TRUE POINT OF BEGINNING.

THENCE SOUTH 01°51'57" EAST A DISTANCE OF 22.57 FEET; THENCE NORTH 48°50'40" WEST A DISTANCE OF 2.43 FEET; THENCE NORTH 03°00'00" EAST A DISTANCE OF 20.98 FEET TO THE **TRUE POINT OF BEGINNING.**

(DEED ENTRY 1153289 BOOK 2634 PAGE 1352, RECORDED 01/20/2021. AREA 3)

LESS AND EXCEPTING FROM PARCELS B(1) AND B(2):

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 13, SNYDER'S ADDITION TO PARK CITY SURVEY WHICH POINT OF BEGINNING IS SOUTH 23°38' EAST ALONG THE MONUMENT LINE 6.17 FEET AND SOUTH 55°56'30" WEST 25.42 FEET FROM THE CITY SURVEY MONUMENT IN THE INTERSECTION OF 8TH STREET AND NORFOLK AVENUE AND RUNNING THENCE SOUTH 55°56'30" WEST ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 13 A DISTANCE OF 67.80 FEET; THENCE SOUTH 3°00' WEST 25.48 FEET; THENCE SOUTH 47°00' EAST 6.07 FEET; THENCE SOUTH 66°00' EAST 22.00 FEET; THENCE SOUTH 73°30' EAST 54.20 FEET; THENCE NORTH 17°00' EAST 2.1 FEET; THENCE SOUTH 73°00' EAST 23.80 FEET TO THE NORTHEASTERLY LINE OF SAID BLOCK 13; THENCE NORTH 23°38' WEST ALONG SAID NORTHEASTERLY LINE 105.71 FEET TO THE **POINT OF BEGINNING.**

(TAX SERIAL NUMBER SA-137)

ALSO LESS AND EXCEPTING THE FOLLOWING THREE DESCRIPTIONS:

BEING A PARCEL IN THE EAST HALF OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN AND COMMENCING AT A CITY STREET MONUMENT IN THE INTERSECTION OF EMPIRE AVENUE AT 9TH STREET (BASIS OF BEARINGS BEING NORTH 35°59'00" WEST A DISTANCE OF 860.00 FEET BETWEEN THE STREET MONUMENTS ON EMPIRE AT 9TH STREET & EMPIRE AT 11TH STREET, SNYDER'S ADDITION TO PARK CITY SUBDIVISION, RECORDED 02/15/1912), THENCE SOUTH 58°05'36" EAST A DISTANCE OF 338.04 FEET TO A POINT ON THE CENTERLINE OF 8TH STREET; THENCE, LEAVING SAID CENTERLINE OF 8TH STREET, SOUTH 01°15'45" EAST A DISTANCE OF 10.16 FEET TO THE NORTHEAST CORNER OF PARCEL SA-137-1, AS DESCRIBED IN DEED ENTRY 820908, RECORDED 07/31/2007; THENCE SOUTH 01°15'45" EAST A DISTANCE OF 7.69 FEET TO THE TRUE POINT OF BEGINNING.

SAID POINT OF BEGINNING IS ALSO BEING THE FOLLOWING COURSES & DISTANCES FROM A CITY STREET MONUMENT IN THE INTERSECTION OF 8TH STREET AND NORFOLK AVENUE: BEGINNING AT SAID STREET MONUMENT; THENCE NORTH 37° 21'00" WEST A DISTANCE OF 8.95 FEET; THENCE, WITH THE CENTERLINE OF 8TH STREET SOUTH 55°53'00" WEST A DISTANCE OF 80.35 FEET; THENCE, LEAVING SAID CENTERLINE OF 8TH STREET, SOUTH 01°15'45" EAST A DISTANCE OF 10.16 FEET TO THE NORTHEAST CORNER OF PARCEL SA-137-1, AS DESCRIBED IN DEED ENTRY 820908, RECORDED 07/31/2007; THENCE SOUTH 01°15'45" EAST A DISTANCE OF 7.69 FEET TO THE **TRUE POINT OF BEGINNING.**

THENCE SOUTH 01°15'45" EAST A DISTANCE OF 27.43 FEET; THENCE NORTH 48°50'40" WEST A DISTANCE OF 4.09 FEET; THENCE NORTH 01°51'57" WEST A DISTANCE OF 22.57 FEET; THENCE NORTH 55°53'00" EAST A DISTANCE OF 3.88 FEET; TO THE **TRUE POINT OF BEGINNING.**

(DEED ENTRY 1153287 BOOK 2634 PAGE 1336, RECORDED 01/20/2021. AREA 1)
(PART OF HISTORICAL TAX SERIAL NUMBER SA-137-1)

AND

BEING A PARCEL IN THE EAST HALF OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN AND COMMENCING AT A CITY STREET MONUMENT IN THE INTERSECTION OF EMPIRE AVENUE AT 9TH STREET (BASIS OF BEARINGS BEING NORTH 35°59'00" WEST A DISTANCE OF 860.00 FEET BETWEEN THE STREET MONUMENTS ON EMPIRE AT 9TH STREET & EMPIRE AT 11TH STREET, SNYDER'S ADDITION TO PARK CITY SUBDIVISION, RECORDED 02/15/1912), THENCE SOUTH 58°05'36" EAST A DISTANCE OF 338.04 FEET TO A POINT ON THE CENTERLINE OF 8TH STREET; THENCE, LEAVING SAID CENTERLINE OF 8TH STREET, SOUTH 01°15'45" EAST A DISTANCE OF 10.16 FEET TO THE NORTHEAST COMER OF PARCEL SA-137-1, AS DESCRIBED IN DEED ENTRY 820908, RECORDED 07/31/2007; THENCE SOUTH 01°15'45" EAST A DISTANCE OF7.69 FEET; THENCE SOUTH 01°15'45" EAST A DISTANCE OF 27.43 FEET TO THE **TRUE POINT OF BEGINNING.**

SAID POINT OF BEGINNING IS ALSO BEING THE FOLLOWING COURSES & DISTANCES FROM A CITY STREET MONUMENT IN THE INTERSECTION OF 8TH STREET AND NORFOLK AVENUE: BEGINNING AT SAID STREET MONUMENT: THENCE NORTH 37° 21'00" WEST A DISTANCE OF 8.95 FEET; THENCE, WITH THE CENTERLINE OF 8TH STREET SOUTH 55°53'00" WEST A DISTANCE OF 80.35 FEET; THENCE, LEAVING SAID CENTERLINE OF 8TH STREET, SOUTH 01°15'45" EAST A DISTANCE OF 10.16 FEET TO THE NORTHEAST COMER OF PARCEL SA-137-1, AS DESCRIBED IN DEED ENTRY 820908, RECORDED 07/31/2007: THENCE SOUTH 01°15'45" EAST A DISTANCE OF 7.69 FEET: THENCE SOUTH 01°15'45" A EAST A DISTANCE OF 27.43 FEET TO THE TRUE POINT OF BEGINNING.

THENCE SOUTH 48°50'40" EAST A DISTANCE OF 1.04 FEET; THENCE SOUTH 63°23'49" EAST A DISTANCE OF 12.59 FEET; THENCE SOUTH 06°13'40" EAST A DISTANCE OF 3.N FEET; THENCE NORTH 66°00'00" WEST A DISTANCE OF 14.40 FEET; THENCE NORTH 47°00'00" WEST A DISTANCE OF 3.03 FEET; THENCE NORTH 01°51'57"

WEST A DISTANCE OF 4.84 FEET; THENCE SOUTH 48°50'40" EAST A DISTANCE OF 4.09 FEET; TO THE **TRUE POINT OF BEGINNING.**

(DEED ENTRY 1153290 BOOK 2634 PAGE 1360, RECORDED 01/20/2021. AREA 4)
(PART OF HISTORICAL TAX SERIAL NUMBER SA-137-1)

AND

BEING A PARCEL IN THE EAST HALF OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN AND COMMENCING AT A CITY STREET MONUMENT IN THE INTERSECTION OF EMPIRE AVENUE AT 9TH STREET (BASIS OF BEARINGS BEING NORTH 35°59'009 WEST A DISTANCE OF 860.00 FEET BETWEEN THE STREET MONUMENTS ON EMPIRE AT 9TH STREET AND EMPIRE AT 11TH STREET, SNYDER'S ADDITION TO PARK CITY SUBDMSLON, RECORDED 02/15/1912), THENCE SOUTH 58°05'36" EAST A DISTANCE OF 338.04 FEET TO A POINT ON THE CENTERLINE OF 8TH STREET; THENCE, LEAVING SAID CENTERLINE OF 8TH STREET, SOUTH 01°15'45" EAST A DISTANCE OF 10.16 FEET TO THE NORTHEAST COMER OF PARCEL SA-137-1, AS DESCRIBED IN DEED ENTRY 820908, RECORDED 07/31/2007; THENCE SOUTH 01°15'45" EAST A DISTANCE OF 7.69 FEET TO THE **TRUE POINT OF BEGINNING.**

SAID POINT OF BEGINNING IS ALSO BEING THE FOLLOWING COURSES & DISTANCES FROM A CITY STREET MONUMENT IN THE INTERSECTION OF 8TH STREET AND NORFOLK AVENUE: BEGINNING AT SAID STREET MONUMENT; THENCE NORTH 37° 21'00" WEST A DISTANCE OF 8.95 FEET; THENCE, WITH THE CENTERLINE OF 8TH STREET SOUTH 55°53'00" WEST A DISTANCE OF 80.35 FEET; THENCE, LEAVING SAID CENTERLINE OF 8TH STREET, SOUTH 01°15'45" EAST A DISTANCE OF 10.18 FEET TO THE NORTHEAST COMER OF PARCEL SA-137-1, AS DESCRIBED IN DEED ENTRY 820908, RECORDED 07/31/2007; THENCE SOUTH 01°15'45" EAST A DISTANCE OF 7.69 FEET TO THE TRUE POINT OF BEGINNING.

THENCE SOUTH 55°53'00" WEST A DISTANCE OF 4.26 FEET; THENCE NORTH 00°14'54" WEST A DISTANCE OF 5.47 FEET; THENCE NORTH 10°51'05" EAST A DISTANCE OF 1.67 FEET; THENCE NORTH 14°55'21" EAST A DISTANCE OF 3.07 FEET; THENCE NORTH 89°56'19" EAST A DISTANCE OF 2.28 FEET; THENCE SOUTH 01"15'45" EAST A DISTANCE OF 7.69 FEET TO THE **TRUE POINT OF BEGINNING**.

(DEED ENTRY 1153291 BOOK 2634 PAGE 1368, RECORDED 01/20/2021. AREA 5)
(PART OF HISTORICAL TAX SERIAL NUMBER SA-137-1)

PARCEL C:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS SOUTH 52°27'55" EAST A DISTANCE OF 310.01 FEET FROM A PARK CITY MONUMENT AT THE INTERSECTION OF EMPIRE AVENUE AND 9TH STREET, BASIS OF BEARINGS BEING NORTH 35°59'00" WEST A DISTANCE OF 860.00 FEET BETWEEN THE STREET MONUMENTS ON EMPIRE AT 9TH STREET & EMPIRE AT 11TH STREET, SNYDERS ADDITION TO PARK CITY SUBDIVISION, RECORDED 02/15/1912, (SAID POINT ALSO BEING SOUTH 66°55'46" WEST A DISTANCE OF 122.91 FEET FROM A STREET MONUMENT AT THE INTERSECTION OF 8TH STREET AT NORFOLK, AN OFFSET MONUMENT); THENCE SOUTH 30°44'31" EAST A DISTANCE OF 84.28 FEET TO THE **TRUE POINT OF BEGINNING** AND RUNNING THE FOLLOWING COURSES AND DISTANCES: NORTH 24°27'09" WEST A DISTANCE OF 13.25 FEET; THENCE SOUTH 67°07'07" WEST A DISTANCE OF 0.69 FEET; THENCE NORTH 22°52'53" WEST A DISTANCE OF 21.31 FEET; THENCE NORTH 52° 19'27" EAST A

DISTANCE OF 3.20 FEET; THENCE SOUTH 65°11'40" EAST A DISTANCE OF 6.13 FEET; THENCE SOUTH 63°23'49" EAST A DISTANCE OF 21.17 FEET; THENCE SOUTH 06°13'33" EAST A DISTANCE OF 1.95 FEET; THENCE SOUTH 26°36'40" EAST A DISTANCE OF 58.02 FEET; THENCE SOUTH 49°42'04" EAST A DISTANCE OF 15.69 FEET; THENCE SOUTH 29°10'28" EAST A DISTANCE OF 13.98 FEET; THENCE SOUTH 63°20'00" WEST A DISTANCE OF 0.59 FEET; THENCE SOUTH 29°10'28" EAST A DISTANCE OF 0.71 FEET; THENCE SOUTH 59°47'16" WEST A DISTANCE OF 16.51 FEET; THENCE NORTH 47°26'00" WEST A DISTANCE OF 29.35 FEET; THENCE SOUTH 63° 10'00" WEST A DISTANCE OF 4.00 FEET; THENCE NORTH 26°50'00" WEST A DISTANCE OF 24.10 FEET; THENCE NORTH 63°10'00" EAST A DISTANCE OF 3.68 FEET; THENCE NORTH 24°27'09" WEST A DISTANCE OF 25.06 FEET; TO THE **TRUE POINT OF BEGINNING.**

(TAX SERIAL NUMBER PC-320-B)

PARCEL D:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS SOUTH 52°27'55" EAST A DISTANCE OF 310.01 FEET FROM A PARK CITY MONUMENT AT THE INTERSECTION OF EMPIRE AVENUE AND 9TH STREET, BASIS OF BEARINGS BEING NORTH 35°59'00" WEST A DISTANCE OF 860.00 FEET BETWEEN THE STREET MONUMENTS ON EMPIRE AT 9TH STREET & EMPIRE AT 11TH STREET, SNYDERS ADDITION TO PARK CITY SUBDIVISION, RECORDED 02/15/1912, (SAID POINT ALSO BEING SOUTH 66°55'46" WEST A DISTANCE OF 122.91 FEET FROM A STREET MONUMENT AT THE INTERSECTION OF 8TH STREET AT NORFOLK, AN OFFSET MONUMENT); THENCE SOUTH 30°44'31" EAST A DISTANCE OF 84.28 FEET TO THE **TRUE POINT OF BEGINNING** AND RUNNING THE FOLLOWING COURSES AND DISTANCES: SOUTH 24°27'09" EAST A DISTANCE OF 25.06 FEET; THENCE SOUTH 63°10'00" WEST A DISTANCE OF 3.68 FEET; THENCE SOUTH 26°50'00" EAST A DISTANCE OF 24.10 FEET; THENCE NORTH 63° 10'00" EAST A DISTANCE OF 4.00 FEET; THENCE SOUTH 47°26'00" EAST A DISTANCE OF 29.35 FEET; THENCE SOUTH 59°47'16" WEST A DISTANCE OF 32.75 FEET; THENCE NORTH 38°06'27" WEST A DISTANCE OF 39.16 FEET; THENCE NORTH 60°08'27" EAST A DISTANCE OF 16.95 FEET; THENCE NORTH 24°53'35" WEST A DISTANCE OF 22.85 FEET; THENCE NORTH 65°06'24" EAST A DISTANCE OF 7.15 FEET; THENCE NORTH 24°27'09" WEST A DISTANCE OF 16.89 FEET; THENCE NORTH 65°32'51" EAST A DISTANCE OF 5.20 FEET; TO THE TRUE **POINT OF BEGINNING.**

(TAX SERIAL NUMBER PC-320)

EXHIBIT B-1
[Agreed Boundary Line Description]

Park City Surveying
P.O. Box 682993
Park City, UT 84068
(435)649-2918
(435)649-4637 fax

05/17/2023
MARTINA NELSON, PLS
OWNER OF PARK CITY SURVEYING

BOUNDARY LINE ADJUSTMENT
LOT LINE COMMON TO NEW PARCELS

THIS LEGAL DESCRIPTION IS *ONLY THE LOT LINE COMMON* TO NEW PARCEL 1 & PARCEL 2 OF THE BOUNDARY LINE ADJUSTMENT.

THE SAME MAP EXHIBITS FURNISHED FOR PARCEL 1 & PARCEL 2 CAN BE USED FOR THE LEGAL DESCRIPTION OF THIS LOT LINE.

LEGAL DESCRIPTION

BEGINNING AT A STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET (BASIS OF BEARINGS BEING SOUTH 35°59'00" EAST A DISTANCE OF 860.00 FEET BETWEEN FOUND & ACCEPTED STREET CENTERLINE MONUMENTS AT THE INTERSECTION OF EMPIRE AVENUE WITH 11TH STREET AND EMPIRE AVENUE WITH 9TH STREET); THENCE FROM SAID STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET, SOUTH 37°47'51" EAST A DISTANCE OF 362.35 FEET TO THE **TRUE POINT OF BEGINNING;**

AND RUNNING THENCE NORTH 55°53'00" EAST A DISTANCE OF 72.66 FEET; THENCE NORTH 16°05'19" EAST A DISTANCE OF 18.14 TO THE **POINT OF TERMINUS**.

EXHIBIT B-2

[Legal Description of the "Resulting Parcels" After the Agreed Boundary Line]

NEW PARCEL 1
LEGAL DESCRIPTION
(TAX ID PC-338-B)

BEGINNING AT A STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET (BASIS OF BEARINGS BEING SOUTH 35°59'00" EAST A DISTANCE OF 860.00 FEET BETWEEN FOUND & ACCEPTED STREET CENTERLINE MONUMENTS AT THE INTERSECTION OF EMPIRE AVENUE WITH 11TH STREET AND EMPIRE AVENUE WITH 9TH STREET); THENCE FROM SAID STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET, SOUTH 37°47'51" EAST A DISTANCE OF 362.35 FEET TO THE **TRUE POINT OF BEGINNING;**

AND RUNNING THENCE NORTH 57°40'08" WEST A DISTANCE OF 52.62 FEET; THENCE NORTH 55°53'00" EAST A DISTANCE OF 93.91 FEET; THENCE NORTH 42°57"14" WEST A DISTANCE OF 3.40 FEET; THENCE NORTH 27°00'12" WEST A DISTANCE OF 15.89 FEET; THENCE NORTH 89°56'24" EAST A DISTANCE OF 39.07 FEET; THENCE SOUTH 14°55'21" WEST 3.07 FEET; THENCE SOUTH 10°51'05" WEST A DISTANCE OF 1.67 FEET; THENCE SOUTH 00°14'54" EAST A DISTANCE OF 5.47 FEET; THENCE NORTH 55°53'00" EAST A DISTANCE OF 0.39 FEET; THENCE SOUTH 01°51'57" EAST A DISTANCE OF 27.41 FEET; THENCE SOUTH 47°00'00" EAST A DISTANCE OF 3.03 FEET; THENCE SOUTH 16°05'19" WEST A DISTANCE OF 18.14 FEET; THENCE SOUTH 55°53'00" WEST A DISTANCE OF 72.66 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 5224 SQUARE FEET.

NEW PARCEL 2
LEGAL DESCRIPTION
(TAX ID PC-320)

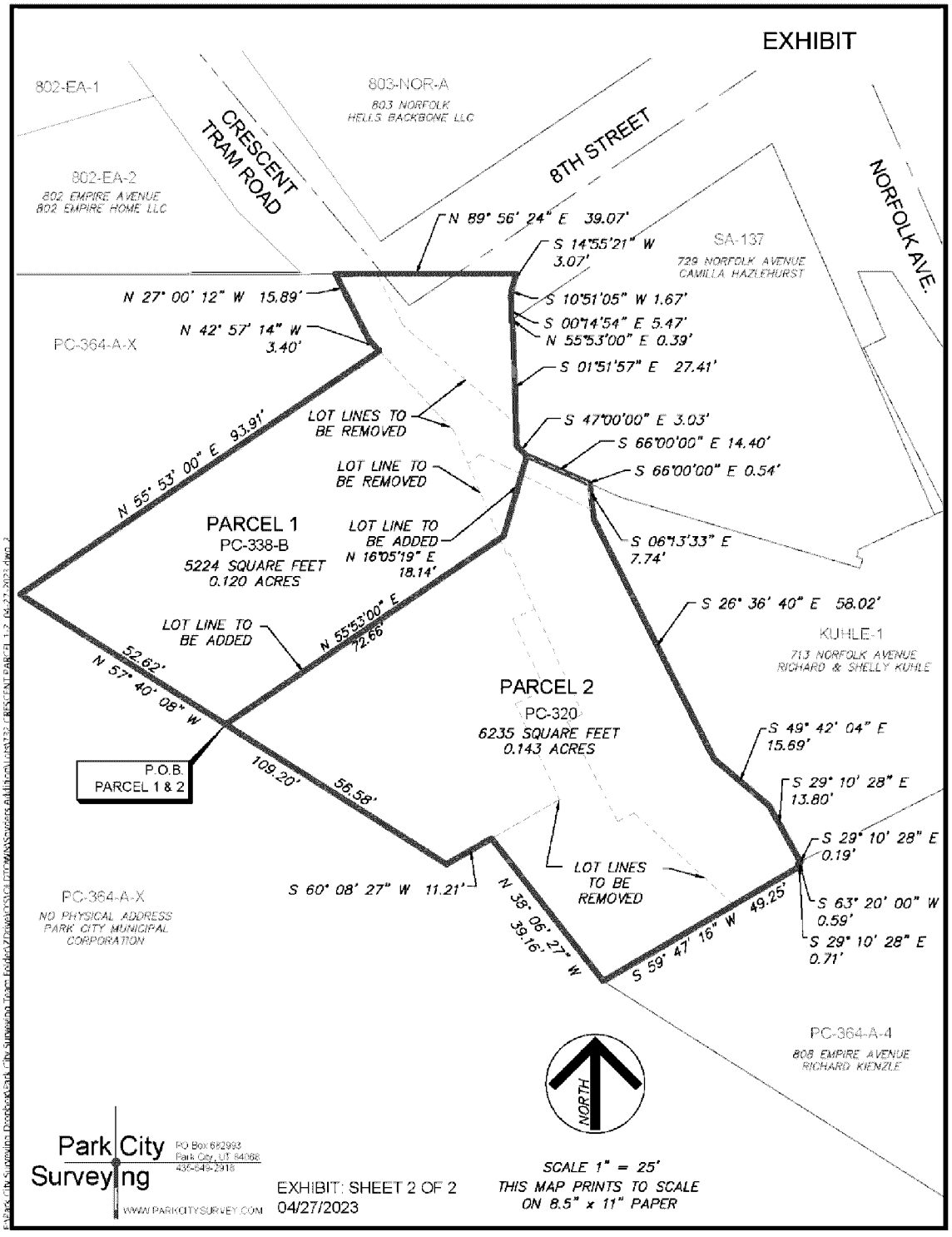
BEGINNING AT A STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET (BASIS OF BEARINGS BEING SOUTH 35°59'00" EAST A DISTANCE OF 860.00 FEET BETWEEN FOUND & ACCEPTED STREET CENTERLINE MONUMENTS AT THE INTERSECTION OF EMPIRE AVENUE WITH 11TH STREET AND EMPIRE AVENUE WITH 9TH STREET); THENCE FROM SAID STREET CENTERLINE MONUMENT AT EMPIRE AVENUE WITH 9TH STREET, SOUTH 37°47'51" EAST A DISTANCE OF 362.35 FEET TO THE **TRUE POINT OF BEGINNING;**

AND RUNNING THENCE NORTH 55°53'00" EAST A DISTANCE OF 72.66 FEET; THENCE NORTH 16°05'19" EAST A DISTANCE OF 18.14; THENCE SOUTH 66°00'00" EAST A DISTANCE OF 14.40 FEET; THENCE SOUTH 66°00'00" EAST 0.54 FEET; THENCE SOUTH 06°13'33" EAST A DISTANCE OF 7.74 FEET; THENCE SOUTH 26°36'40" EAST A DISTANCE OF 58.02 FEET; THENCE SOUTH 49°42'04" EAST A DISTANCE OF 15.69 FEET; THENCE SOUTH 29°10'28" EAST A DISTANCE OF 13.80 FEET; THENCE SOUTH 29°10'28" EAST A DISTANCE OF 0.19 FEET; THENCE SOUTH 63°20'00" WEST A DISTANCE OF 0.59 FEET; THENCE SOUTH 29°10'28" EAST A DISTANCE OF 0.71 FEET; THENCE SOUTH 59°47'16" WEST A DISTANCE OF 49.25 FEET; THENCE NORTH 38°06'27" WEST A DISTANCE OF 39.16 FEET; THENCE SOUTH 60°08'27" WEST A DISTANCE OF 11.21 FEET; THENCE NORTH 57°40'08" WEST A DISTANCE OF 56.58 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 6235 SQUARE FEET.

EXHIBIT B-3

[Agreed Boundary Line; Depiction of the "Resulting Parcels" After the Agreed Boundary Line]



HISTORIC SITES INVENTORY
HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION

IDENTIFICATION

Property Name (if any): House at 732 Crescent Tram

Address: 732 Crescent Tram

Date of Construction: c. 1904

City, County: Park City, Summit

County, Utah Architect/Builder, if known: unknown

Tax Number: PC-338-B

Current Owner: Old Town Lands LLC

Legal Description (include acreage): BEG AT A PT WH IS N 89*56'24" E 385.96 FT; S 27*00'12" E 15.89 FT & S 42*57'14" E 3.40 FT M/L FROM THE CENTER OF SEC 16T2SR4E SLBM; ALSO BEING S 78*05'18" E 426.39 FT M/L FROM A PARK CITY MONUMENTAT THE INT/SEC OF LOWELL AVE & SHEPARD ST & RUN TH S 42*57'14" E 23.77 FT; TH S 22*51'01" E 7.57 FT; TH S 22*52'53" E 21.31 FT; TH N 67*07'07" E 0.69 FT; TH S 24*27'09" E 13.25 FT; TH S 65*32'51" W 5.20 FT; TH S 24*27'09" E 16.89 FT; TH S 65*06'24" W 7.15 FT; TH S 24*53'35" E 22.85 FT; TH S 60*08'27" W 28.14 FT; THN 57*40'08" W 109.20 FT; TH N 55*53'00" E 93.90 FT TO THE PT OF BEG CONT 0.15 AC 338-416 p475-613 1410-1079-1083 1410-1085 1479-585 1670-1098

STATUS / USE

Original Use: single dwelling

Current Use: single dwelling

Property Type:	National Register of Historic Places:	Evaluation:
■ Building	■ Eligible	■ Landmark Site
☐ Structure	☐ Ineligible	☐ Significant Site
☐ Site	☐ Listed, Date:	☐ Non Historic

DOCUMENTATION

Photographs:	Research Sources:		
■ Tax Photos	■ Sanborn Maps	■ City/ County Histories	■ Newspapers
■ Prints:	■ tax Card	☐ Personal Interviews	☐ Other:
☐ Historic	■ Census Records	☐ Park City Museum	

DESCRIPTION

Architectural Style: Rectangular or “Hall-Parlor” House

No. Stories: 1.5

Number of Associated Structures: ☐ Accessory building(s). # ■ Structure(s). #1

Condition: ☐ Good ■ Fair ☐ Poor ☐ Uninhabitable/Ruin

Location: ■ Original location ☐ Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: Drop-novelty wood siding and trim. Evidence of shingles in upper ½ storey (based on 2006 photo)

Foundation: Not visible and therefore material cannot be verified

Roof: Metal roofing. Central brick chimney appears encompassed in cement sheathing except for top portion of exposed brick

Windows/Doors: Single hung aluminum windows

Additions: ☐ Major ■ Minor ☐ None

Alterations: ☐ Major ■ Minor ☐ None

Describe Additions/ Alterations (Dates):

Essential Historic Form: ■ Retains ☐ Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

The house at 732 Crescent Tram is a hall-parlor type house that has not been majorly modified since the historic period. The hall-parlor is one of the main three house types built during the historic Park City mining era, and is the earliest of those three, occurring mostly toward the beginning of that time period. The form of the house is a bit different than the usual hall-parlor house, as it has a rear extension and an upper gable

atop the roof. These elements have been present since the early tax photo, and the overall form of the house appears to be the same as is shown on the Sanborn maps. The roof is a bit more complex than the traditional side gable roof of a hall-parlor house, and is sheathed with standing seam metal. The walls are clad with drop-novelty wood siding, and wood shingles can be seen in the upper gable. The windows are one over one single hung windows, the same type as is shown in the c. 1940 tax photo but they have been replaced with a newer material such as aluminum. There are four windows placed almost evenly on the east façade, and another window on the far right of the porch area. There is a window that appears to be a casement type window in the upper gable section, but it is obscured and difficult to determine. The door type is difficult to determine from available photos, but appears to have a square upper light. The porch is covered by a shed extension of the main roof, which is supported by square wood posts. A simple railing runs between the posts and down the stairs that connect to the east side of the porch. A path leads from the stairs to the street, and it is lined by concrete and stone retaining walls. The overall form and materiality of the building remains intact and the building retains its historic value.

SIGNIFICANCE

Historic Era:

☐ Settlement & Mining Boom Era (1868-1893)

■ Mature Mining Era (1894-1930)

☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

Due to the idiosyncratic position of the house outside of the Townsite survey and originally built next to the Crescent Tramway, very little is known about the early history of this house. Further complicating the matter, The “PC-331” tax number listed on the 1940s tax photo of the property seems to have been replaced by the “PC-338-B” designation that is currently used. The property often is confused with “PC-338,” a house which stood at 662 Norfolk Avenue in the shadow of the second Silver King aerial tram tower but has been demolished.

According to the 1930 census, Carl Winters lived at 732 Tramway (“between 7 & 8 streets”). Winters was born on November 7, 1896, in Hoytsville, Utah. He married Ruby Willoughby in 1922 and moved to Park City in the late 1920s to become a school teacher at the high school. He would eventually become the superintendent of the Park City School District. After the high school moved to its current location in the 1970s, the old building was used as a grade school, named the Carl Winters School. Winters died in Orem, Utah, on January 12, 1975.

G. Leo and Margaret Rodgers owned the property in the early 1980s, according to tax documents published in the Park Record, although they may not have lived in the house or in Park City in general, as there is little record of the couple. The house is currently owned by Old Town Lands LLC but is in disrepair and is uninhabitable.

REFERENCES

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission,1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

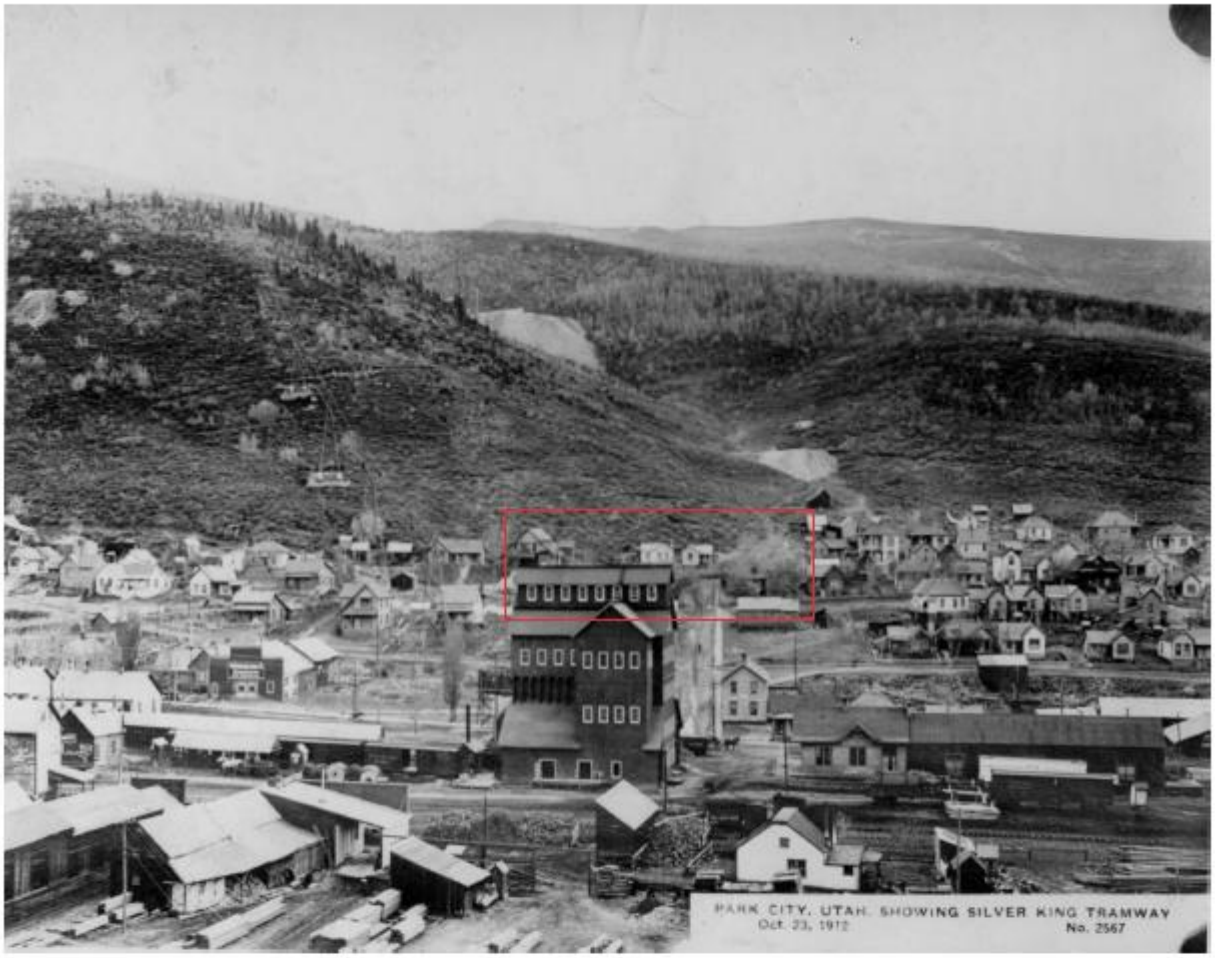
Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993

PHOTOS

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

732 Crescent Tram, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

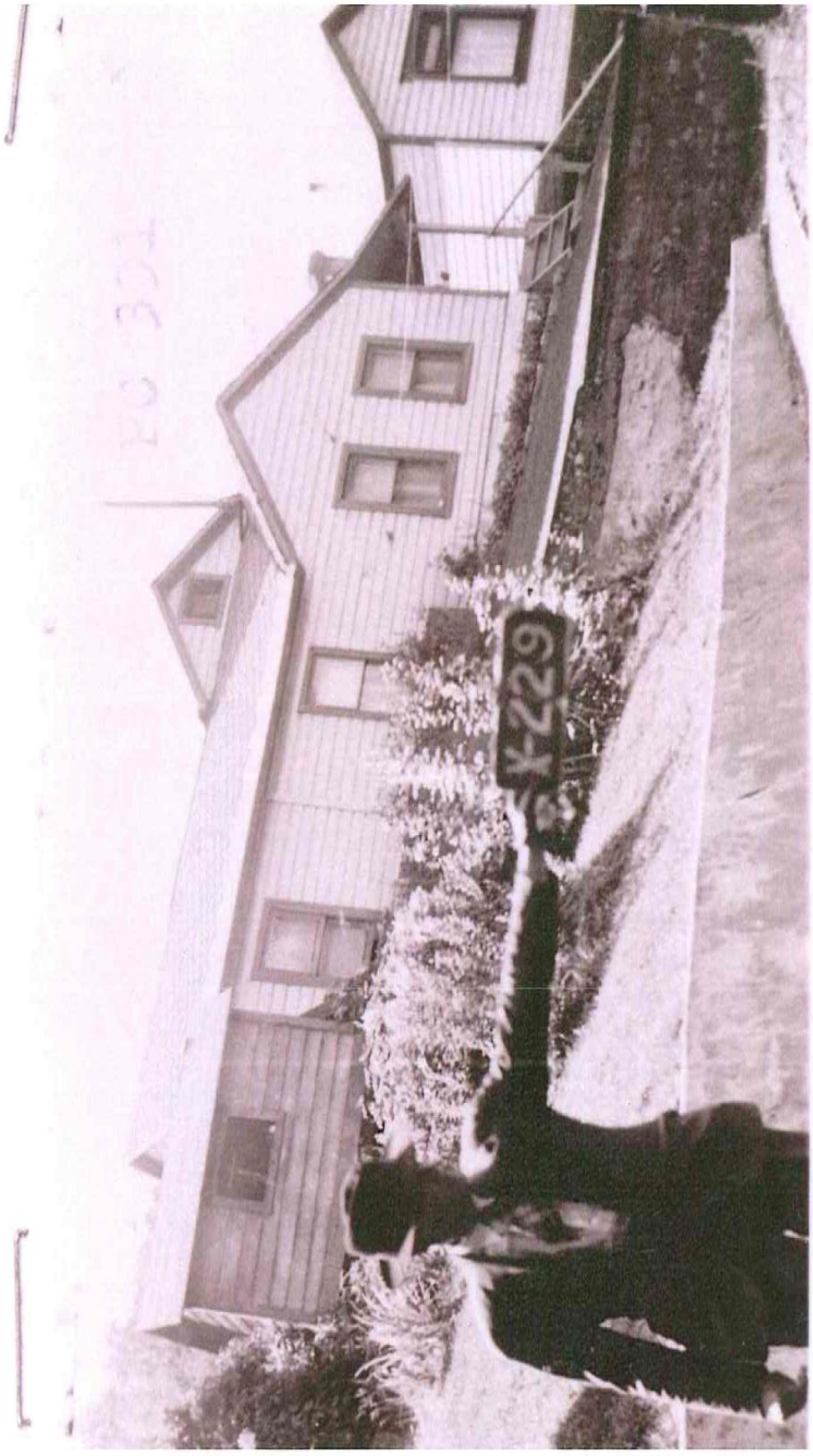


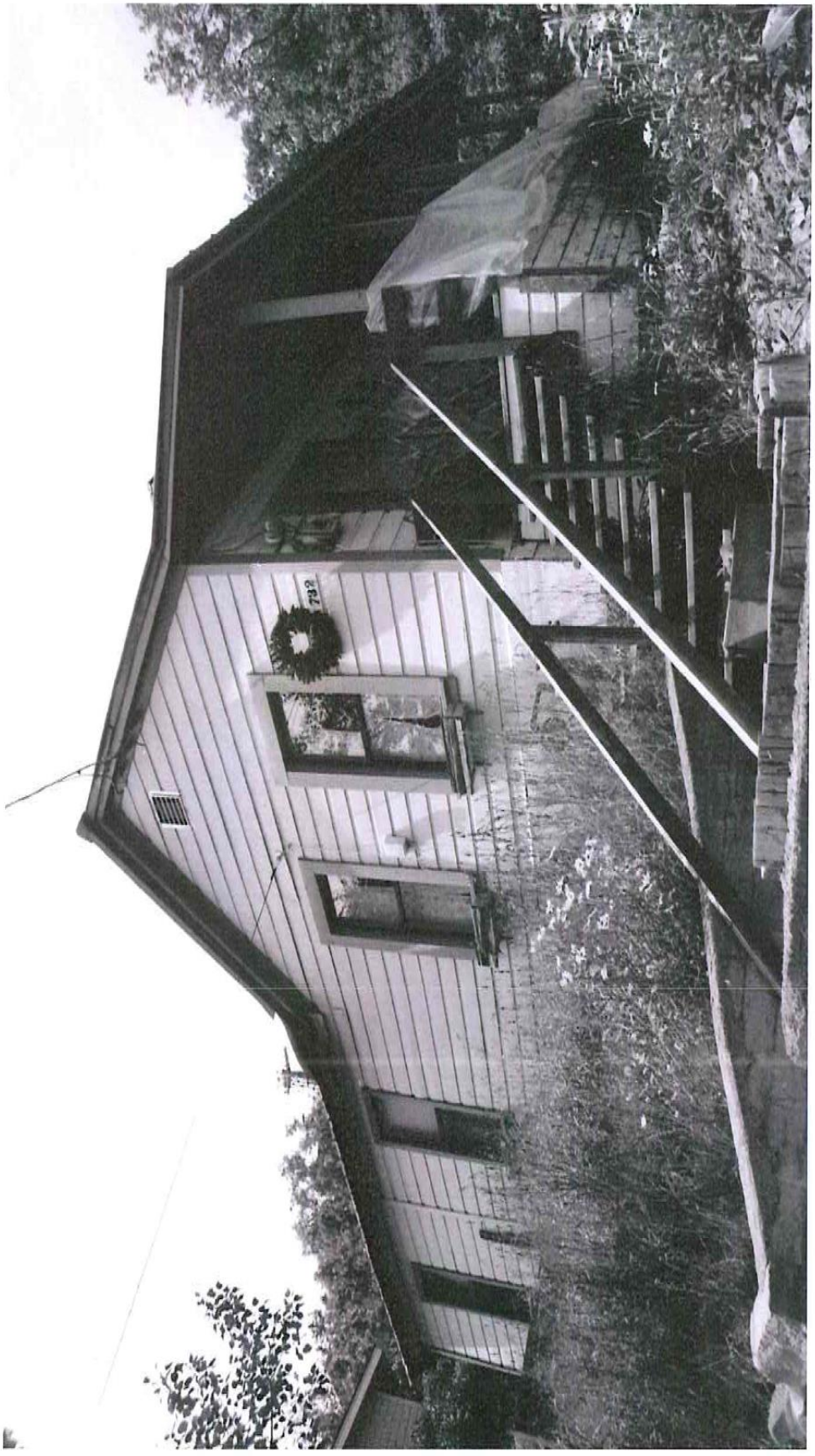
1912 (Utah State Historical Society), detail below

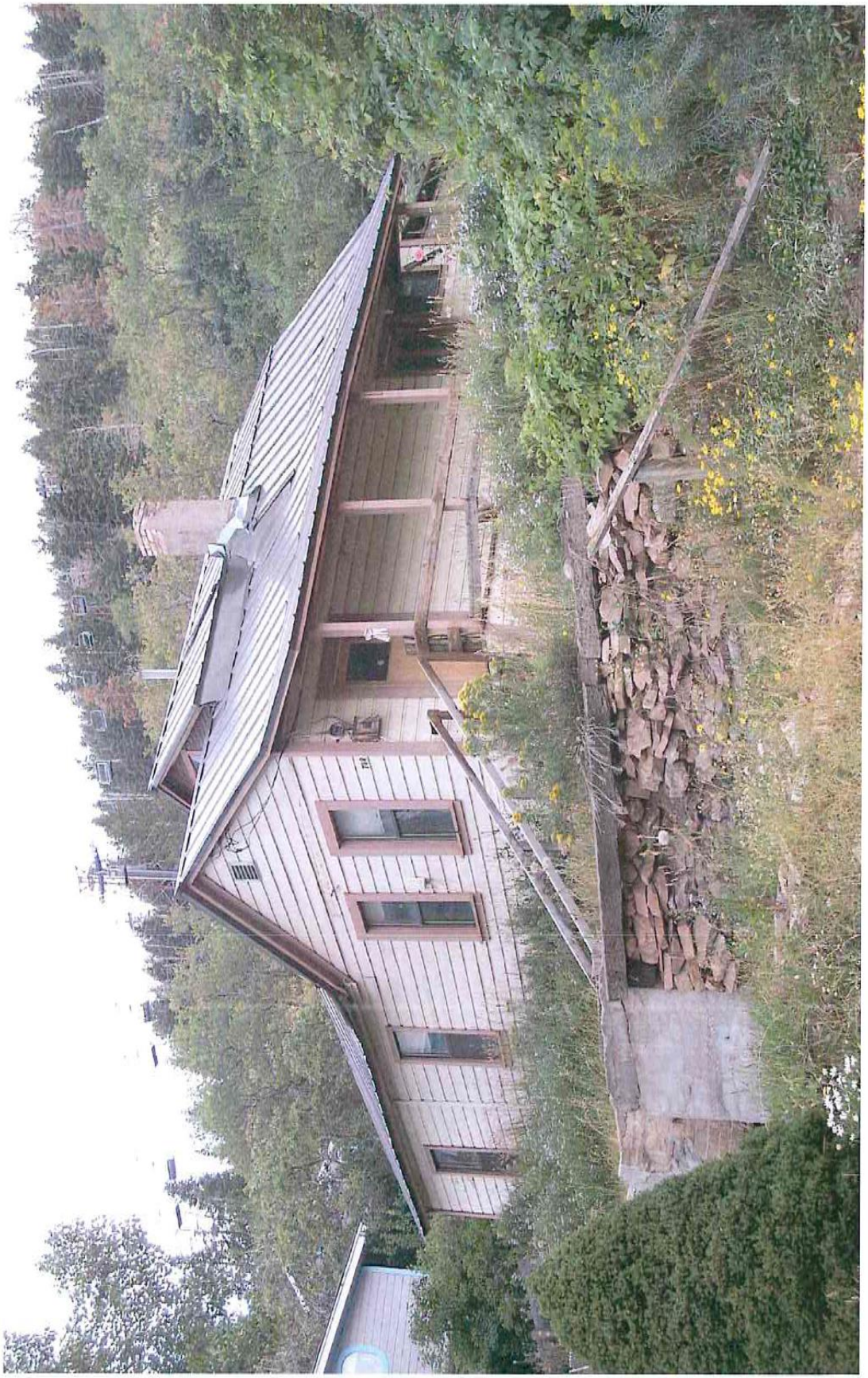
732 Crescent Tram, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

c. 1941 (Summit County)


X-229





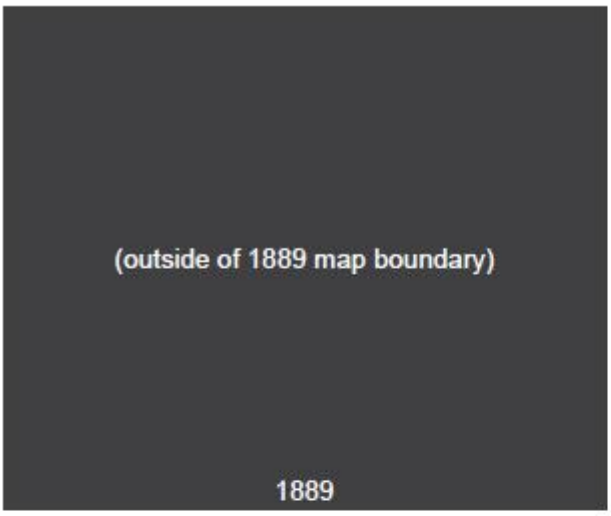
732 Crescent Tram. Northeast oblique. November 2013.

732 Crescent Tram. Northeast oblique. November 2013.

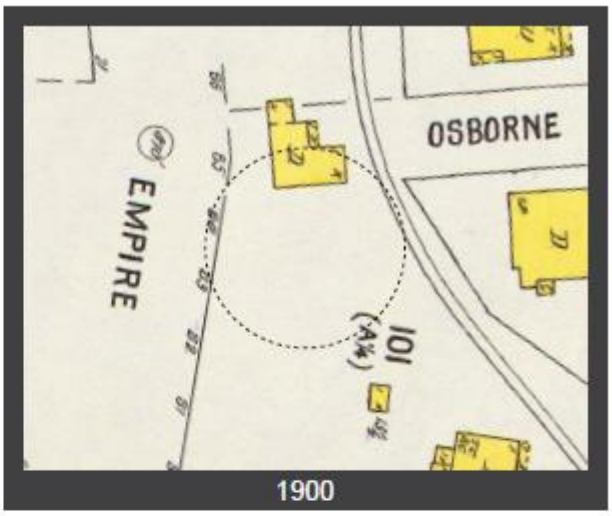
MAPS

732 Crescent Tram, Park City, Summit County, Utah

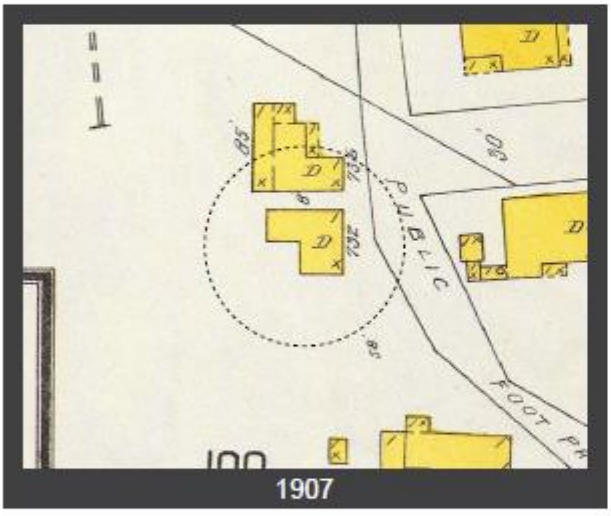
Intensive Level Survey—Sanborn Map history



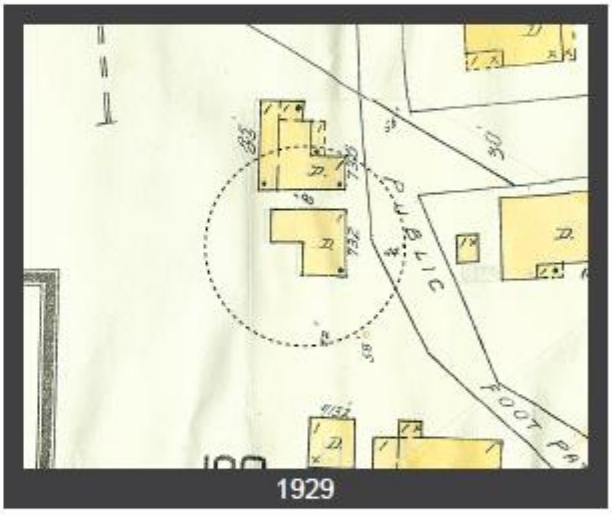
1889



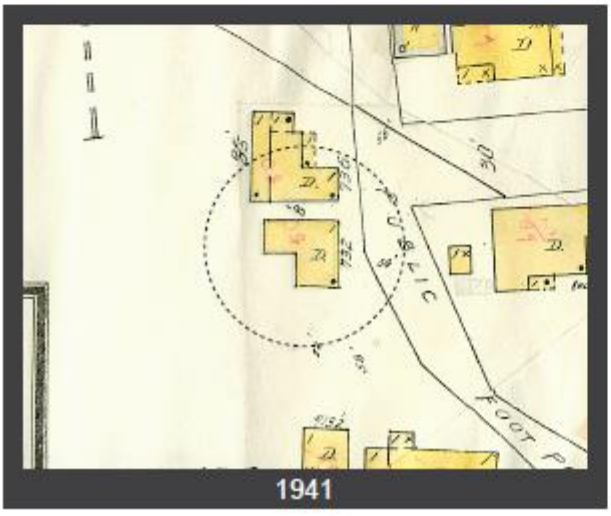
1900



1907



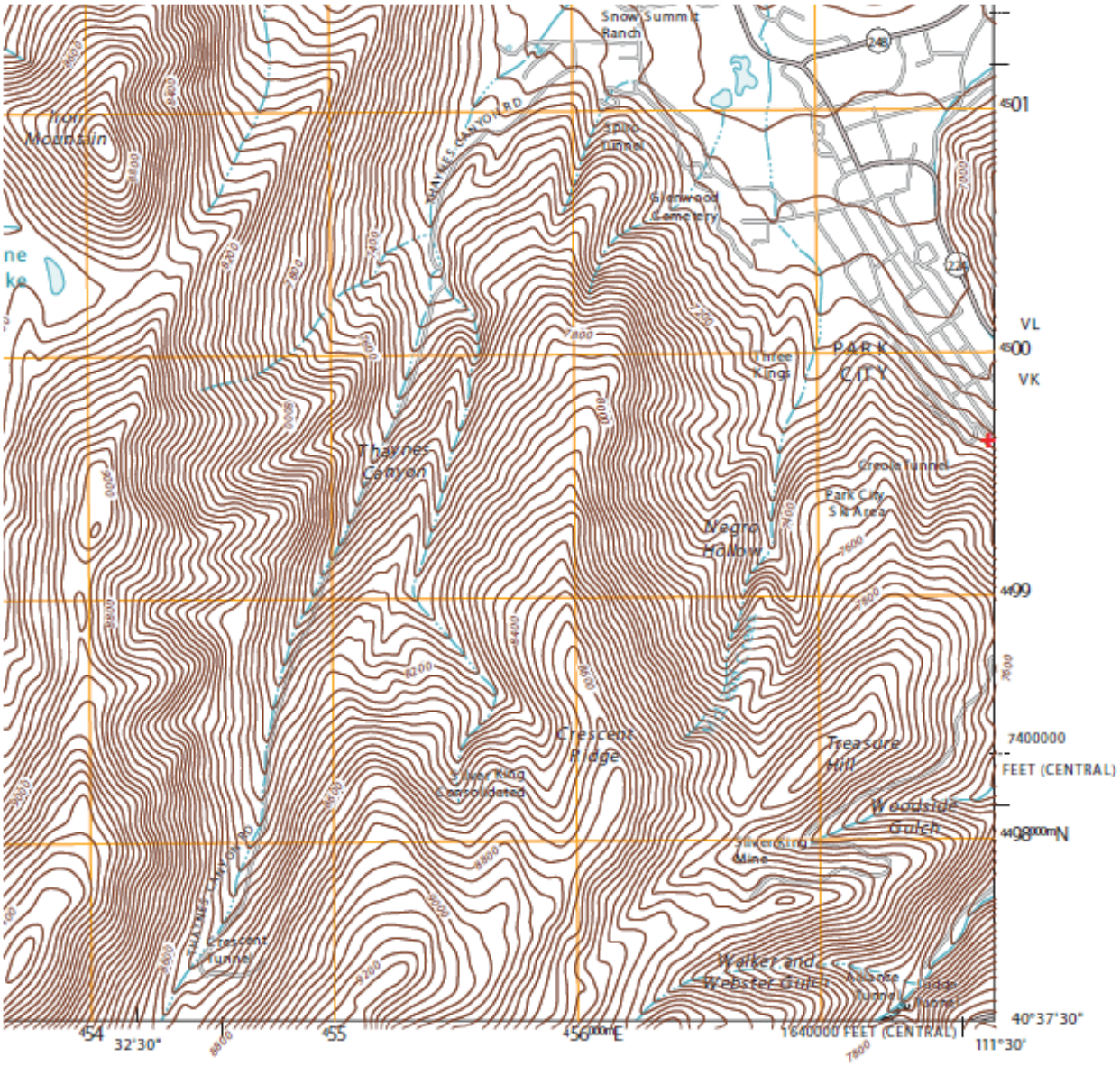
1929

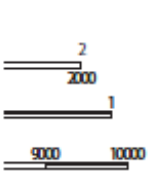


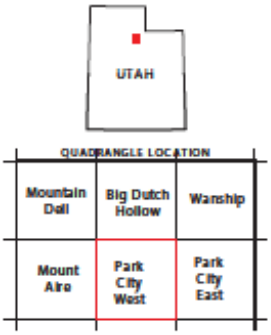
1941

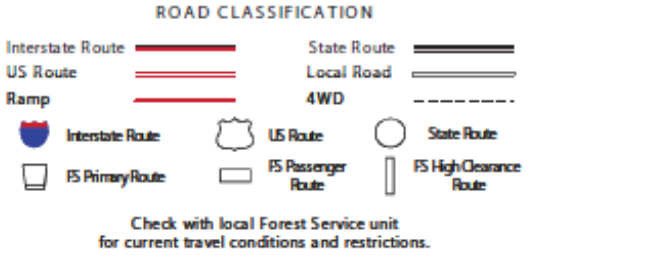
732 Crescent Tram, Park City, Summit County, Utah

Intensive Level Survey—USGS Map









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

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 732 Crescent Tram
City: Park City, UT
Current Owner: Old Town Lands LLC
Address: (see historic site form for address)

Tax Number: PC-338-B
Legal Description (include acreage): see historic site form for complete legal description

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
	[early records not found]				
4/17/1985	Sweeney Land Company	Leo G. & Margaret H. Rodgers	Q.C.D.		
11/14/2001	Margaret Hanley Rodgers	Salt Lake Exchange Accom.	W.D.		
10/10/2002	Salt Lake Exchange Accom.	Thomas C. Peek	W.D.		
1/3/2005	Thomas C. Peek	Old Town Lands LLC	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 1/14/2015

Serial No. Park City

Caleb Cullen

Location 690 Norfolk Tramway

Kind of Bldg. RES St. No. 690

Class 3 Type 1 (2) 3 4. Cost $ 1639 X — %

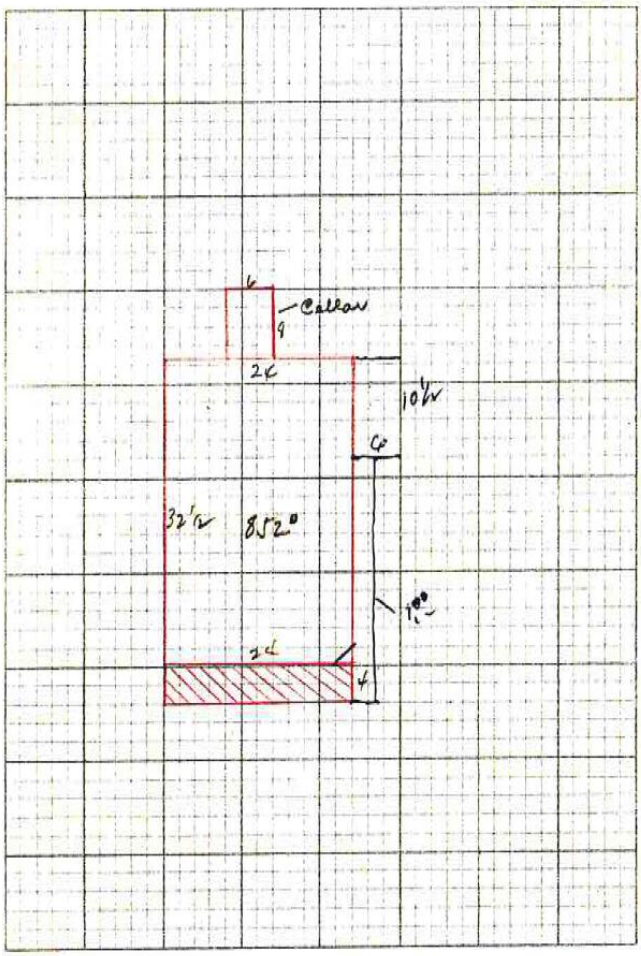
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		852		$ 1639
	x x				
	x x				

Gar.—Carport — x — Flr. — Walls — Cl. —

Description of Buildings		Additions
Foundation—Stone — Conc. ✓ None —		
Ext. Walls Siding		
Insulation—Floors — Walls — Clgs. —		
Roof Type Gable Mtl Shingle		
Dormers—Small — Med. — Large —		
Bays — Small — Med. — Large —		Vacant
Porches—Front 4 x 24 96 @ 188		77
Rear — @		
Porch — @		
Metal Awnings — Mtl. Rail —		
Basement Entr. — @		
Planters — @		
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full — Floor —		
Bsmt. Apt. — Rooms Fin. — Unfin. —		
Attic Rooms Fin. — Unfin. —		
Plumbing: Class 1 Tub 1 Trays —; Basin 1 Sink 1 Toilet 1; Wtr. Sftr. — Shr. St. — O.T. —; Dishwasher — Garbage Disp. —		350
Built-in-Appliances —		
Heat—Stove ✓ H.A. ✓ Steam — Stkr. — Blr. —; Oil — Gas ✓ Coal ✓ Pipeless — Radiant —		
Air Cond. —		
Finish— Fir ✓ Hd. Wd. —		
Floor— Fir ✓ Hd. Wd. — Other —		
Cabinets 1 Mantels —		
Tile — Walls — Wainscot — Floors —		
Storm Sash— Wood D. — S. —; Metal D. — S. —		
Total Additions	427	427

Year Built 1900 (Est.)	Avg. Age	Current Value	$ 2066
Inf. by Owner - Tenant - Neighbor - Record - Est. (✓)		Commission Adj. 0% 10%	
		Bldg. Value	1859
Remodel Year	Est. Cost	Depr. Col. (1) 2 3 4 5 6 30%	
		Current Value Minus Depr.	$ 557
Garage — Class 1 Depr. 2% 3%		Carport — Factor —	
Cars 1 Floor Dirt Walls CI Roof CI Doors —			
Size— 13 x 20 Age (Est) 1924 Cost 41 x 30 %			27
Other Shed Covers			22
		Total Building Value	$

Appraised 5-20-1958 By 1302



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
✓ Cellar - Conc - Conc Flr on Ground Average			48	1.50	48	NTV
Shed Wood Asphalt Roof		8 x 18	144	50	72	22
		x				
		x				
		x				
TOTAL						

Remarks: _____

TC-74 Rev. 57 25M
STATE OF UTAH — STATE TAX COMMISSION

PC 338
Serial Number

.....OF.....
Card Number

Owners Name Kimball

Location

Kind of Bldg. Res St. No. 662 Norfolk Ave

Class 3 Type 1 2 3 4. Cost $ X %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	778		$ 3374	$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

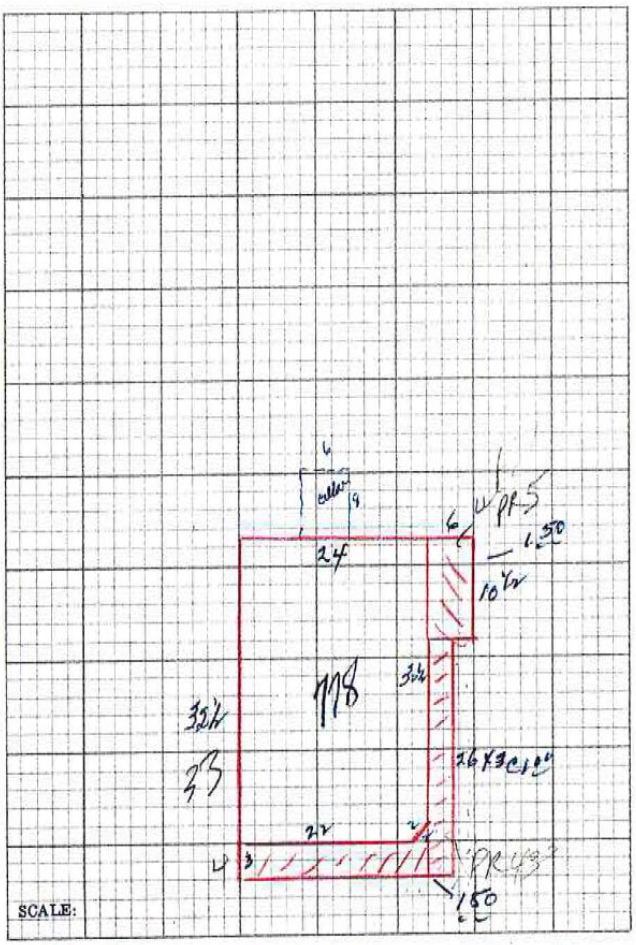
Description of Buildings	Additions	Additions
Foundation—Stone Conc. ✓ Sills		
Ext. Walls siding		
Roof Type Gable Mtl. Hand split shake 778	350	
Dormers—Small. Med. Large		
Bays—Small Med Large		
Porches—Front 98 @ 150	147	
Rear 65 @ 150	98	
Porch 78 @ 100	78	
Planters @		
Ext. Base. Entry @		
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full Floor Gravel	80	
Bsmt. Gar.		
Basement-Apt. Rms. Fin. Rms.		
Attic Rooms Fin. Unfin.		
Plumbing: Class 1 Tub. 1 Trays		
Basin 1 Sink 1 Toilet 1		
Wtr. Sftr. Shr. St. O.T.		
Dishwasher Garbage Disp.	550	
Heat—Stove H.A. FA HW Stkr Elec.		
Oil Gas Coal Pipeless Radiant	335	
Air Cond. — Full Zone		
Finish—Fir. ✓ Hd. Wd. Panel		
Floor—Fir. ✓ Hd. Wd Other		
Cabinets 1 Mantels. —		
Tile—Walls Wainscot — Floors		
Storm Sash—Wood D. S.; Metal D. — S.		
Awnings — Metal Fiberglass		
Total Additions	1638	

Year Built 1900	Avg. 1909	Replacement Cost	5017
1968 1968-69	Age 2.	Obsolescence	
Inf. by Owner - Tenant - Neighbor - Record - Est.		Adj. Bld. Value	
		Conv. Factor	x.47
Replacement Cost—1940 Base			
Depreciation Column 1 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side GAR			64
Total Building Value			$

Appraised ① 10-22 1968 By 1333 DEC 12 1968

Appraised ② 19 By 1328

Roof Repair 11-14-94



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% 3%

Cars 1 Floor dirt Walls C I Roof C I Doors 1

Size 13 x 20 Age 1914 Cost 255 x ~~47%~~

1940 Base Cost x % Depr.

Total 64

REMARKS ~~Average Year of Construction Computation:~~

~~Year 1900 $ 4927 = 86 % x 68 Year = 58 48~~

~~Year 1968 $ 685 = 14 % x 1 Year = 14~~

~~Average Year of Construction~~ 1909 58.62 59

TC-74 REV. 61

STATE OF UTAH — STATE TAX COMMISSION

Historic Preservation Board
Staff Report

Subject: **64 Chambers Avenue**
Application: **PL-24-06158**
Author: **Planning Team**
Date: **August 7, 2024**
Type of Item: **Determination of Significance**

Recommendation

(I) Review the Applicant's request that the Historic Preservation Board reconsider their 2007 determination that a rear addition to the Landmark Historic Structure at 64 Chambers Avenue built between 1900 and 1907 is historic, (II) conduct a public hearing, and (III) consider directing staff to draft a Final Action Letter outlining the Board's determination for review on September 4, 2024.

Description

Applicant:	Katilyn Murphy Curtis Wagner Jonathan DeGray, Applicant Representative
Location:	64 Chambers Avenue A Landmark Historic Site
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Residential
Reason for Review:	The Historic Preservation Board reviews requests regarding Historic Significance pursuant to Land Management Code Section 15-11-10(C).

LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

In 2007, the Historic Preservation Board determined a rear addition constructed between 1900 and 1907 at 64 Chambers Avenue was historic. The Applicant requests the Board now reconsider the 2007 determination to accommodate a transitional element and addition. Please see Exhibit A, Applicant's Request and Exhibit B, Applicant's Photos.

Background

64 Chambers Avenue is a 4,125-square-foot Lot 2 of the Qualls Subdivision. A hall and parlor home was constructed on the site circa 1885.

Figure 1: 64 Chambers Street highlighted in red on an excerpt from the Zoning Map.

64 Chambers Avenue was included in the 1984 National Register nomination. According to Roger Ropers:

Built c. 1885, the Evans L. Smith House at 64 Chambers is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this [multiple property] nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. This and

surrounding property were purchased in 1877 by the Ontario Silver Mining Company, and it was not until 1948 that this property was granted by the mining company to Evans L. Smith. It was not unusual for houses to be built on mining property by Park City residents on the outskirts of town."

The Sanborn Maps show the original hall and parlor house constructed circa 1885 with a rear addition built between 1900 and 1907:

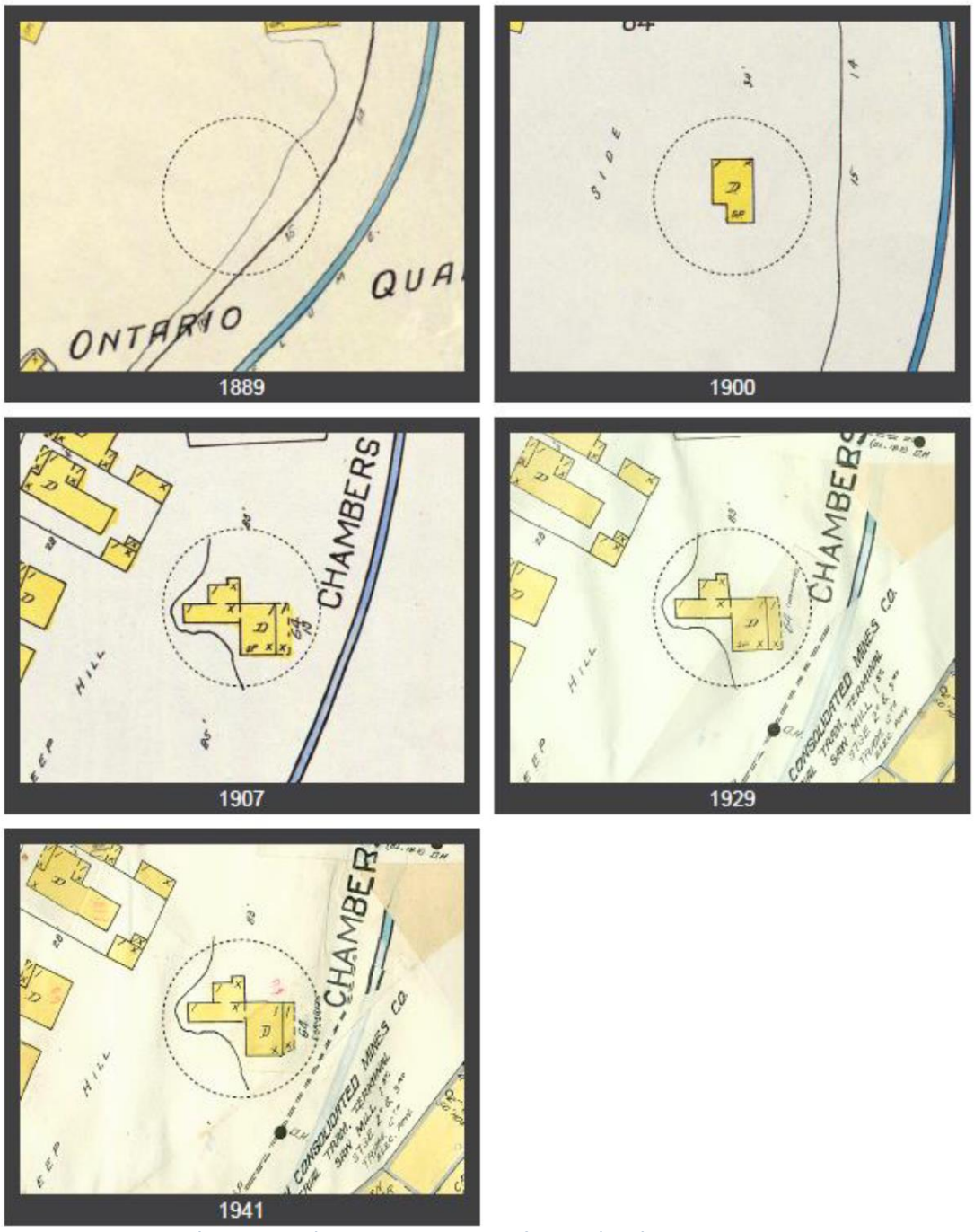


Figure 2: Sanborn Insurance Maps for 64 Chambers Avenue.

A 1982 Historic Architecture Survey for 64 Chambers Avenue found the structure was a typical example that contributes to the Historic District. The form notes the “Main house is contributory; wing should be viewed as qualified” (Exhibit D).

Figure 3: 1940s tax photo of 64 Chambers Avenue.

Figure 4: 2013 photo of 64 Chambers Avenue.

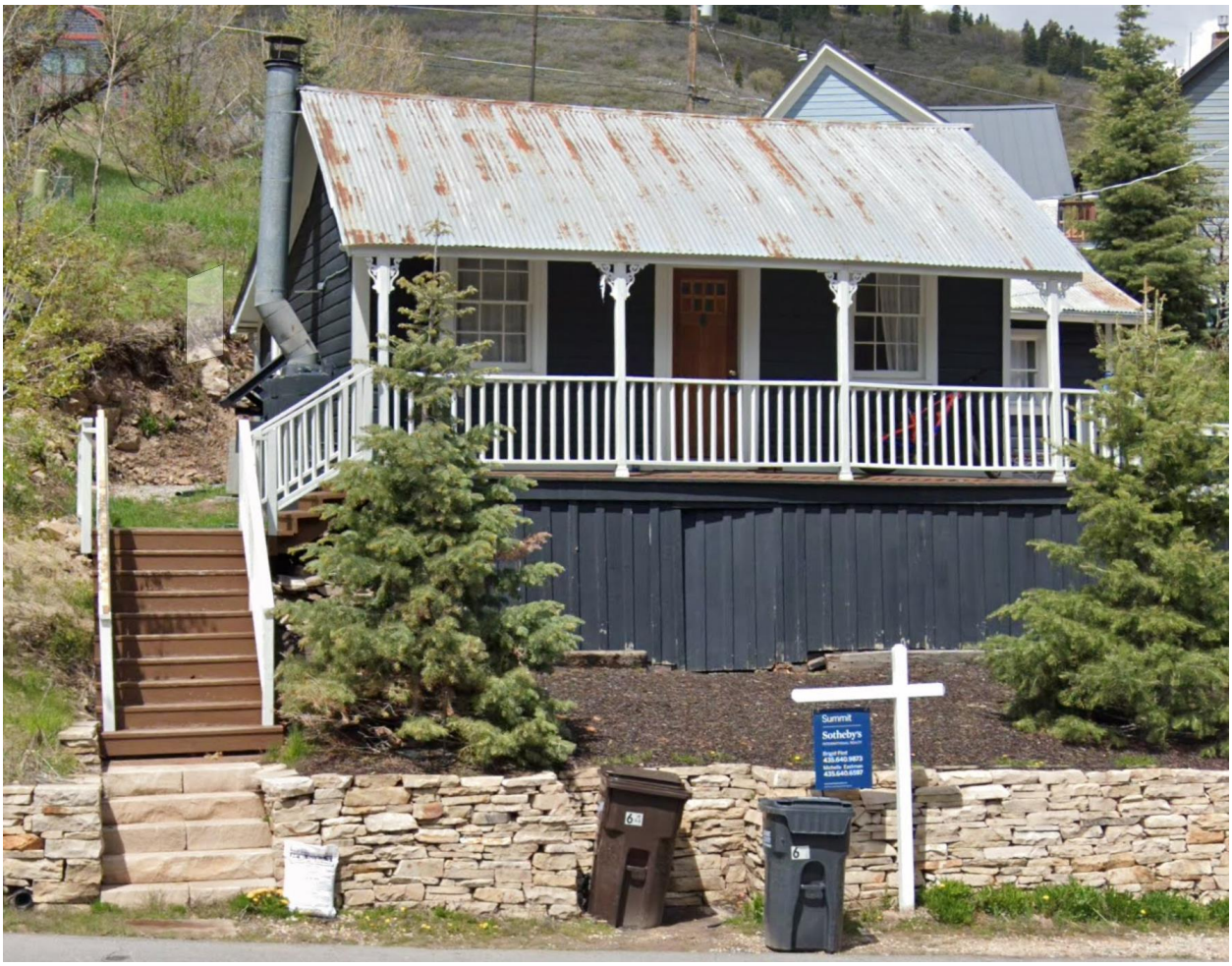


Figure 5: 2021 photo of 64 Chambers Avenue from Google Maps.

Analysis

In 2007, the Historic Preservation Board reviewed the request under the previous code in effect at that time, Land Management Code (LMC) Section 15-11-12. The excerpt below from the staff report outlines the 2007 criteria and analysis:

Rear Addition

Criteria 1: The building, structure or site is associated with events or lives of persons significant to our past. **DOES NOT COMPLY**

Information within the Utah Historical Society documents indicate that the rear addition to the home was constructed between 1900 and 1907. No information has been found to associate the house with events or lives of persons significant to our past.

Criteria 2: The building, structure or site embodies the distinctive characteristics of a type; period or method of construction or that represent the work of a master. **COMPLIES**

The existing rear addition has been modified extensively since it was originally constructed around 1907. Portions of the addition's exterior were replaced with board and batten at a time unknown. The interior has been modified extensively with new flooring and drywall. The design of the rear addition is characteristic of the type and method of construction normally found during the early 1900s.

Criteria 3: The architectural or historical value or significance of the building, structure or site contributes to the historic value of the property and surrounding area. **COMPLIES**

The rear addition of the home was built over 100 years ago. Due to the age of the rear addition and the fact that the style of the addition was the most common and acceptable method of expansion in Park City during the early 1900's, the addition contributes to the historic value of the property. The 1907 Sanborne Maps reflect the footprint with the rear addition as it exists today.

Criteria 4: The building, structure or site is at least fifty years old or has achieved significance within the past fifty years if the property is of exceptional importance to the community. **COMPLIES**

The rear addition has been in existence for at least 100 years. .

Criteria 5: The relation of historic or architectural features found on the building, structure or site to other such features within the surrounding area. **COMPLIES**

According to the Utah Historical Society, the rear addition to the historic structure is representative of the "most common and acceptable method of expansion of the small Park City house."

Criteria 6: Any other factors, including aesthetic, which may be relevant to the historical or architectural aspects of the building, structure or site. **NOT APPLICABLE**

The Board's Final Action Letter includes the following Findings of Fact and Conclusions of Law:

Findings of Fact – 64 Chambers Avenue

1. The home at 64 Chambers Street is located in the Historic Residential (HR-1) zone.
2. The Historic home was built in 1885.
3. The rear addition to the home is representative of the most common method of expansion of a small Park City house during he early 1900's.
4. The rear addition to the home is representative of the most common method of expansion of a small Park City house during the early 1900's.
5. The materials utilized in the rear addition to the home have been modified since the original construction.
6. The side addition to the home was built in 1980.
7. The historic home is a one story hall and parlor design.
8. Hall and parlor homes are one of the three most common house types built during the mine boom era.
9. All findings from the analysis section are incorporated herein.

Conclusions of Law – 64 Chambers Street

1. The side addition to the home located at 64 Chambers Street does not demonstrate a quality of significance in local, regional, state or national history, architecture, archeology, engineering or culture.
2. The rear addition to the home located at 64 Chambers Street demonstrates a quality of significance in local history and architecture.
3. The side addition t o the home located at 64 Chambers Street does not demonstrate a quality of integrity of location, design, setting, materials, and workmanship.
4. The rear addition to the home located at 64 Chambers Street demonstrates a quality of integrity of location, design, setting, materials, and workmanship.
5. The side addition to the home located at 64 Chambers Street does not substantially comply with the standards of review found in LMC Section 15-11-12(A) and therefore is not historically significant pursuant to LMC Section 15-11-12.
6. The rear addition to the home located at 64 Chambers Street substantially complies with the standards of review found in LMC Section 15-11-12(A) and therefore is historically significant pursuant to LMC Section 15-11-12.

Please see Exhibit B to review the Applicant's request for reconsideration.

LMC Section 15-11-10(C) outlines the criteria the Historic Preservation Board considers when reviewing requests regarding Determination of Significance of Landmark Historic Structures today:

1. The Site no longer meets the criteria set forth in Section 15-11-10(A)(1) because the qualities that caused it to be originally designated have been lost or destroyed; or
2. The Building (main, attached, detached, or public) Accessory Building, and/or

Structure on the Site has been demolished and will not be reconstructed; or
3. Additional information indicates that the Building, Accessory Building, and/or Structure on the Site do not comply with the criteria set forth in Section 15-11-10(A)(1).

LMC Section 15-11-10(A)(1) establishes the criteria for a Landmark Historic Site:

a. It is at least fifty (50) years old or if the Site is of exceptional importance to the community; and
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
c. It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

    1. An era that has made a significant contribution to the broad patterns of our history; or
    2. The lives of Persons significant in the history of the community, state, region, or nation; or
    3. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

The rear addition meets the requirements under today's code to support the Board's 2007 historic determination. The addition is at least 117 years old. It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling, and association, and it is significant in local history and architecture and is associated with the Settlement & Mining Boom Era (1868-1893).

According to the latest Historic Sites Form, the Structure retains its Essential Historic Form:

> Exterior Walls: The exterior walls are clad in a non-beveled (drop-novelty) wood siding with narrow corner boards. The porch skirt and foundation are clad in a board & batten siding. There are some minor areas of peeling paint. The square porch posts are simple with decorative brackets
> Foundation: Foundation is a raised, but the configuration and materials of the structure are covered by a board & batten skirt. The base of the front elevation indicates that the foundation may have been upgraded to concrete or concrete block, but it is not verified.
> Roof: The roof is sheathed in a corrugated metal material on both the original and side addition. The roof structure of the addition has a deep eave with exposed rafter ends
> Windows/Doors: The window openings are vertically oriented and generally symmetrical on the primary façade. The windows appear to be the original wood double-hung sash units with six-over-six lights. The casement trim is simple; typical of Park City's historic homes. Windows on the addition are also wood double-hung sash units with six-over-six lights. The main door is wood paneled with a single light

The only change to the Landmark Historic Site since 2007 was in 2018 when the Planning Department issued a waiver letter for the construction of a 12-inch concrete slab and 8-inch concrete foundation wall on the interior of three sides of the addition (Exhibit H). No other structural changes have occurred.

Department Review

The Planning Department and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on July 23, 2024. Staff mailed courtesy notice to property owners within 300 feet on July 23, 2024. The *Park Record* published courtesy notice on July 24, 2024.[1]

Public Input

Staff did not receive any public input at the time this report was published.

Exhibits

Exhibit A: Applicant's Request
Exhibit B: Applicant's Photos
Exhibit C: Historic Site Form
Exhibit D: 1982 Historic Architecture Survey
Exhibit E: 1984 Park City National Register of Historic Places Nomination Form
Exhibit F: May 21, 2007 Staff Report
Exhibit G: May 21, 2007 Meeting Minutes
Exhibit H: 2018 Historic District Design Review Waiver Letter

[1] LMC § 15-1-21

June 5, 2024

Park City Municipal Corporation
443 Marsac Avenue
Park City, Utah

Attn: Planning Staff and Historic Preservation Board

Re: 64 Chambers Determination of Significance

Dear Staff and Historic Preservation Board,

The home at 64 Chambers Avenue dates to 1889. The Sandborn maps, see attached HIS Form, shows the original hall parlor form on the 1890 map. The 1907 Sand Born Map shows a rear addition. The HIS describes the property as follows.

HSI Statement of Significance
"Built c. 1885, the Evans L. Smith House at 64 Chambers is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this [multiple property] nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.
This house was built by at least 1889, as indicated by Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. This and surrounding property were purchased in 1877 by the Ontario Silver Mining Company, and it was not until 1948 that this property was granted by the mining company to Evans L. Smith. It was not unusual for houses to be built on mining property by Park City residents on the outskirts of town."

It is clear from the HIS Statement of Significance that the hall parlor design is the important aspect of the home with no mention made of the 1907 rear addition.

The current owners, Curtis Wagner and Kaitlyn Murphy, would like to renovate and add to the existing home. They feel the hall parlor form is the most important aspect of the home. They are proposing to remove the additions and bring the home back to the 1900 form. This will allow the construction of a code compliant transition element with addition to the rear of the historic form.

614 Main Street , Suite 302
P.O. Box 1674 , Park City , Utah 84060 Tel./Fax 435-649-7263
Email: degrayarch@qwestoffice.net Web: www.degrayarchitect.com

In 2007 a previous owner asked to be allowed to remove the rear addition. It was determined at that time that it was significant and that a 1990 addition was not and could be removed. In the minutes of that meeting the owner points out that the rear addition had been rebuilt over the years and was no longer original. Staff suggested doing exploratory demolition to confirm the age of the structure, but the HPB did not feel it necessary and voted to classify the 1907 addition as significant and the 1990 addition as insignificant. We believe the HPB made an error regarding the addition. First, the addition has been extensively modified over the years with numerous remodeling and restructuring. Secondly, The HPB, when dealing with homes that have been added on to over the years, has allowed owners to select from the Sanborn Maps the time frame from which to restore the home to.

In this instance, the Sanborn's from 1900 and 1907 differ in that the rear addition was not built prior to 1907. We are proposing to bring the building back to the 1900 configuration. This approach preserves the significant hall parlor form but allows the owner greater flexibility in building a suitable transition element and addition. This flexibility, in the end, provides a greater incentive to restore and preserve the building and gives the city the restored hall parlor that will last another 100 years.

We appreciate your time and consideration in this matter. We look forward to meeting and discussing further.

Sincerely,

Jonathan DeGray

Jonathan DeGray - Architect

Kidde

Goodman

HISTORIC SITES INVENTORY
HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION

IDENTIFICATION

Property Name (if any): Evans L. Smith House

Address: 64 Chambers Avenue (a.k.a. 64 Ontario Canyon Street)

Date of Construction: c. 1885

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: QUALLS-2

Current Owner: SBH Enterprises LLC, C/O Sara Hutchinson

Legal Description (include acreage): LOT 2 QUALLS SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 4125 SQ FT OR 0.09 AC 1668-1676 2025-917 2044-329 2045-866 2100-1454 CHRISTOPHER A PETTY & MELANIE B STUCHELL TRUSTEES OF THE CHRISOPHER A PETTY & MELANIE B STUCHELL REVOCABLE TRUST 2100-1454

STATUS / USE

Original Use: single dwelling

Current Use: single dwelling

Property Type:

- ■ Building
- ☐ Structure
- ☐ Site

National Register of Historic Places:

- ■ Eligible
- ☐ Ineligible
- ☐ Listed, Date:

Evaluation:

- ■ Landmark Site
- ☐ Significant Site
- ☐ Non Historic

DOCUMENTATION

Photographs:

- ■ Tax Photos
- ■ Prints:
- ☐ Historic

Research Sources:

- ■ Sanborn Maps
- ■ tax Card
- ☐ Census Records
- ■ City/ County Histories
- ☐ Personal Interviews
- ☐ Park City Museum
- ■ Newspapers
- ☐ Other:

DESCRIPTION

Architectural Style: hall-and-parlor / vernacular style

No. Stories: 1

Number of Associated Structures: ☐ Accessory building(s). # ■ Structure(s). #1

Condition: ■ Good ☐ Fair ☐ Poor ☐ Uninhabitable/Ruin

Location: ■ Original location ☐ Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: The exterior walls are clad in a non-beveled (drop-novelty) wood siding with narrow corner boards. The porch skirt and foundation are clad in a board & batten siding. There are some minor areas of peeling paint. The square porch posts are simple with decorative brackets

Foundation: Foundation is a raised, but the configuration and materials of the structure are covered by a board & batten skirt. The base of the front elevation indicates that the foundation may have been upgraded to concrete or concrete block, but it is not verified.

Roof: The roof is sheathed in a corrugated metal material on both the original and side addition. The roof structure of the addition has a deep eave with exposed rafter ends

Windows/Doors: The window openings are vertically oriented and generally symmetrical on the primary façade. The windows appear to be the original wood double-hung sash units with six-over-six lights. The casement trim is simple; typical of Park City's historic homes. Windows on the addition are also wood double-hung sash units with six-over-six lights. The main door is wood paneled with a single light

Additions: ☐ Major ■ Minor ☐ None

Alterations: ☐ Major ■ Minor ☐ None

Describe Additions/ Alterations (Dates):

Essential Historic Form: ■ Retains ☐ Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

This house was described in a 1984 National Register nomination by Roger Roper as

“a one story, frame hall and parlor house with a gable roof, a shed extension, and an addition to the rear and north sides of the building. The façade is generally symmetrical, with the door set slightly off-center between the two windows. The roof edge extends out from the façade to form a porch. The porch is supported on slender square piers which are not original, and the whole structure, because of the steep grade of the site, is built up on a frame platform. A break in the roof edge, visible on the north side, indicates where the rear shed extension begins. It was part of the original construction. There is a single window into the front section of the north side of the house, and a door into the rear extension. All of the windows on the original building are six over six light double hung sash windows. The addition attached to the rear extension which projects from the north side of the building, has drop siding identical to that of the original section, but the overlap of the roof edge and the square windows which do not match those on the front of the house, however, indicate that it was not part of the original construction. The Sanborn Insurance Map of 1889 shows a small addition on the north side, and the 1900 map shows that the small addition was extended to approximately the present size. The addition, therefore, was probably built between 1889 and 1900. In-period rear additions are part of Park City’s architectural vocabulary. Although in many cases an addition represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The building is essentially unaltered, except for the side addition, and the change made to the porch piers. It is common for porches to deteriorate and be replaced, and very few original porches have survived to the present in Park City. Both of these alterations were made to complement the original building in materials and scale. The original character of the building, therefore, has been maintained.”

Since Roper’s description, the condition of the building has been improved, including restoration of the front porch, which was fitted with period-appropriate Victorian brackets. The porch skirt, which was degraded at the time of the nomination, has been rebuilt with board-and-batten siding. The house is in excellent condition and remains an important historical asset to Park City. The overall form and materiality of the building remains intact and the building retains its historic value.

SIGNIFICANCE

Historic Era:

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

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

According to Roper's 1984 National Register nomination:

"Built c. 1885, the Evans L. Smith House at 64 Chambers is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this [multiple property] nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.
This house was built by at least 1889, as indicated by Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. This and surrounding property were purchased in 1877 by the Ontario Silver Mining Company, and it was not until 1948 that this property was granted by the mining company to Evans L. Smith. It was not unusual for houses to be built on mining property by Park City residents on the outskirts of town."

The house has been preserved through a series of projects since the 1990s and is in good condition.

REFERENCES

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission,1998.
National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

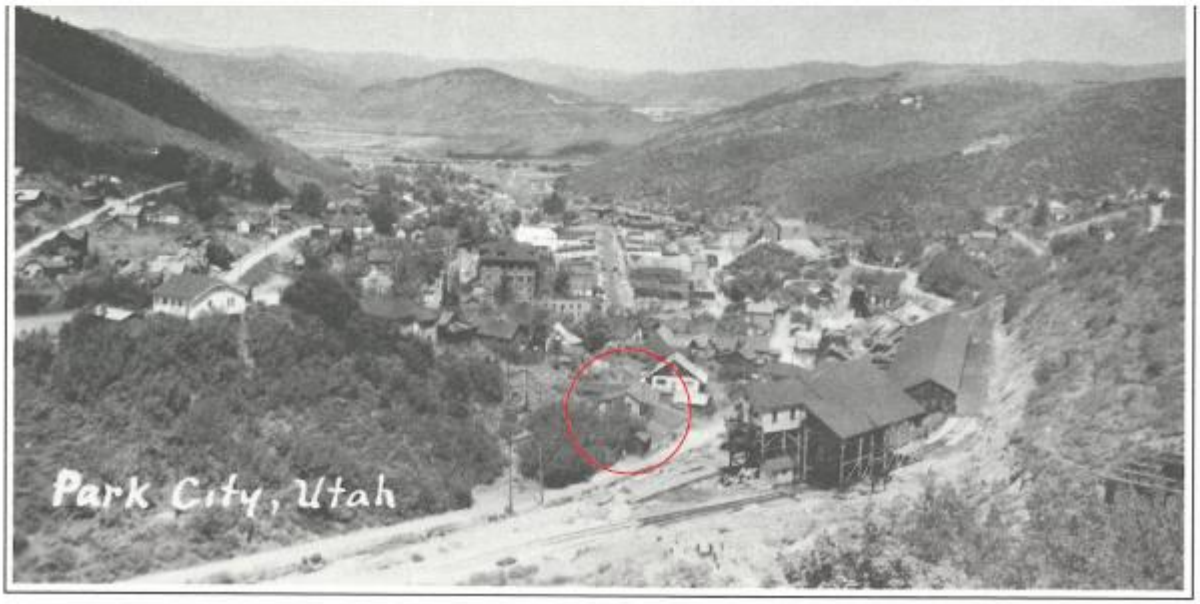
PHOTOS

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

64 Chambers Avenue, Park City, Summit County, Utah

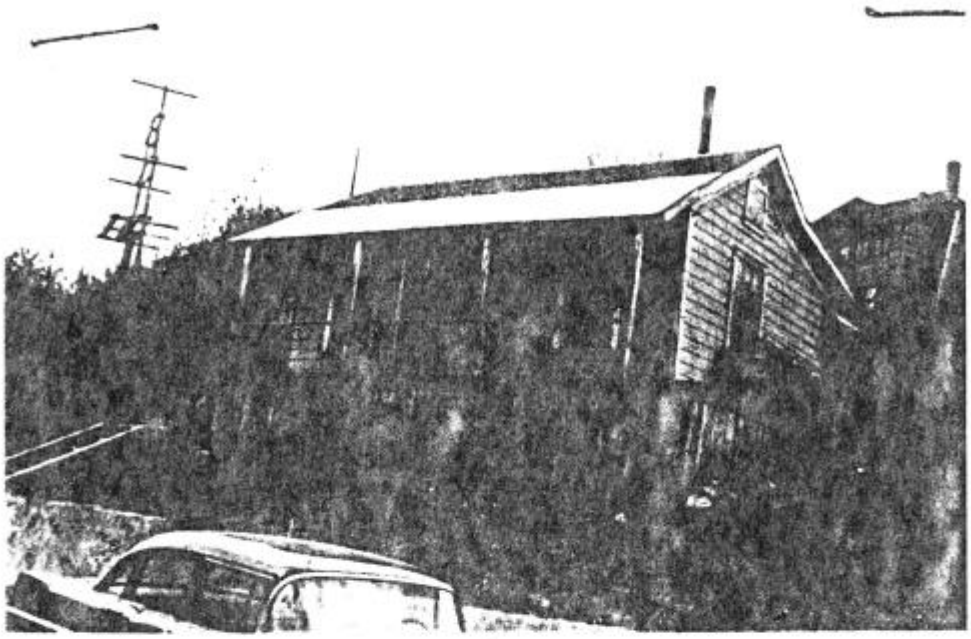
Intensive Level Survey—Biographical and Historical Research Materials

c. 1941 (Summit County)



Overview of Park City, Utah in 1950.

Thompson & Buck, xv.



64

64 Chambers Avenue. Southeast oblique. November 2013.

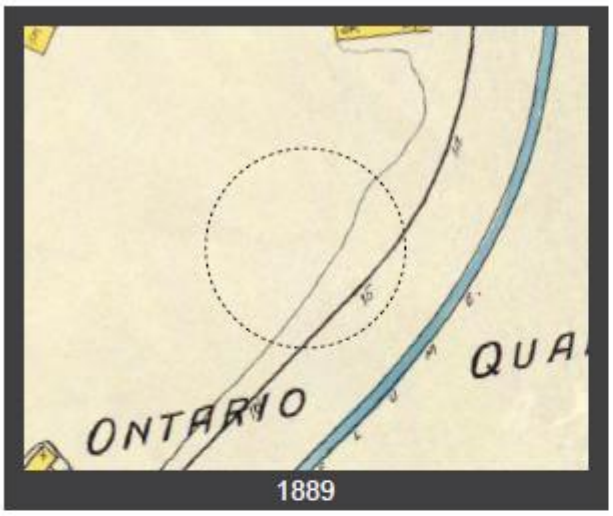
64 Chambers Avenue. Southeast oblique. November 2013.

64 Chambers Avenue. East elevation. November 2013.

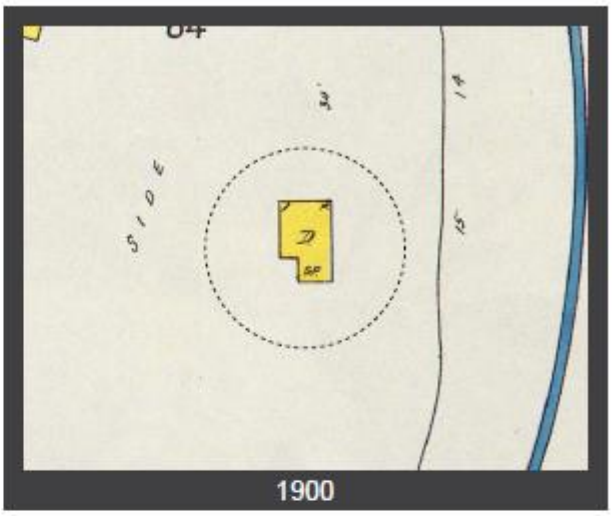
64 Chambers Avenue. Northeast oblique. November 2013.

64 Chambers Avenue, Park City, Summit County, Utah

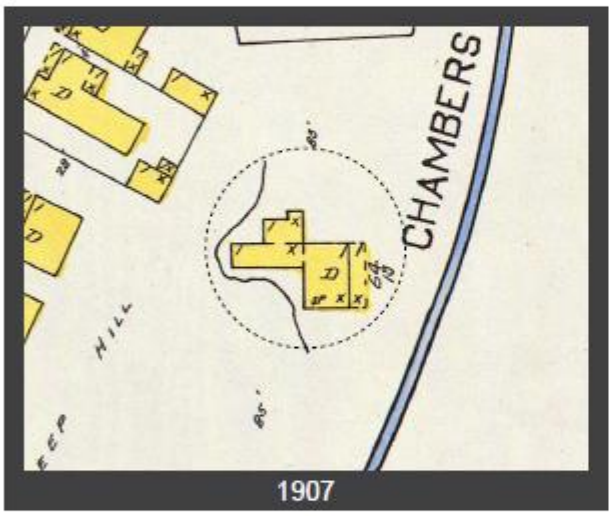
Intensive Level Survey—Sanborn Map history



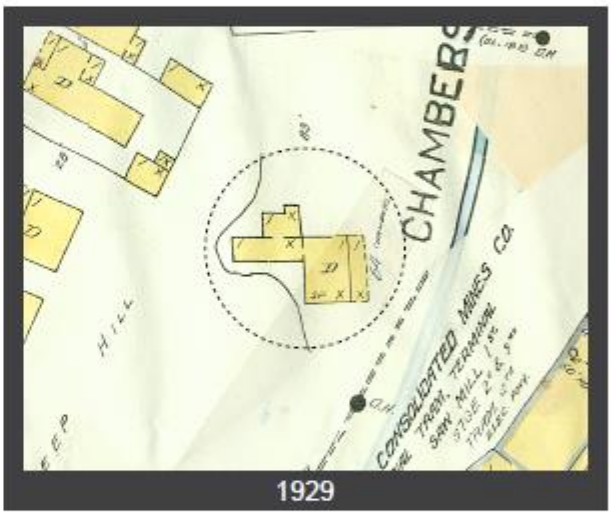
1889



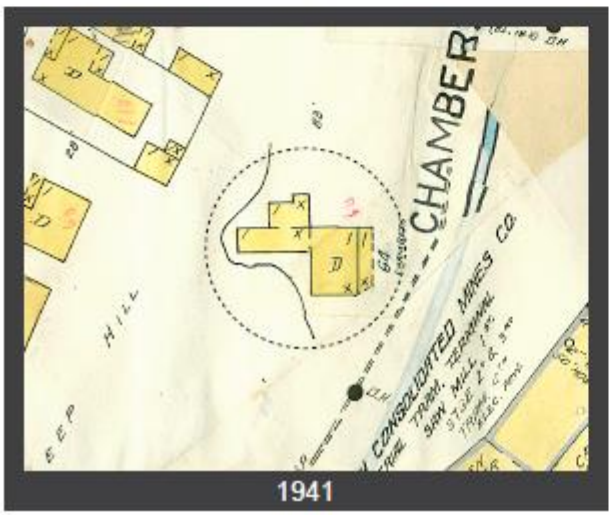
1900



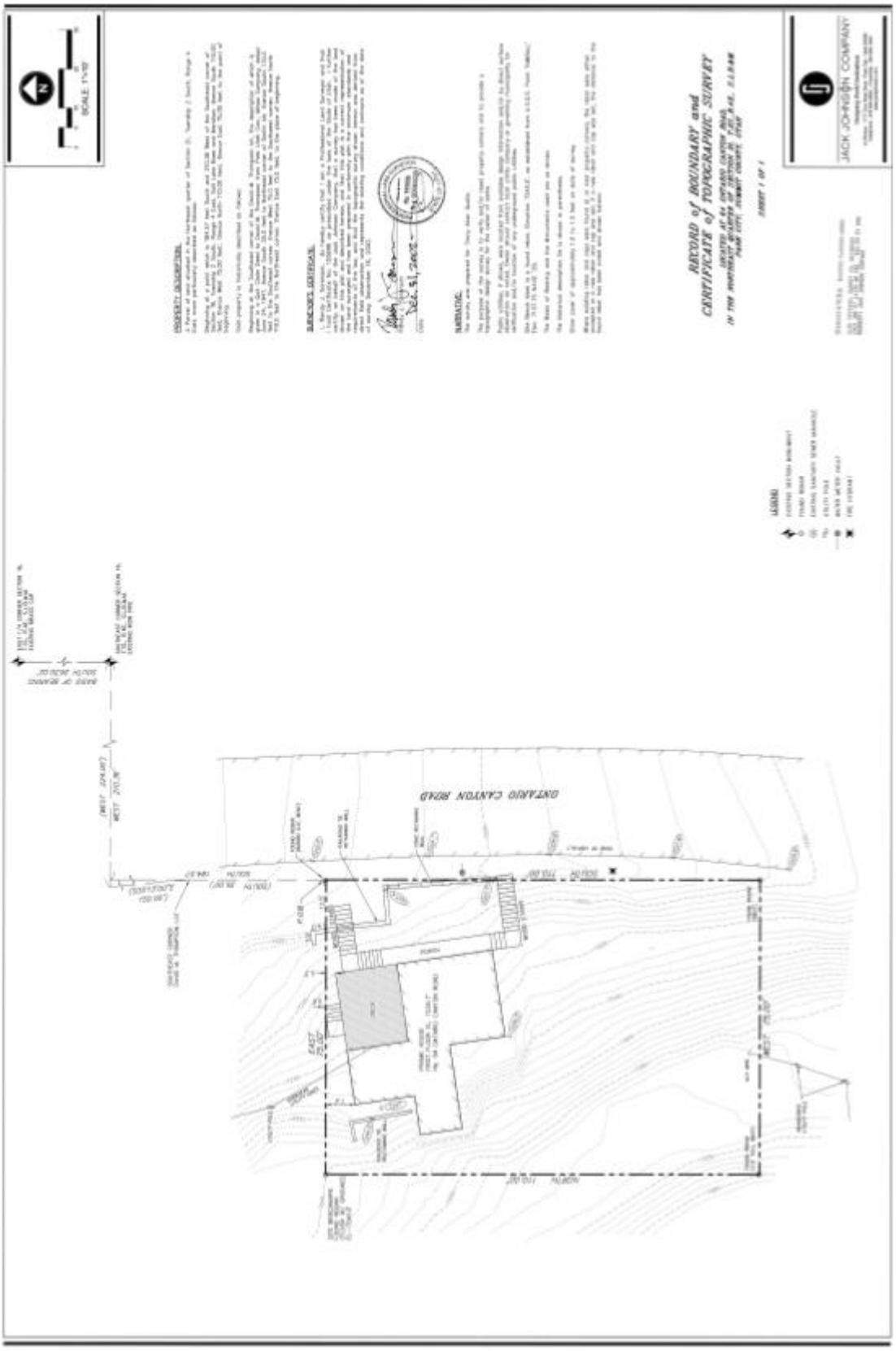
1907

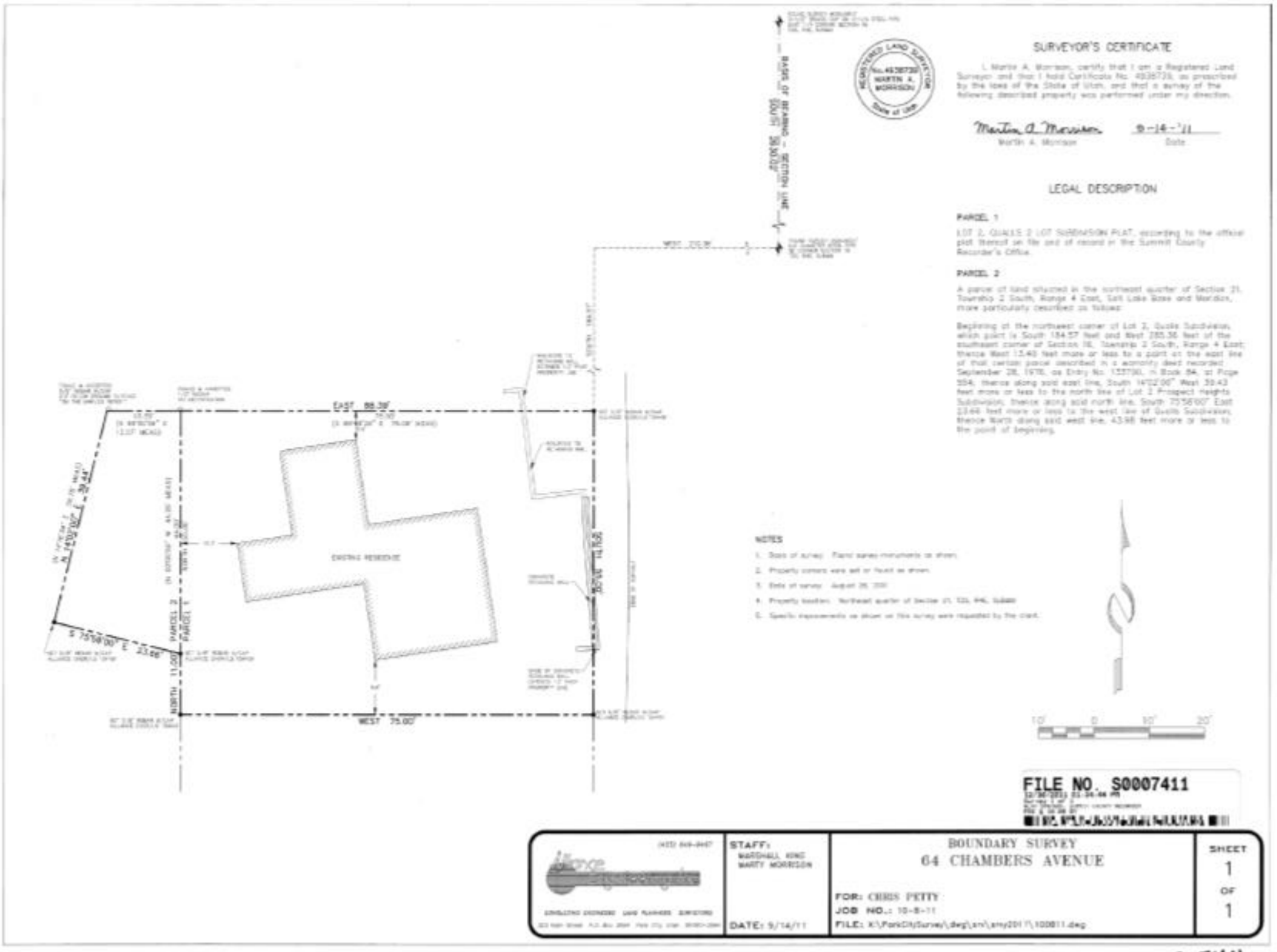


1929



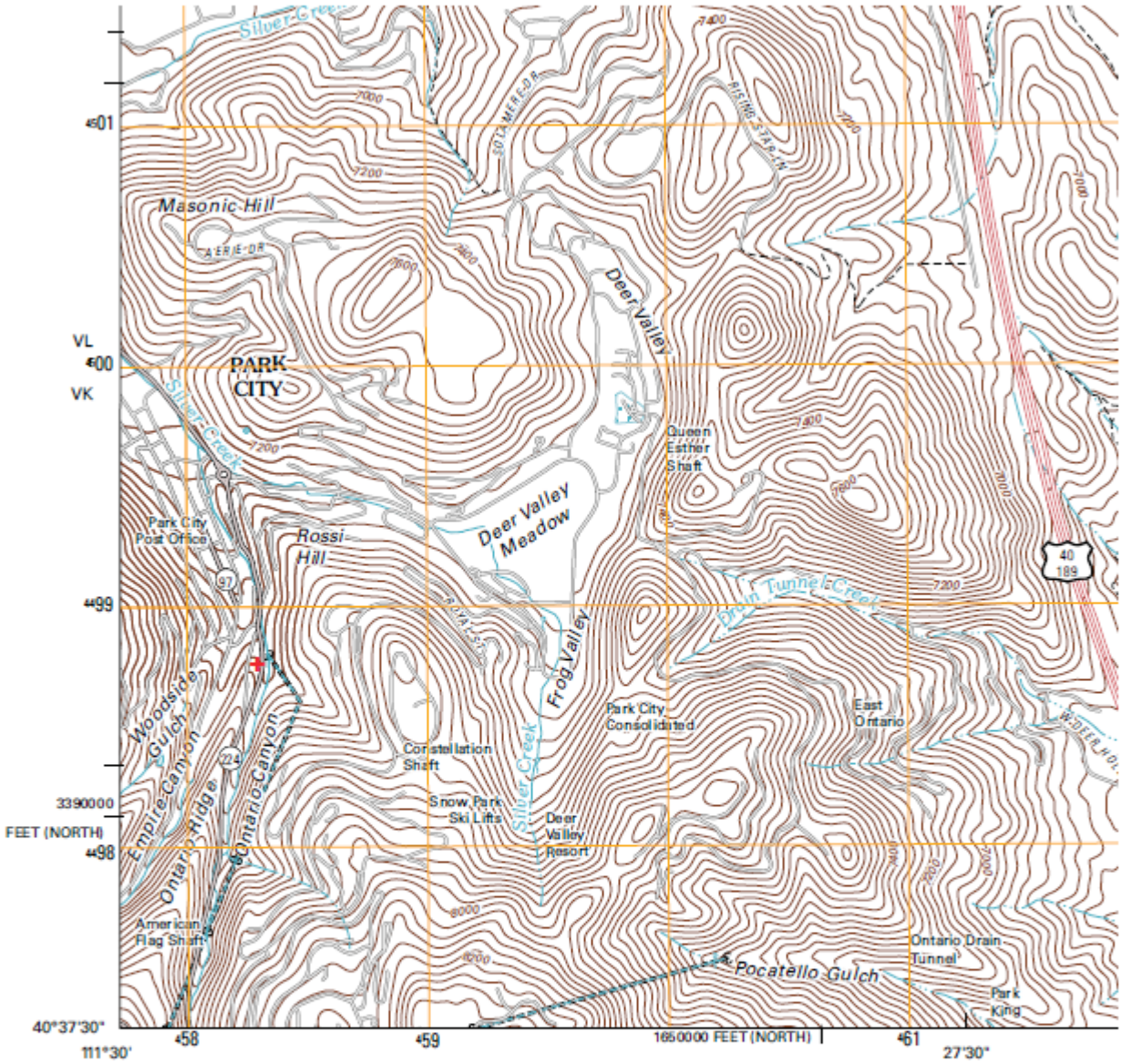
1941


RECORD of BOUNDARY and
CERTIFICATE of TOPOGRAPHIC SURVEY
JACK JOHNSON COMPANY
ONTARIO CANYON ROAD


SURVEYOR'S CERTIFICATE
I, Martin A. Morrison, certify that I am a Registered Land Surveyor, and that I hold Certificate No. 4938729, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.
Martin A. Morrison
9-14-'11
Martin A. Morrison
Date
LEGAL DESCRIPTION
PARCEL 1
LOT 2, QUAILS 2 LOT SUBDIVISION PLAT, according to the official plat thereof on file and of record in the Summit County Recorder's Office.
PARCEL 2
A parcel of land situated in the northeast quarter of Section 31, Township 2 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at the northwest corner of Lot 2, Quails Subdivision, which point is South 184.57 feet and West 285.36 feet of the southeast corner of Section 36, Township 2 South, Range 4 East; thence West 13.40 feet more or less to a point on the east line of that certain parcel described in a warranty deed recorded September 28, 1976, as Entry No. 133790, in Book 84, at Page 554; thence along said east line, South 14°02'00" West 39.43 feet more or less to the north line of Lot 2 Prospect Heights Subdivision; thence along said north line, South 75°58'00" East 23.46 feet more or less to the west line of Quails Subdivision; thence North along said west line, 43.98 feet more or less to the point of beginning.
NOTES
1. Basis of survey: Plated survey monuments as shown.
2. Property corners were set or found as shown.
3. Date of survey: August 29, 2011
4. Property location: Northeast quarter of Section 31, T2S, R4E, SLB&M
5. Specific improvements as shown on this survey were requested by the client.
BASIS OF BEARING - SECTION LINE
SOUTH 39.30'
WEST 210.00'
EAST 88.39'
EXISTING RESERVOIR
PARCEL 2
PARCEL 1
NORTH 11.00'
WEST 75.00'
N 14°02'00" E 39.44'
S 75°58'00" E 23.46'
39.30'
14.76'
10' 0 10' 20'
FILE NO. S0007411
STAFF:
MARSHALL KING
MARTY MORRISON
DATE: 9/14/11
BOUNDARY SURVEY
64 CHAMBERS AVENUE
FOR: CHRIS PETTY
JOB NO.: 10-8-11
FILE: X:\ParkCity\Survey\dwg\sn\smy2011\100811.dwg
SHEET
1
OF
1
S-7411

64 Chambers Avenue, Park City, Summit County, Utah

Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 12T
10 000-foot ticks: Utah Coordinate System of 1983
(north and central zones)

Imagery.....NAIP, July 2009 - August 2009
Roads.....©2006-2010 Tele Atlas
Names.....GNIS, 2009
Hydrography.....National Hydrography Dataset, 2009
Contours.....National Elevation Dataset, 2008

MN 12° 1' 214 MILS
GN 0° 17' 5 MILS

UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
VL / VK
Grid Zone Designation
12T

1 1000
1 1000 0

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

Utah State Historical Society

Property Type: Site No. _____

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION

Street Address: 64 Chambers
Park City, Summit County, Utah

UTM: 12 458360 4498570

Name of Structure: Evans L. Smith House

T. R. S.

Present Owner: William J. Coleman Owanah Oil Corp.

Owner Address: 1935 South Main #301, Salt Lake City, UT 84115

Year Built (Tax Record): Effective Age: Tax #: PC 524A

Legal Description Kind of Building:

Beginning at South 48 degrees 44 minutes West 279.84 feet from the Northeast corner Northeast ¼ Section 21 T2S R4E, Salt Lake Base Meridian, thence South 110 feet, West 75 feet, North 110 feet, East 75 feet to beginning.

.01 acre.

STATUS/USE

Original Owner: Unknown Construction Date: c. 1885 Demolition Date:

Original Use: Residence Present Use:

Building Condition:	Integrity:	Preliminary Evaluation:	Final Register Status:
☐ Excellent ☑ Good ☐ Deteriorated ☐ Site ☐ Ruins	☐ Unaltered ☐ Minor Alterations ☑ Major Alterations	☑ Significant ☐ Contributory ☐ Not Contributory ☐ Not of the Historic Period	☐ National Landmark ☐ National Register ☐ State Register ☐ District ☐ Multi-Resource ☐ Thematic

DOCUMENTATION 3

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

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

Research Sources:

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

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

Researcher: Roger Roper Date: 4/84

Street Address: 64 Chambers Site No:

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall & Parlor House

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

This house is a one story, frame hall and parlor house with a gable roof, a shed extension, and an addition to the rear and north sides of the building. The facade is generally symmetrical, with the door set slightly off-center between the two windows. The roof edge extends out from the facade to form a porch. The porch is supported on slender square piers which are not original, and the whole structure, because of the steep grade of the site, is built up on a frame platform. A break in the roof edge, visible on the north side, indicates where the rear shed extension begins. It was part of the original construction. There is a single window into the front section of the north side of the house, and a door into the rear extension. All of the windows on the original building are six over six light double hung sash windows. The addition attached to the rear extension which projects from the north side of the building, has drop siding identical to that of the original section, but the overlap of the roof edge and the square windows which do not match those on the front of the house, however, indicate that it was not part of the original construction. The Sanborn Insurance Map of 1889 shows a small addition on the north side, and the 1900 map shows that the small addition was extended to approximately the present size. The addition, therefore, was probably built between 1889 and 1900. In-period rear additions are part of

(See continuation sheet)

Statement of Historical Significance: Construction Date: c. 1885

Built c. 1885, the Evans L. Smith House at 64 Chambers is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. This and surrounding property were purchased in 1877 by the Ontario Silver Mining Company, and it was not until 1948 that this property was granted by the mining company to Evans L. Smith. It was not unusual for houses to be built on mining property by Park City residents on the outskirts of town.

64 Chambers
Description continued:

Park City's architectural vocabulary. Although in many cases an addition represents a major al ation of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The building is essentially unaltered, except for the side addition, and the change made to the porch piers. It is common for porches to deteriorate and be replaced, and very few original porches have survived to the present in Park City. Both of these alterations were made to complement the original building in materials and scale. The original character of the building, therefore, has been maintained.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 64 Chambers Avenue
Tax Number: QUALLS-2
City: Park City, UT
Legal Description (include acreage): see historic site form for complete legal description
Current Owner: Christopher A. Petty and Melanie B. Stuchell (trustees)
Address: (see historic site form for address)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
2/26/1877	United States	Frederick A. Nims	Patent		[NE1/4 Section 21]
4/21/1877	Frederick A. Nims	Ontario Silver Mining Co.	W		
11/26/1948	Park Utah Consolidated Mines	Evans L. Smith	Q.C.D.		
11/22/1955	Evans L. Smith	William Bowes	Q.C.D.		
3/18/1971	William Bowes	Evans L. Smith	Q.C.D.		
8/6/1975	Irma T. Smith, executric	William J. Colman	Exec. Deed		[Estate of Evans L. Smith]
11/13/1980	William J. Colman	Associated Title Co.	Trust Deed		[First Security Bank of UT, benef.]
8/26/1986	Backman Title Co.	First Security Bank of UT	Trustee's Deed		
3/24/1987	First Security Bank of UT	First Security Mortgage Co.	Q.C.D.		
10/6/1987	First Security Mortgage Co.	Thomas C., Jr. & Lori Adamski Peek	W.D.		
10/28/1988	Thomas C., Jr. & Lori Adamski Peek	Dennis A. & Susan R. Natale	W.D.		
9/30/1997	Dennis A. & Susan R. Natale	Tracy Allen Qualls	W.D.		
12/23/2004	Tracy Allen Qualls	Ryan Eittreim	W.D.		
4/17/2009	Paul M. Halliday, Jr.	Ryan Eittreim	Notice of Default		
3/25/2010	Paul M. Halliday, Jr. (suc. tr.)	Wells Fargo Bank	Trustee's Deed		
8/17/2010	Wells Fargo Bank	C.A. Petty & M.B. Stuchell	W.D.		

Researcher: John Ewanowski, CRSA Architecture
Date: 4/29/2014

PARK CITY SURVEY WORKSHEET

SITE NO. PC 524A

Name of site _____ Subdivision _____

Address 64 Chambers Avenue Block _____ Lot(s) _____

Owner William Coleman Owahah Oil Corp. Present Zoning HR-1

Owner Address 1935 South Main #307 Salt Lake City, Utah 84115

PRIMARY STRUCTURE

View NE oblique

Date of photo 11/81

Negative File 20/21

Physical description: One story frame residence with lower level; rectangular with gable roof; end chimney; inset porch with simple posts and railing; 3-bay; center door; 6/6 windows; rear wing.

Features of interest: _____

Building materials: wood Building type/style rectangular

Modifications: None to minor X (on main section) Moderate _____ Major _____

Explain: _____

Condition: Excellent _____ Good X Fair _____ Deteriorated _____

Comment: _____

Present use: residential Original use: residential

SIGNIFICANCE OF PRIMARY STRUCTURE

Individual landmark _____ Typical example X Contributes to district X

Comment: _____

PARK CITY HISTORIC DISTRICT SURVEY WORKSHEET

Address 64 Chambers Avenue
Site no. _____

SECONDARY STRUCTURE(S)

Physical description:

View _____

Date of photo _____
Negative file _____

Modifications: None to minor _____ Moderate _____ Major _____
Condition: Good _____ Fair _____ Deteriorated _____
Present use: _____ Original use: _____
COMMENT: _____

HISTORICAL DATA

Date of construction/primary structure: by 1889? Alterations: _____
Sources for documentation: Sanborn map is a little unclear but core of this building is probably on 1889 map.
Original owner: _____
Additional information of interest (attach lengthy histories): _____

SIGNIFICANCE OF SITE TO DISTRICT

	Significant	Contributory	Non-contributory	Intrusion
Primary structure, pre-1930		X		
Secondary structure				
Primary structure, post-1930				

Comment: Main house is contributory; wing should be viewed as qualified.

Form completed by: Ellen Beasley Date: April, 1982

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For HCRS use only
received MAY 29 1984
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic ~~Residences~~ of Mining Boom Era ~~Park City~~ House TR D -Thematic Nomination

and/or common

2. Location

street & number See individual Structure/Site forms ___ not for publication

city, town Park City ___ vicinity of congressional district 01

state Utah code 049 county Summit code 043

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	_X_ occupied	___ agriculture	___ museum
___ building(s)	_X_ private	_X_ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	_X_ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	_X_ yes: restricted	___ government	___ scientific
Thematic Group	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name Multiple ownership. See individual Structure/Site forms

street & number

city, town ___ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Summit County Courthouse

street & number

city, town Coalville state Utah

6. Representation in Existing Surveys

title None has this property been determined elegible? ___ yes _X_ no

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

See individual Structure/Site forms

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	___ original site
___ good	___ ruins	___ altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The "Residences of Mining Boom Era Park City" thematic nomination comprises 106 houses which were built in Park City during the period of greatest mining activity, 1872-1929. Park City is located about 35 miles southeast of Salt Lake City in a narrow V-shaped canyon of the Wasatch Mountains. In addition to the steeply sloped side walls of the canyon, the terrain continually rises from the mouth of the canyon, the entrance of the town, up through the townsite as it extends up the canyon to the south. Main Street runs in a generally north/south direction up the bottom of the canyon and is paralleled on both sides by terraces of major residential streets. Residential areas also extend both north and south of Main Street, conforming to the terrain, but essentially maintaining a north/south orientation. Pedestrian stairways and some roads, where the grade permits, run perpendicular to the major streets connecting Main Street with the residential streets higher up on the hillsides.

The most popular and extensively developed residential areas are along the streets on the west side of the canyon, such as Park, Woodside, Norfolk and Empire avenues. The lots along the uphill side of the streets were apparently the favored building lots, as indicated by early photographs. The houses are all wood frame, the vast majority being small one story houses. They range from two-room cottages to large Victorian-inspired houses. Building lots are small and houses are crowded closely together with little or no room for a yard in many cases. Some lots are defined by terraced front yards, stone retaining walls, and occasionally picket fences, all of which were later improvements to the properties.

The emergence of a prosperous skiing industry in Park City in the 1960s, which lifted the town out of a thirty year depression, has promoted the construction of many new and larger buildings, often at the expense of the older housing stock. The residential neighborhoods, therefore, no longer retain their visual integrity, and the numerous new structures preclude the nomination of the entire town as a historic district.

8. Significance

See individual Structure/Site forms for more specific information on each building's significance.

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	_X_ architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
_X_ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
_X_ 1900–	___ communications	_X_ industry-mining	___ politics/government	___ other (specify)
		___ invention		

Specific dates 1872-1929 **Builder/Architect** See individual Structure/Site forms

Statement of Significance (in one paragraph)

The "Residences of Mining Boom Era Park City" thematic nomination include 106 houses built during the mining boom period in Park City (1872-1929) which are both architecturally and historically significant. 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 two major metal mining communities that have survived to the present. Eureka, the other town, was included in the Tintic Multiple Resource Area which was listed in the National Register in 1979. 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 - their settlement patterns, building materials and techniques, and socio-economic make-up. Most of the houses being nominated are small, modest cottages which represent the common folk who made up the majority of the working element of the town, and provide a direct contrast to the majestic houses and large commercial buildings constructed in Salt Lake City for many of the mine owners and officials. The Park City houses are architecturally significant as the largest and best preserved collection of nineteenth and early twentieth century frame houses in Utah; the vast majority of contemporary houses having been constructed of adobe, stone or brick. Documentation of Park City's house types, construction techniques, and building materials has contributed to the understanding of a significant aspect of Utah's architectural development, the late nineteenth century mining community.

9. Major Bibliographical References

Johnson, Paula Jane. "T Houses in Texas: Suiting Plain People's Needs." Unpublished M.A. Thesis (University of Texas at Austin, 1981).
Newton, Milton B., Jr. "Louisiana House Types: A field Guide." Melanges 2 (September 1971): 17.

10. Geographical Data

Acreage of nominated property See individual Structure/Site forms
Quadrangle name Park City East, Park City West **Quadrangle scale** 1:24,000
UMT References See individual Structure/Site forms

	Zone	Easting	Northing
A			
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification

See individual Structure/Site forms

List all states and counties for properties overlapping state or county boundaries

state	N/A	**code**	**county**	N/A	**code**
state	N/A	**code**	**county**	N/A	**code**

11. Form Prepared By

name/title Roger Roper, Historian/Deborah Randall, Architectural Historian
organization Utah State Historical Society **date** April, 1984
street & number 300 Rio Grande **telephone** (801) 533-6017
city or town Salt Lake City **state** Utah

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national X state ___ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Allen Kent Powell

title Deputy State Historic Preservation Officer **date** MAY 17, 1984

For HCRS use only
I hereby certify that this property is included in the National Register

Patrick Andrus date 7/26/84
for **Keeper of the National Register**
Attest: Lee Contreraton date
Chief of Registration

GPO 938 835

RESIDENCES OF MINING BOOM ERA PARK CITY
Supporting Material--Historical and Architectural Overviews Combined

DISCOVERY AND SETTLEMENT

The 1869 discovery of significant deposits of precious metals, primarily silver and lead, in the mountains about 35 miles southeast of Salt Lake City led to the establishment of a mining camp that would eventually become Park City. The camp was first located next to a mountain lake in an area known as Lake Flat, adjacent to many of the mines. As mining activity increased in the early 1870s more and more people came to the area and a settlement emerged at a new location a few miles down the mountain in the lower part of a canyon along the banks of Silver Creek. The first house was built at this location in 1872 by George G. Snyder, a member of the Snyder family which had first settled in this area as ranchers, farmers and lumbermen in the 1850s. This new location was found to be better than the Lake Flat settlement, protected from the harsh winter weather and nearer to the lumber and farm produce supplied by the local sawmills and farmers.

The continued success of mining in the area during the early years guaranteed the growth of the camp in terms of both population and permanence. The first major silver claim, the Ontario Mine, was discovered in 1872 and for almost fifteen years it dominated the mining scene in Park City. Later rich claims, such as the Daly-West, the Daly-Judge, the Silver King, and the Silver King Consolidated, spurred the Park City economy to new heights, attracting hundreds of miners and businessmen to the town. The Park City Mining District became one of the top three metal mining districts in the state, and the town became the single largest metal mining community. The other major districts in Utah were the Tintic District, which comprised several smaller communities, and the West Mountain District, which also comprised several towns, the largest of which has since been destroyed. The Tintic District was listed in the National Register as a Multiple Resource Area in 1979.

Settlement Patterns

There is a marked contrast between the layout of Park City and that of the numerous Mormon towns that dot the Utah landscape. Compared with the distinctive organizing grid plan and the houses on spacious lots, typical of Mormon town plans, Park City at first glance is a jumble of tiny houses on small, tightly spaced lots. The Mormon town versus mining town comparison in the past has been described as a planned community versus an unplanned community comparison. It might more accurately be described as a gradual growth versus rapid growth and carefully selected site versus the most convenient site comparison. A recent study of Western mining towns by John W. Reps has revealed that although the nature and extent of planning varies between Mormon and mining town, for each type of community planning was generally an important part of the development of a new mining community.[1]

The equally spaced, relatively straight streets terraced along the sides of the canyon, and the cross streets perpendicular to the main streets effectively create a grid of elongated blocks (see Figure 1), and visually indicate that planning was part of the early phase of Park City settlement.The purpose of community development, however, affected the nature of the growth of a town, and the type of planning involved. The Mormon goal of settlement, for example, was to occupy and systematically settle every arable section of the territory. Church members were called by the leaders to establish settlements in areas that had been determined suitable for agricultural use. Those chosen to establish a town were selected for their work skills, which together would include most of the necessary trades. Every town was laid out according to a standard grid plan of organization. Adobe, brick and stone were the preferred building materials rather than wood because they were durable and more permanent, and because wood was relatively scarce. Houses were built for use by their owners, the type and quality being determined by the family's size, personal tastes and income. Growth of a community was gradual, and its population consisted almost entirely of family groups.

Park City, on the other hand, was established somewhat spontaneously, without preconceived, formal plans pertaining to either its community purpose, location, or layout. The majority of the town's initial population were miners and opportunistic businessmen who were either single or living away from their families, and had come seeking individual wealth rather than to contribute to the success of the community. As a result, it is likely that community planning decisions of the early period were made because they financially benefited the individuals involved, in addition to providing some sort of control over the rapid growth of the period. The town developed at this location because individuals, rather than community leaders, found it to be the most convenient and accommodating site for their mining, business, and residential purposes. Houses were constructed of wood to speed the building process, and standard house types were built because they could be erected quickly and easily. Many of the houses were built for speculative or rental purposes, rather than as owner-occupied family homes. Growth of the town may have seemed to be unplanned because the town went up so quickly, but by the mid-1870s efforts were being made to clear and straighten roadways and to bring a basic order to the layout of the town.[2] A system of terraced, parallel streets, the most logical layout with respect to the terrain, was probably established in the early years and served as the basis for the official plat of the townsite laid in 1880.

The decision to plat the townsite was preceded by a long and stormy debate between rival factions in the community and was an action that was not undertaken soley for the benefit of the town. The Park City Townsite Corporation, which promoted and carried out the platting of the townsite, was a private corporation consisting of astute businessmen who recognized the real estate potential in the booming mining town. They realized that by filing an official townsite plat with the federal government they could claim legal title to all of the townsite property. Many of those who were already

occupying the land and had built houses opposed the townsite proposal which would force them to purchase their land from the townsite group in order to obtain legal title. Others realized that although the proposal would cost them money, it would be a benefit both to themselves and to the community as a whole. The proposal was approved by a narrow margin at the polls, resulting in a significant step toward municipal legitimacy for the town, and in financial benefits for the Park City Townsite Corporation.

The Park City Townsite Corporation consisted of a group of men who had come to Park City from Grand Haven, Michigan in 1878, attracted by the business potential of the mining town. These men were instrumental both in the early establishment of the town as well as in much of its later development. Included among them were David C. McLaughlin, J.W. Mason, F.A. Nims, Col. William M. Ferry, and Edward P. Ferry. Many of Park City's houses were constructed by them for speculative or investment purposes. In addition to seeking their own fortunes, at least some of these men came to Park City as representatives of Eastern capitalists who saw financial potential in Western mining towns.[3]

Although the townsite was officially platted, many "squatters" of "rebellious disposition" chose to ignore the legalities of property ownership, resulting in a "very extensive property muddle" which lasted for many years.[4] Transactions for many of the properties went unrecorded for decades. In 1916 Wilson I. Snyder, a local attorney who had been appointed trustee of the Park City Townsite Corporation, offered to clear the clouded titles of many of the Park City properties for the current owners.[5] After an initial period of suspicion, most of the owners of the properties in question came forth and for a nominal fee received clear title to their properties. Historical research on many of the properties included in this nomination is incomplete because accurate records on those properties were not kept during the period of the extensive property muddle. Another major hindrance to accurate documentation of some of the sites was the existence of vague and inconsistent property descriptions that resulted from incomplete planning and organization in Park City's early decades.

The Park City mining boom and the resultant demand for housing lasted for over thirty years. The Park Record gave periodic reports of the building climate. At some point almost every year throughout the 1880s some reference was made about the flurry of building activity, the demand for houses, or construction during the building boom.[6] The depression of 1893 also affected Park City, and newspaper reports note that 1892 and 1893 were slow years for Park City's builders.[7] By 1895, however, things had begun to pick up and local builders were again reported to be busy constructing four and five room cottages.[8] Sanborn Insurance Maps and a windshield survey conducted September 28, 1983 confirm that almost all of the in-period houses were built by 1907. There was a lull in building activity which coincided with a 1907 drop in silver prices. Park City's economy did not begin to pick

up again until the 1920s when a number of late examples of the bungalow were built. Between 1930 and the 1960s new construction included only a handful of houses. Since that time, however, Park City has again become a boom town, not in response to the discovery of precious ores, but instead as a popular ski resort. In the survey mentioned previously, it was estimated that only 60 percent of Park City residential dwellings date within the historic period. Of the 40 percent that are out of period buildings, a majority were built in the last ten years.

The booming prosperity of Park City during its first decade and a half stimulated not only the construction of many commercial buildings and houses, but also the rapid development of municipal services and other amenities. Efforts to incorporate the town were undertaken as early as 1880, when the townsite was platted, but it was not until 1884 that Park City officially achieved municipal status. In 1880 a waterworks system was installed and the Park Record, a weekly newspaper, was established. The Record, which has continued to the present, contributed much to the advancement of the community's self-identification by providing the residents with information about the town itself, in addition to reporting national news. Park City was the third city in Utah to receive telephone service in 1881, and was one of the first in the state to have electricity in 1889.[9] In 1890 railroad service was extended from Salt Lake City 35 miles through the mountains to Park City, providing much improved transportation to and from the town for both passengers and freight. These improvements, along with the continued construction of houses, churches, and schools, represent Park City's advancement and growth as a bona fide city.

Population Patterns

The physical development of Park City from a temporary, hastily built mining camp into a permanent, organized city was accompanied by the change from a transient to a more permanent population. A comparison of the 1880 census with the 1900 census reveals several characteristics of the increasingly stable Park City population during that period (see Table 1). The increase in the percentages of women, children, older men, and married men from 1880 to 1900 reflects the growing family-oriented nature of the residents during that period. The stabilizing influence of families on the town resulted in the establishment of churches, schools, and social organizations, and in the growing trend toward owner occupied houses. The percentage of single, young mining men, the most transient element of the population, declined during this period, while the percentage of older, married men increased, indicating that many of the young men in Park City's early years probably remained and aged with the town. Although mining was the principal industry in Park City, about 40 percent of the men were engaged in other businesses. These businessmen generally were among the most stable and

Table 1: Comparison of 1880 and 1900 Park City Census Records

	1880	1900
Women	15%	21%
Children	37%	47%
Men	48%	32%
Married	46%	57%
Homeowner	not reported	30%
Age 20-40	77%	64%
Age 40-60+	23%	36%
Miners	56%	62%

permanent residents of the town. They were responsible for building the majority of the houses in Park City, either as homes for themselves or as rental or investment properties.[10]

Home ownership was another important indicator of stability. According to newspaper reports, residential rental property in Park City was almost always in great demand. Home ownership, however, gained in popularity as the town became the long-term home for many families. In 1900, those most likely to own their own homes were businessmen over thirty years old. European-born men in that category were slightly more inclined to own their own home than their American-born counterparts (43 percent to 38 percent). Chinese and blacks were unlikely homeowners. Combined they made up less than one percent of the adult population in th census recor s. en fr m th se minori y gr ups er engaged primarily in service occupations, such as cooks, waite s, nd laundrymen, and were listed almost exclusively as renters. In the twentieth century, however, at least one Chinaman, Grover, became a major owner of residential rental property in Park City.

Men aged 20 to 30 were also unlikely home owners. The vast majority of them were single, miners and American-born. Many of that group were from other Utah towns and had come to Park City to earn money by working temporarily in the mines. Until 1901, when the "boarding house" bill was

passed, very few single mining men lived in houses in the town proper. In 1900, for example, 28 percent of Park City's adult male residents, or 40 percent of the miners, were living in the large boarding houses near the mines. The 1901 bill revoked the right of the mine management to require all of the unmarried miners, plus those who were married but whose families lived elsewhere, to live in the company boarding houses adjacent to the mines.[11] Passage of the bill enabled those men to move into boarding houses in town. Many of them chose to do so because the accommodations provided by the mines were considered the poorest available.[12] This influx of men into the town no doubt spurred an increase in the supply of both newly constructed and remodeled boarding houses within the town. Three boarding houses are included in the nomination, 125, 176, and 221 Main.

THE RESIDENTIAL ARCHITECTURE OF PARK CITY

House Size

The immediate demand for shelter for large numbers of individuals in Park City, and the realization that mining productivity could be short lived led to the demand for houses that could be built quickly and cheaply. The repetition of standard house types and the use of milled lumber for almost all of the houses met those demands. Outside the commercial district and excluding the mining related industrial buildings, Park City was a town of primarily small utilitarian houses crammed together on tiny lots. Newspaper references note that houses 12' x 24', four and five room houses, were being built in the 1880s and on into the first decade of the twentieth century.[13] It is important to note that Park City was not a company town, one that was built by a particular owner to house his employees. Houses were individually constructed, and were built without concern for individualization and permanance because their life span was unpredictable. No two houses are exactly alike. This nomination includes all of the houses which were built during the boom period (1872-1929) which maintain their original integrity.

Even today, as the town is experiencing much new development as part of its transformation from mining town to ski resort, the impression that Park City is a town of small houses still prevails. Large houses built within the historic period are exceptions. Eight of the larger homes maintain their original integrity, and they represent only 7 percent of the total houses being nominated. Wealthy mine owners, those who could afford to build large, stylish houses, had a tendency to build their mansions in Salt Lake City instead of Park City. Even the large houses that were built for mining officials in the Park City area were not built in the town proper. The William M. Ferry Mansion, built in 1890 for the owner of the Quincy Mine, was built on a secluded site at the mouth of Thaynes Canyon, about a mile northwest of town. The other large house in the Park City area associated with mining officials is the Daly-Judge Mine Superintendent's House. It was

built in 1908 near the Daly-Judge Mine in Empire Canyon, about a mile south of the town. Threatened by landslides in the canyon in 1969, it was moved to another location also outside the town, near the mouth of Thaynes Canyon, the site of the Ferry Mansion. As its name implies, the house was used by the superintendent of the Daly-Judge Mine, and was owned by the mine, not by a particular individual.

Park City residences are small for a number of reasons. Because the emphasis in a mining town was the mine and its profits, the houses were not in themselves important, but rather were probably regarded simply as shelter for the people who were drawn to the town by the availability of jobs and the potential profits to be made in the boom community. Getting a house up quickly and cheaply in order to meet the need for shelter was the goal of the owner and the builder. Those who lived and worked in the mining town had no idea how long their tenure in that location would be, and were therefore less inclined to invest in more than the bare minimum that was needed. Accounts in the Park Record indicate that houses were repeatedly being vacated and reoccupied, supporting the notion that there were transient factions who had little interest in permanent settlement and substantial homes. People came to mining towns in search of work and were often poorly paid, limiting the resources available for housing. In addition, space in town was valuable and limited. By building small dwellings, more houses could be built within the townsite. The need to get some type of shelter up quickly, the insecurity about the duration of employment resulting in a transient population, the limited resources, and the limited space in the townsite all favored the investment in small houses.

Building Materials

Although log was a common building material for the first dwellings in a mining camp, there is no visible evidence that log houses were built in Park City. Mabel Sundstrom, a Park City resident, however, did report that the front wall of her wood sided house is made of logs.[14] Lumber was the most popular and readily available building material because Park City was surrounded by timber-covered slopes. The first sawmill was established in the area in 1853 by Samuel Snyder, a Mormon rancher/farmer. Other sawmills followed, providing rough-cut lumber for the construction of houses and other buildings in Park City during the 1870s. Park City's first planing mill, which provided finished and dressed lumber products, was established in 1881 by George C. Kidder, and for many years supplied the town with building materials. The drop siding, sometimes referred to as rustic siding, is the most common building material of Park City houses, and was produced at this mill. Even the most prestigious house in the area, the William M. Ferry Mansion, is a frame house with drop siding. Older houses constructed of rough-cut lumber were sometimes dressed up by an exterior application of the popular rustic siding.[15]

Brick, the most common building material for residential buildings in Utah, is difficult to find in Park City, except along Main Street. It was being produced north of town by 1887, but was being used primarily for mining facilities.[16] The editor of the Park Record expressed his regret that Park City lacked substantial buildings, and sited the neglect of the brick industry as a probable cause. He felt that if the industry were revitalized substantial homes would be possible.[17] The pressing demand for houses, however, probably discouraged people from considering the use of brick which was more expensive and could not be worked as quickly as wood. In addition, the investment in brick would have been risky because of the unpredictability of the future of the mining boom.

Stone was used for several commercial buildings along Main Street, but like brick was not a practical material for Park City residences. Charles Linderberg and P. B. Watson, however, were specifically listed as stonemasons.[18] Stone was used with some regularity for root cellars set into the hillside at the rear of many houses. It was used less frequently for the foundations of houses, although when homeowners began to improve their properties, raising a house and building a stone foundation was a common improvement.[19] Occasionally the houses of successful businessmen in town such as Charles Shields, owner of Shield Brothers Dry Goods Store, had stone foundations built at the outset of construction.[20] Stone retaining walls for terraced front yards were added after houses were built and were also considered improvements to the owner's lot.[21]

Building Methods

Houses and commercial buildings were constructed by local contractors and even by many of the owners themselves. M.H. "Jack" Pape, a local builder, emerged as the principal building contractor in the town in the 1880s-90s, employing at one point as many as 25 carpenters and brickmasons.[22] Although it is unknown how many of Pape's men were assigned to each project, an 1884 photograph in the Utah State Historical Society Photo Collection shows 18 carpenters gathered around a Park City house under construction, suggesting that construction firms such as Pape's may have worked in large crews to quickly complete projects. Pape was known to have built a four-room, 28' x 26' house with a brick chimney in only four days,[23] indicating that several men were probably involved in its construction.

Park City's frame houses were put up with remarkable speed, made possible by the simple construction techniques employed. A majority of the houses did not have foundations, although some of them were later raised up and had stone or concrete foundations installed underneath them.[24] Many of the houses in town are of "single wall" construction, composed of an initial sheath of vertical siding attached to a top and bottom sill which was then covered with exterior horizontal siding, usually drop siding. Exterior walls, therefore, are about two inches thick. Often a tar paper-like lining was sandwiched between the two layers of siding, to prevent air and water leaks. Other

houses, especially the larger and more expensive houses, were constructed using the balloon frame technique with 2 x 4 stud walls. It is difficult to accurately assess the pervasiveness of either single wall or balloon frame construction because access to the interiors of most of the houses is restricted. A number of unoccupied, deteriorating houses were examined, providing evidence to support the possibility that single wall construction was the more common method of construction, especially for the simpler houses. In addition, a number of local residents have stated that their houses were originally built of single wall construction. The houses that were so identified, 610 and 702 Park, 264 Ontario, and 662 Norfolk, span the building period, and exhibit a range in scale from the small, four room cottage to the substantial two story box house. Some houses with single wall construction were improved by building and enclosing a balloon frame on the interior.

Architectural Styles and House Types

Popular architectural styles of the period had very little effect on the building in Park City outside the commercial district. An occasional Italianate bay, decorative window hood, spindle band or jigsaw cut porch element reflect the extent to which Park City owners responded to the styles of the times. Single Victorian elements such as the decorative brackets atop porch piers were repeated with some regularity, but in the construction of most houses, style itself was unimportant. The true flavor of the Victorian period is evidenced in a few of the larger homes such as 325 Park and 713 Norfolk, which have some irregularity to their plans and include decorative woodwork and stained glass windows, and an occasional examples of one of the standard house types. Perhaps the single most memorable event in Park City which obliterated most of Main Street and a large swath of original homes on both sides of Park Avenue was the great fire of 1898. Two hundred houses were burned, including almost all of the "aristocratic residences" on the east side of Park Avenue,[25] leaving 1500 people homeless. The town was quickly rebuilt much as it was originally built, using the same materials and techniques that had been popular before the fire. It is now virtually impossible to discern the pre-fire houses from the post-fire houses. Even though knowledge the specific house types and building techniques were probably not lost in the fire, it is possible that in the rush of re-build, decorative elements representing even the slightest influence of architectural styles were not replicated. What resulted from the demand for cheap, easy to build housing was the use of several simple house types. Park City houses, therefore, cannot be appropriately grouped according to style, but instead are best understood if grouped by house type.

Table 2: Percentages of Major House Types

House Type	% of In Period Buildings	% of Extant & Eligible Buildings of the Type	% of Total Nomination
Hall & Parlor	22%	29%	21%
T/L Cottage	22%	22%	16%
T/L Cottage by Addition	9%	33%	10%
Pyramid House	21%	34%	24%
Bungalow	5%	44%	8%

There are three major house types built in Park City during the major boom period between the early 1870s and 1907: the hall and parlor house; the T/L cottage; and the pyramid house. In the September 1983 survey the three types were counted. A comparison of each type to the total number of in-period buildings counted revealed that the three types are almost equally represented. Newspaper evidence suggests that the hall and parlor house may have been the earliest type to be built, followed by the introduction of both the T/L cottage and the pyramid house. It is extremely difficult to accurately date any Park City house, but with the assistance of newspaper references and title abstracts, examples of each of the three house types have been dated as early as 1882. Taking a limited sample size, which included only those houses being considered in the present nomination, Sanborn Insurance Maps dating from 1889, 1900, and 1907 were used to compare the dates of each type. It was determined that hall and parlor houses were generally built before 1889, the occurrence of new examples of the type diminishing from 1889 to 1907. The T/L cottage occurred in almost equal numbers before 1889 and between the years of 1889 and 1900. No examples within the sample were built after 1900. This suggests that the T/L cottage was at its height of popularity at least from the 1880s until 1900. Examples of the pyramid house were built before 1889, but their numbers increase with time. They continued to be built with variations longer than both the hall and parlor house and T/L

cottage. The increase in the occurrence of the type probably more accurately reflects the greater possibilities for modification of the original type than the increased popularity of the type through time.

Hall and Parlor House Of the three house types, the hall and parlor house is the simplest and may have been used early on because it was easy to reproduce. Seventy-six were counted in the September 1983 survey of Park City, 22 of which are included in the nomination. Twenty-two percent of the in-period buildings in Park City are hall and parlor houses or variants of the type. They represent 21 percent of the total nomination (see Table 2). The hall and parlor house is a standard folk type of house, the most common early house type in Utah, and consists of a two room cottage oriented broadside to the street with a gable roof and a symmetrical facade. Most extant hall and parlor houses have porches, but old photographs and Sanborn Insurance Maps indicate that porches in many cases were not part of the original construction. The Park Record lists the addition of porches as an improvement of the owner's property.[26] Typically a door is either centered or set slightly off-center between two windows. The interior space is divided by a partition into two rooms of unequal size. The door opens directly into the larger of the two rooms.

Hall and parlor houses vary in dimensions. A small example, 817 Park, measures 12'x 24'feet. A large example of the type is 445 Park, a 25'x 33' rectangle. Because the space of the two room form itself was so limited, rear extensions were built as part of the initial construction or were commonly added at a later date. The most common type of addition was a shed extension which, if built as part of the original house, resembled a saltbox form. Of the 22 hall and parlor houses included in the nomination, an equal number of houses were built with an original shed extension as were built without it, indicating that both forms were popular. In all of the houses which did not have an original extension, some type was added. In six of the eight houses that did not have an original extension, a hip or gable roof extension was attached perpendicular to the rear of the house. A shed extension was the alternative. Five of the 22 houses in the nomination are hall and parlor houses with unusually wide gable angles, and are especially large examples of the hall and parlor house type. They include: 44 Chambers; 317 Ontario; 445 Park; 690 Park; and 713 Woodside. Three of these five houses are one and one half stories in height.

Of the 22 hall and parlor houses being nominated, two are double cell houses. They are 807 Park and 690 Park. The double cell house has two doors on the facade, and is two square rooms wide, compared with the hall and parlor house which has a single door and two rooms of unequal dimensions. These houses are two of three extant double cell houses in Park City. The double cell house was never very popular in Utah, and does not seem to have been common in Park City.

Three houses included in the hall and parlor house category have irregular arrangements of openings on the facade, 250 Grant, 445 Park, and 662 Norfolk. All three have a door flanked by two windows on one side and one on the other. The house at 232 Woodside also has an irregular arrangement of openings on the facade. It is an unusual example of a hall and parlor house because the west gable end which is oriented toward the street is not the major facade. The major openings are on the south wall which is oriented perpendicular to the street.

T/L Cottage The T/L cottage was built concurrently with the hall and parlor house. Twenty-two percent of the in-period buildings in Park City are original T/L cottages, excluding examples that were made T/L cottages by the addition of a crosswing to an existing hall and parlor house. Seventy-eight T/L cottages were counted in the September 1983 windshield survey of Park City,and 17 of the 78, 22 percent, are eligible and included in this nomination. The T/L cottage represents 16 percent of the total houses being nominated (see Table 2).

The T/L cottage is a one story house with a cross-wing and a stem-wing, the gable end of the cross-wing and the length of the stem-wing being visible from the road. Examples of this house type in Park City have gable roofs, a separate roof covering each wing which intersects to form a T or an L. The T/L cottage was so named because T and L cottages are very similar and almost indistinguishable when additions have been added to the rear. The facade image of the T and L cottages are identical, but the placement of the cross-wing along the stem-wing determines whether the plan is a T or an L. When a shed extension was added off the back of the stem-wing of a T cottage, it effectively became an L cottage. Because of the similarities of the types, and for the sake of simplicity, the T and L cottages have been treated as a single type. There are two houses which have distinct L-plans, and they will be mentioned later in this report.

According to Paula Jane Johnson, author of "T Houses in Texas: Suiting Plain People's Needs," the T/L cottage is not a traditional house type, but is a form that can be traced to popular plan books, carpenter's guides and farmer's guides that were popular in the mid-nineteenth century.[27] Because the plan of this house form is so simple, composed of only three or four rooms, it was easy to reproduce. An experienced builder, having seen or built the type in one location, could likely repeat it without the assistance of formal plans.

Of the 17 T/L cottages included in the nomination, no two are identical. Specific arrangements of openings were repeated with some regularity, but the overall proportions of the houses, the spaces between the windows, and the lengths of the stem-wings vary. There is a window opening on the gable end of

the cross-wing, either a pair of windows together, two separate windows, or a single window. Of the T/L cottages included in the nomination 47 percent have two separate windows and 35 percent have paired windows in the gable end. Only one house, 62 Daly, has a single window in the gable end. Two houses, 247 Ontario and 59 Prospect, have projecting Italianate bays attached to the gable end. It was most common to have a door on the inside of the stem-wing, set close to the cross-wing and flanked by a window or pair of windows. Seventy-six percent of the T/L cottages in the nomination have a single window flanking the door and 24 percent have paired windows. In 56 percent of the T/L cottages there is a second door opening off the porch into the cross-wing.

The T/L cottage, like the hall and parlor house, is a tiny utilitarian building. Virtually every house of this type was altered to provide additional space. The most typical alteration of the T/L cottage was to build a shed extension off the back of the stem-wing, making a T house into an L house, or to extend an L house to the rear. Several houses were built with the shed extension as part of the original construction, in a manner similar to those of the original extension of the hall and parlor house. The rear section of the roof of the stem-wing of 39 King, for example, was extended, and the wing resembles a saltbox form. Four of the T/L cottages being nominated have sizeable rear extensions which were added perpendicular to the stem-wing. Most of the extensions have hip or gable roofs.

The T/L cottage is a one story building. There is, however, one house in Park City, 146 Main, which has the scale and plan of a T/L cottage, but it is two full stories high.

Pyramid House The third major house type that was common in Park City is the pyramid house. The pyramid house appeared early in the 1880s along with the hall and parlor house and the T/L cottage, but Sanborn dating indicates that it persisted longer than the other two types. Construction of the hall and parlor house and the T/L cottage practically ceased by 1900, whereas six of the 25 pyramid houses being nominated were built between 1900 and 1907. Twenty-one percent of the in-period buildings in Park City are pyramid houses. Seventy-four pyramid houses and their variants were counted in the September 1983 survey of Park City, and 25 of the 74, or 34 percent, are eligible and included in this nomination. The pyramid houses represent 24 percent of the total number of houses being nominated (see Table 2).

The pyramid house is identified in architectural literature as a four room frame square surmounted by a pyramid roof with a short porch and shed extensions added to the rear.[28] In Park City the pyramid roof was commonly clipped, resembling a truncated hip roof, and the porch was generally lengthened to span most of the width of the facade. The typical facade arrangement for the type is similar to that of the hall and parlor house with

a door set slightly off center between single windows, or pairs of windows. There are also sub-types of the pyramid house which have rectangular forms and can have more than four rooms. It is sometimes difficult, without access to the interiors of the houses, to distinguish between those houses which are the four room square type and those which are variations of that basic type.

Measurement of 402 Marsac confirmed that it originally had four rooms and is almost square, 24' 4" x 26' 6". Eleven of the 25 houses identified as pyramid houses may be the four room type.[29] Four of the 25, however, have the same roof, porch and facade arrangement, but are larger, having rectangular forms built deep onto their lots. The house at 364 Park is a four room house, but measures 25'x 31'. The houses at 945 Norfolk and 401 Park are 25'x 37' and 27'4"x 44'4" respectively, and are three rooms deep. The house at 939 Empire was not measured, but closely resembles the three houses just described. Each of the four has at least one, and in most cases two dormers, indicating that the house is a full story and a half. These four houses are fancier, more prestigious houses than 402 Park and 164 Norfolk, the only small houses of this type which have dormers. Another variant of the pyramid house was built after the turn of the century. Like the fancier, expanded version of the house type, the house was built extending deep onto the lot, and is one and one half stories in height. Instead of opening up the top half story with dormers, the front section of a gable roof was clipped or truncated and a pair of windows was set into the exposed gable section. The first story facade arrangement is essentially the same as that of the pyramid house, but in three of the four houses being nominated, the windows are the large single pane with transom type instead of the more typical double hung sash windows. Examples include: 843 Norfolk; 539 Park; 606 Park; and 610 Park. The house at 1215 Park seems to be a cross between the earlier and later variants of the pyramid house. It has a square or nearly square form like the earlier four room type, and the gable roof and one and one half story which visually ties it with the later variant. In addition, there are five other houses which have the basic square plan and a truncated hip roof of the pyramid house, but which are distinguished from most other pyramid houses by having half the facade recessed to allow for an indented porch. Examples of this type included in the nomination are: 145 Daly, 911 Empire, 334 Marsac, 412 Marsac, and 355 Ontario. The basic form of the pyramid house is closely tied with the full two story box, the only large house that was built repeatedly. The dimensions of 421 Park are approximately 33 x 27, being somewhat larger than the fairly common 24 foot square of the basic pyramid house. Other examples of this type included in the nomination are 339 Park and 703 Park. The pryamid house seems to have been an adaptable type that could be changed in a number of ways to accommodate varying needs.

Shotgun The shotgun house was a common boom town house type, but it was not one of the major house types in Park City. Only three of the 106 houses being nominated fit into this category, and though it was not specifically

counted in the September 1983 survey, it was observed that few others are extant. Its absence in old photos of the town also suggests that it was not a common type. The shotgun is a house oriented gable end to the street, one room wide with rooms aligned one directly behind the other. Often there are doors in each end of the building. This type was popular because it allowed for houses to be spaced close together, making the most efficient use of the land. Of the three houses being nominated, 1101 Norfolk, 43 Onatrio, and 1025 Park, only 1101 Norfolk was measured. It proved to have a hall and parlor plan although its orientation is that of a shotgun. One other shotgun, north of 1110 Woodside, which is ineligible for nomination, was measured and does conform to the shotgun description. Although ineligible, the existence of that house does confirm that the shotgun was built, although infrequently, in Park City.

Bungalow Park City's major building boom period extended from the early 1870s until 1907 when an almost 50 percent drop in silver prices[30] ended the demand for new housing. That change necessarily affected the economy, and probably led to a major exodus of people from the area, which would have resulted in a surplus of empty homes. It was not until the 1920s that new houses were again being built. The type that appeared at that time was a variant of the bungalow.

Eighteen bungalows, 5 percent of the in-period buildings, were identified in the September 1983 survey. Forty-four percent of them are elegible and included in the nomination. They represent 8 percent of the total houses being nominated. Utah's bungalows generally have low, spreading forms on raised basements, with prominent porches. Park City's bungalows are one story square houses with clipped gable or hip roofs, thin lap siding and some type of porch or hood over the entrance. They seem as closely tied to the pyramid house as to the bungalow, generally retaining the square form and almost symmetrical facade configuration. A change in material from the grooved drop siding to thin lap siding, and a major change in window type from the long, narrow double hung sash type to variations of broad single pane windows distinguish the Park City bungalow from the pyramid house. The house at 1062 Park is the only extant bungalow that has a gable roof and prominent porch typical of the general representation of the bungalow statewide. The house at 651 Park is the best example of a later type of bungalow that is well represented throughout the state.

Adaptations of the Standard House Types

Small houses met the demand for shelter and allowed for more houses to be built within the town area, but with the continued growth of the town through time, they proved inadequate. Virtually every house in the nomination was altered to accommodate the needs of the inhabitants. Alterations were

discussed in the descriptions of the three major house types, but because they in themselves document a specific process in the growth of Park City, they will also be treated in this section devoted specifically to alterations.

The sizeable, major alterations that were made to many of the homes indicate that the general trend in Park City was to adapt an existing house when it proved inadequate, instead of demolishing it and constructing a larger building. Consideration of the probable need to make additions may have been part of the initial building process for many Park City houses. A new residence on Main Street was identified in the Park Record as having been built with provisions for adding on at any time.[31] Mining boom or bust economics favored that method of development. The instability of the industry discouraged individuals from investing in bigger and better homes. In addition, mining was a lucrative endeavor for those at the top of the organizational ladder, but probably did not provide many general workers with sufficient funds to consider building new homes instead of remodeling old ones.

One finds, therefore, that houses were expanded in a number of ways. The most common method was to attach a shed extension to the rear of a building as in 139 Park and 402 Marsac. This type of alteration not only was a logical solution for the provision of additional space, but also afforded some protection in the case of a snowslide. Following an incident in which a house was jarred by a snowslide, it was noted in the Park Record that an "ordinance should be made requiring all new buildings to have a roof sloping to the rear."[32] Many of the rear shed additions were not joined flush with the building to which they were attached, but extended just beyond the sides of the original house, often having a separate entrance. The separate entrance often served to provide access to a coal or wood storage area. In 402 Marsac the door leads to a coal bin, and in 817 Park it opened into a wood shed. Almost as common was the addition of a hip or gable roof extension perpendicular to the roof ridge of the original section. Good examples of this type of addition are found at 297 Daly and 170 Main. In both cases the ridge of the addition is visible from the facade, above the original roof line. In 139 Main and 544 Rossie the addition is smaller and is not obvious from the facade.

It was not common to add sizeable additions to the sides of Park City houses. The steep terrain of the area limited the amount of practical building space, forcing people to pack the houses in close together and the limited space did not allow for lateral growth. The houses at 252 Rossie and 250 Grant are two exceptions. The house on Rossie was built outside of the town proper in an open field where space was not limited, and 250 Grant is perched on a ridge where the houses were not as tightly packed. The addition of a dormer was another relatively simple alternative to shed or perpendicular extensions, but one that was not particularly common within the building boom period. A large dormer was added at an early date to 445 Park, a large hall and parlor house.

The alterations described above rarely changed the character of the original house. In many cases the alterations are not obvious, having been built of similar materials in a scale compatible with and complementary to the existing structure. The house type is still identifiable. Two types of alterations were made that actually resulted in a change of the house type. The most common change was to add a wing perpendicular to the end of a hall and parlor house, changing it to a T/L cottage in plan. The other type of alteration was the addition of a second story to a hall and parlor house. These changes did affect the original integrity of the houses, but with the alteration they gained a new integrity and are significant in their altered state because they document a specific method of adapting a small house to new demands within the mining boom period.

Houses which were changed from hall and parlor houses to T/L cottages make up 9 percent of the total number of in-period buildings and 30 percent of the total number of T/L cottages. Eleven of the 33 houses of this type that were identified in the September survey are eligible for nomination, and represent 8 percent of the total nomination. They include: 97 Daly; 162 Daly; 33 King; 920 Norfolk; 264 Ontario; 139 Park; 1130 Park; 1304 Park; 22 Prospect; 222 Sandridge; and 1103 Woodside. A T/L cottage that was so constructed can be recognized by several identifiable features. Because a wing was added to a hall and parlor house, and the arrangement of openings on the hall and parlor house remains, the stem-wing of the newly formed T/L cottage generally has a door centered between two windows. Original T/L cottages by contrast have a single door and window on the side wing. Often the gable end of cross-wing of a house that is a T/L cottage by addition has a projection in front of the stem-wing that is longer than that of an original T/L cottage. Occasionally the roof ridges of the two wings are not exactly the same height and there is a slight bump in the roof line which indicates that the roof was not built as a single unit.

Two houses, 920 Norfolk and 139 Park, are large houses with T plans and roof ridges of differing heights. It is difficult to determine which section is original in 139 Park, but it was most common to add a large crosswing to a smaller building. In the case of 920 Norfolk, it is plausible that the two story crosswing was added to the small hall and parlor house, although it is unusual for an original hall and parlor house to have an asymmetrical facade. The addition of a wing to a hall and parlor house not only provided additional space, but also served to create a more prestigious and extremely popular Park City house type, the T/L cottage.

There are only three extant examples of the second type of alteration, changing the original house type by adding an entire second story to an existing hall and parlor house. Only three examples of that type are extant and all are included in the nomination. The Sanborn Insurance Maps show one

story rectangular buildings on the lots of 1049 and 1119 Park in 1900 and 1907. By 1929 they are two story. The addition of the second story is evident on 1119 Park because the siding of the new story does not exactly match that of the original house. There is no evidence, however, of the change made to 1049 Park, but the addition of the second story was confirmed by the current owner. The windows of the second stories of both houses were carefully matched with those on the first story, making it difficult to detect the alteration. There are no extant examples of two story hall and parlor houses in Park City that were originally built as two story houses. A second story was also added to a hall and parlor house at 150 Main. The second story, however, was extended out beyond the original facade and squared off at the top to resemble a commercial building. The gable end of the hall and parlor house is still visible on the nrth side of the building.

Other Houses

Ten of the buildings included in the nomination do not fit into any of the categories previously described. Two houses have distinct L plans. They are 157 Park and 119 Sampson. An irregular roof line on both houses and a window difference between the two wings of 119 Sampson suggest that the houses may have been built in two sections. Five houses, 325 Park, 713 Norfolk, 733 Woodside, the Judge Mine Superintendent's House, and the William M. Ferry House are large, and by Park City standards, elaborate homes. The large scale, relative irregularity of massing, and addition of decorative features such as stained glass mark these houses as Park City's mansions. Three houses, 835 Empire, 57 Prospect, and 39 Sampson, fit no specific category or grouping.

CONCLUSION

Park City, in the last decade and a half, has been subject to development pressures which have dramatically changed the character of the town. New buildings which speak of new uses, a new way of keeping the town alive, sit beside the old. What is remarkable, however, is that despite the new life source, much of the old survives in remarkably good condition. Buildings are still packed side by side on the hillsides. A significant number of well preserved small frame houses display the spread of predictable house types of a prosperous mining town of the late nineteenth century. Park City's houses, compared with those in the other mining towns that have survived to the present, are in remarkably good condition. Only the Tintic Mining District, including the town of Eureka specifically, can compare to Park City in scale and population. What has survived in that area, however, are primarily the industrial buildings associated with mining. The houses in Eureka, having been built in a more open area, as compared with Park City's narrow canyon, are more widely spaced. Expansion of the houses in every direction was

possible, and was done. The result is that the standard house types, similar to those in Park City, are buried beneath years of alterations. Because there was no new life blood in Eureka, such as skiing in Park City, the condition of many of the houses has deteriorated. No mining town in Utah has survived to the present in which all the components of mining and life in a mining town are extant. The best collection of industrial mining structures exist in the Tintic Mining District, and Park City has the best collection of commercial and residential mining town buildings. The story of mining industry will be more fully understood when both areas are fully documented.

Notes

[1]John W. Reps, Cities of the American West, (Princeton: Princeton University Press, 1979), p. 522.

[2]Dean Franklin Wright, "A History of Park City, 1869 to 1898," unpublished M.S. Thesis (University of Utah, 1971), p. 18.

[3]Salt Lake Tribune, March 13, 1917, p.11, Edward P. Ferry obituary.

[4]Park Record, March 31, 1916, p. 1,5 and April 7, 1916, p. 1.

[5]Ibid.

[6]Park Record, January 6, 1883, p. 4; October 13, 1883, p. 4; August 16, 1884, p. 4; May 23, 1885, p. 3; June 4, 1887, p. 3; September 1, 1888, p. 3; April 27, 1889, p. 3; May 25, 1889, p. 3; June 8, 1889, p. 3.

[7]Park Record, April 23, 1892, p. 3 and July 8, 1893, p. 3.

[8]Park Record, August 17, 1895, p. 3.

[9]Dean R. Hodson, "The Origins of Non-Mormon Settlements in Utah: 1847-1896," unpublished PhD thesis (Michigan State University, 1971), p. 89.

[10]Park Record accounts of construction in Park City throughout the nineteenth century indicate that local businessmen were behind the construction of most of the houses.

[11]Park Record, March 30, 1901, p. 3 and April 6, 1901, p. 3.

[12]Ibid.

[13]Park Record, November 19, 1881, p. 4; January 7, 1882, p. 4; August 17, 1895, p. 3; May 15, 1897, p. 3; June 12, 1897, p. 3; August 30, 1898, p. 3, October 1, 1898, p. 3; May 25, 1901, p. 3; August 24, 1901, p. 3.

[14] Interview with Mabel Sundstrom, October 20, 1983.

[15]Park Record, August 9, 1884, p. 4.

[16] Park Record, June 4, 1887, p. 3.

[17] Park Record, April 20, 1889, p. 3.

[18] Park Record, August 27, 1904, p. 1 and March 1, 1918, p. 1.

[19] Park Record, September 24, 1892, p. 3.

[20]Park Record, July 30, 1881, p. 4.

[21]Park Record, October 29, 1892, p. 3 and August 1, 1896, p. 3.

[22]Park Record, October 15, 1892, p. 3.

[23]Park Record, October 22, 1892, p. 3.

[24]Park Record, September 24, 1892, p. 3.

[25]Salt Lake Tribune, June 20, 1898, p. 1.

[26]Park Record, November 12, 1881, p. 4; December 2, 1882, p. 4; June 7, 1883, p. 4; July 12, 1884, p. 4.

[27]Paula Jane Johnson, "T Houses in Texas: Suiting Plain People's Needs," unpublished M.A. Thesis (University of Texas at Austin, 1981), p. 25.

[28]Milton B. Newton, Jr., "Louisiana House Types: A Field Guide," melanges 2 (September 1971): 17.

[29]The ten pyramid houses which may be the four room square type are: 555 Deer Valley Road; 402 Marsac; 416 Marsac; 307 Norfolk; 205 Park; 343 Park; 363 Park; 416 Park; 1135 Park; 564 Woodside.

[30]George A. Thompson and Fraser Buck, Treasure Mountain Home: Park City Revisited, (Salt Lake City: Dream Garden Press, 1981), p. 142.

[31]Park Record, August 27, 1898, p. 3.

[32]Park Record, March 25, 1893, p. 3.

Park Record. 1881-1930.

U.S. Census Bureau. Census of Utah, 1880, 1900, 1910. Census schedules of Summit County, Park City Precinct.

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

84

Continuation sheet | Item number | Page 1 of 11

Multiple Resource Area
Thematic Group

dnr-11

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review			Date/Signature
1. Austin, William, House	Substantive Review	Keeper	Beth Grosvenor 7/11/84
		Attest	
2. Barnes, Charles, House	Entered in the National Register	for Keeper	Alberta Byers 7/12/84
		Attest	
3. Barrett, Richard, House	Substantive Review	Keeper	Beth Grosvenor 7/11/84
		Attest	
4. Barry, George J., House	Entered in the National Register	for Keeper	Alberta Byers 7/12/84
		Attest	
5. Beggs, Ellsworth J., House	Substantive Review	Keeper	Beth Grosvenor 7/11/84
		Attest	
6. Bogan Boarding House	Entered in the National Register	Keeper	Alberta Byers 10/22/84
		Attest	
7. Brown, Otis L., House	Substantive Review	Keeper	Beth Grosvenor 7/11/84
		Attest	
8. Buck, John W., House	Entered in the National Register	for Keeper	Alberta Byers 7/12/84
		Attest	
9. Campbell, William, House	Substantive Review	Keeper	Beth Grosvenor 7/11/84
		Attest	
10. Carling, Benedictus, House	Entered in the National Register	for Keeper	Alberta Byers 7/12/84
		Attest	

Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review			Date/Signature
11. Cassidy, James, House	Substantive Review	Keeper	Beth Grosvenor 7/11/84
		Attest	
12. Cavanaugh, James, House	Entered in the National Register	for Keeper	Delores Byrd 7/12/84
		Attest	
13. Clark, Peter, House	Substantive Review	Keeper	Beth Grosvenor 7/11/84
		Attest	
14. Condon, David F. and Elizabeth, House	Entered in the National Register	for Keeper	Delores Byrd 7/12/84
		Attest	
15. Cunningham, John F., House	Substantive Review	Keeper	Beth Grosvenor 7/11/84
		Attest	
16. Cunningham, Thomas, House	Entered in the National Register	for Keeper	Delores Byrd 7/12/84
		Attest	
17. Diem, John, House	Substantive Review	Keeper	Beth Grosvenor 10/23/84
		Attest	
18. Durkin Boarding House	Entered in the National Register	for Keeper	Delores Byrd 7/12/84
		Attest	
19. Durkin, Joseph, House	Substantive Review	Keeper	Beth Grosvenor 7/11/84
		Attest	
20. Farthelos, Peter, House	Entered in the National Register	for Keeper	Delores Byrd 7/12/84
		Attest	

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received MAY 29 1984
date entered

Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review			Date/Signature
21. Ferry, William M., Mansion	Substantive Review	Keeper	Reject -
		Attest	
22. Frkovich, Mike, House	Entered in the National Register	for Keeper	Delores Byers 7/12/84
		Attest	
23. Gray, Levins, D., House	Substantive Review	Keeper	Beth Grosvenor 7/12/84
		Attest	
24. Hansen, Frank, House	Entered in the National Register	for Keeper	Delores Byers 7/12/84
		Attest	
25. Harris, Joseph D., House	Substantive Review	Keeper	Beth Grosvenor 7/12/84
		Attest	
26. Harris, William H., House	Entered in the National Register	for Keeper	Delores Byers 7/12/84
		Attest	
27. Haumann, Harry W., House	Substantive Review	Keeper	Beth Grosvenor 7/12/84
		Attest	
28. Hinsdill, Henry M., House	Entered in the National Register	for Keeper	Delores Byers 7/12/84
		Attest	
29. Holman, Samuel, House	Substantive Review	Keeper	Beth Grosvenor 7/12/84
		Attest	
30. House at 101 Prospect Street	Entered in the National Register	for Keeper	Delores Byers 10/22/84
		Attest	

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received Nov 2 4 1984
date entered

Continuation sheet | Item number | Page 4 of 4

Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review		Date/Signature
31. House at 1101 Norfolk Avenue **Substantive Review**	Keeper	Beth Grosvenor 7/12/84
	Attest	
32. House at 343 Park Avenue Entered in the National Register	for Keeper	Helen Byrd 7/12/84
	Attest	
w/d. 33. House at 544 Deer Valley Road **Substantive Review**	Keeper	Return
	Attest	
34. House at 555 Deer Valley Road **Entered in the National Register**	for Keeper	Helen Byrd 7/12/84
	Attest	
35. House at 577 Deer Valley Road **Substantive Review**	Keeper	Beth Grosvenor 7/12/84
	Attest	
36. House at 62 Daly Avenue Entered in the National Register	for Keeper	Helen Byrd 7/12/84
	Attest	
37. House at 622 Rossie Hill Drive **Substantive Review**	Keeper	Beth Grosvenor 7/12/84
	Attest	
38. IOOF Relief Home Entered in the National Register	for Keeper	Helen Byrd 7/12/84
	Attest	
w/d. 39. Jenkins, Charles V., House **Substantive Review**	Keeper	Return
	Attest	
40. Jenkins, Joseph J., House Entered in the National Register	for Keeper	Helen Byrd 7/12/84
	Attest	

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received MAY 29 1984
date entered

Continuation sheet | Item number | Page 5-14

Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

	Nomination/Type of Review		Date/Signature
w/dr. 41.	Johnson, Ancil, House — Substantive Review	Keeper	
		Attest	
42.	Johnson, Carl G., House — Entered in the National Register	for Keeper	Helen Byers 7/12/84
		Attest	
43.	Jones, Elizabeth M., House — Substantive Review	Keeper	Beth Grosvenor 7/12/84
		Attest	
44.	Kimball, Burt, House — [illegible]	for Keeper	Helen Byers 7/12/84
		Attest	
45.	Kimball, Ernest Lynn, House — Substantive Review	Keeper	Beth Grosvenor 7/12/84
		Attest	
46.	Lindorff, Alfred, House — Entered in the National Register	for Keeper	Helen Byers 7/12/84
		Attest	
47.	Meadowcroft, Charles, House — Substantive Review	Keeper	Beth Grosvenor 7/12/84
		Attest	
48.	Morgan, Jesse, House — [illegible]	for Keeper	Helen Byers 7/12/84
		Attest	
49.	Murdock, Jack M., House — [illegible] Review	Keeper	Beth Grosvenor 7/12/84
		Attest	
50.	Murray, George, House — Entered in the National Register	for Keeper	Helen Byers 7/12/84
		Attest	

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received MAY 29 1984
date entered

Continuation sheet | Item number | Page 6 of 11

Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review			Date/Signature
51. Raddon, LaPage H., House	Substantive Review	Keeper	Beth Grosvenor 7/12/84
		Attest	
52. Raddon, Samuel L., House	Entered in the National Register	for Keeper	Helen Byrd 7/12/84
		Attest	
53. Richardson, Jacob F., House	Substantive Review	Keeper	Beth Grosvenor 7/12/84
		Attest	
54. Rowe, Nicholas, House	Entered in the National Register	for Keeper	Helen Byrd 7/12/84
		Attest	
55. Snyder, Wilson I., House	Substantive Review	Keeper	Beth Grosvenor 7/12/84
		Attest	
56. Streeter, Eugene, House	Entered in the National Register	for Keeper	Helen Byrd 7/12/84
		Attest	
57. Sullivan, James R. and Mary E., House	Substantive Review	Keeper	Beth Grosvenor 7/12/84
		Attest	
58. Sutton, Ephraim D. and William D., House	Entered in the National Register	for Keeper	Helen Byrd 7/12/84
		Attest	
59. Thomas, Milton and Minerva, House	Substantive Review	Keeper	Beth Grosvenor 7/12/84
		Attest	
60. Tretheway, William, House	Entered in the National Register	for Keeper	Helen Byrd 7/12/84
		Attest	

Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review			Date/Signature
61. Urie, Matthew, House	Substantive Review	Keeper	Beth Grosvenor 7/12/84
		Attest	
62. Walker, Samuel D., House	Entered in the National Register	for Keeper	Melvin Byrd 7/12/84
		Attest	
63. Watson, Irinda, House	Substantive Review	Keeper	Beth Grosvenor 7/12/84
		Attest	
64. Welch-Sherman House	Entered in the National Register	for Keeper	Melvin Byrd 7/12/84
		Attest	
65. Wells, Hannah, House	Substantive Review	Keeper	Beth Grosvenor 7/12/84
		Attest	
66. Whitehead, Charles C., House	Entered in the National Register	for Keeper	Melvin Byrd 10/22/84
		Attest	
67. Wilcocks, Walter and Ann, House	Substantive Review	Keeper	Beth Grosvenor 7/12/84
		Attest	
68. Wilkinson-Hawkinson House	Entered in the National Register	for Keeper	Melvin Byrd 7/12/84
		Attest	
69. Williams, Nathaniel J., House	Substantive Review	Keeper	Beth Grosvenor 7/12/84
		Attest	
70. Williams, Reese, House	Entered in the National Register	for Keeper	Melvin Byrd 7/12/84
		Attest	

Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review			Date/Signature
71. Willis, Joseph S., House	Substantive Review	Keeper	Beth Grosvenor 7/12/84
		Attest	
72. Wilson-Shields House	Entered in the National Register	for Keeper	Delores Byrd 7/12/84
		Attest	
73. Boarding House	Substantive Review	Determined Eligible Keeper	Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION		Attest	
74. Daly-Judge Mine Superintendent's House	Substantive Review	Determined Eligible Keeper	Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION		Attest	
** See # 107. 75. Doyle, John, House	Substantive Review	Determined Eligible Keeper	Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION		Attest	
76. Frankel, Julius House	Substantive Review	Determined Eligible Keeper	Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION		Attest	
77. Gibson, James, House	Substantive Review	Determined Eligible Keeper	Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION		Attest	
78. Goodwin, Dr. Harold I., House	Substantive Review	Determined Eligible Keeper	Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION		Attest	
79. Gordon-Ledingham House	Substantive Review	Determined Eligible Keeper	Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION		Attest	
80. Hansen, Arthur E., House	Substantive Review	Determined Eligible Keeper	Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION		Attest	

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received: NOV 29 1984
date entered:

Continuation sheet | Item number | Page 9 of 11

Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

	Nomination/Type of Review		Date/Signature
81.	Heath, Charles, House	Substantive Review	Determined Eligible Keeper Beth Grosvenor 7/12/84 Attest
	DOE/OWNER OBJECTION		
82.	House at 651 Park Avenue	Substantive Review	Determined Eligible Keeper Barbara Wyatt 11/28/84 Attest
	DOE/OWNER OBJECTION		
83.	Houston, Nathaniel L., House	Substantive Review	Determined Eligible Keeper Beth Grosvenor 7/12/84 Attest
	DOE/OWNER OBJECTION		
84.	Kimball Double Dwelling House No. 1	Substantive Review	Determined Eligible Keeper Beth Grosvenor 7/12/84 Attest
	DOE/OWNER OBJECTION		
85.	Kimball Double Dwelling House No. 2	Substantive Review	Determined Eligible Keeper Beth Grosvenor 7/12/84 Attest
	DOE/OWNER OBJECTION		
86.	Larson, Fred, House	Substantive Review	Determined Eligible Keeper Beth Grosvenor 7/12/84 Attest
	DOE/OWNER OBJECTION		
87.	Lindsey, Mrs. J. S., House	Substantive Review	Determined Eligible Keeper Beth Grosvenor 7/12/84 Attest
	DOE/OWNER OBJECTION		
88.	Louder, James M., House	Substantive Review	Determined Eligible Keeper Beth Grosvenor 7/12/84 Attest
	DOE/OWNER OBJECTION		
89.	Lowry, Thomas S., House	Substantive Review	Determined Eligible Keeper Beth Grosvenor 7/12/84 Attest
	DOE/OWNER OBJECTION		
90.	Mahoney, Josie, House	Substantive Review	Determined Eligible Keeper Beth Grosvenor 10/29/84 Attest
	DOE/OWNER OBJECTION		

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received MAY 29 1984
date entered

Continuation sheet | Item number | Page 10 of 14

Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review		Date/Signature
91. Matson, John, House DOE/OWNER OBJECTION	Substantive Review	Determined Eligible Keeper Beth Grosvenor 7/12/84 Attest
92. Maxwell, Elmer H., House DOE/OWNER OBJECTION	Substantive Review	Determined Eligible Keeper Beth Grosvenor 7/12/84 Attest
93. McDonald, J. R., House DOE/OWNER OBJECTION	Substantive Review	Determined Eligible Keeper Beth Grosvenor 7/12/84 Attest
94. McDonald, Thomas J., House DOE/OWNER OBJECTION	Substantive Review	Determined Eligible Keeper Beth Grosvenor 7/12/84 Attest
95. Nimmo, John P., House DOE/OWNER OBJECTION	Substantive Review	Determined Eligible Keeper Beth Grosvenor 10/22/84 Attest
96. Rolfe, Charles, House DOE/OWNER OBJECTION	Substantive Review	Determined Eligible Keeper Beth Grosvenor 10/22/84 Attest
97. Norbisrath, Clement, House DOE/OWNER OBJECTION	Substantive Review	Determined Eligible Keeper Beth Grosvenor 7/12/84 Attest
98. Sheilds, John, House DOE/OWNER OBJECTION	Substantive Review	Determined Eligible Keeper Beth Grosvenor 7/12/84 Attest
99. Smith, Evans L., House DOE/OWNER OBJECTION	Substantive Review	Determined Eligible Keeper Beth Grosvenor 7/12/84 Attest
100. Smith, Vincent A., House DOE/OWNER OBJECTION	Substantive Review	Determined Eligible Keeper Beth Grosvenor 7/12/84 Attest

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received MAY 29 1984
date entered

Continuation sheet | Item number | Page 11 of 4

Multiple Resource Area
Thematic Group

Name Mining Boom Era Houses Thematic Resources
State Summit County, UTAH

Nomination/Type of Review		Determined Eligible	Date/Signature
101. Stromberg, Matilda M., House	Substantive Review	Keeper	Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION		Attest	
102. Watson, Patrick B., House	Substantive Review	Keeper	Beth Grosvenor 10/22/84
DOE/OWNER OBJECTION		Attest	
103. Webster, A. W., House	Substantive Review	Keeper	Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION		Attest	
104. Weeter, John C., House	Substantive Review	Keeper	Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION		Attest	
105. Young, Brigham D., House	Substantive Review	Keeper	Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION		Attest	
106. Young, J. Oluf, House	Substantive Review	Keeper	Beth Grosvenor 7/12/84
DOE/OWNER OBJECTION		Attest	
** 107. Doyle, John, House	Entered in the National Register	for Keeper	Deborah Byrne 2/6/86
New owner		Attest	
108. Rogers, John H. and Margaretta, House	Substantive Review	Keeper	LISTED 4-14-88
		Attest	
		Keeper	
		Attest	
		Keeper	
		Attest	

PARK CITY NON-OWNER OBJECTION SITES

Austin, William, House	247 Ontario
Barnes, Charles, House	413 Ontario
Barrett, Richard, House	36 Prospect
Barry, George J., House	250 Grant
Beggs, Ellsworth J., House	703 Park
Bogan Boarding House	221 Main
Brown, Otis L., House	713 Woodside
Buck, John W., House	1110 Woodside
Campbell, William, House	164 Norfolk
Cassidy, James, House	33 King
Cavanaugh, James, House	564 Woodside
Clark, Peter, House	1135 Park
Condon, David F. and Elizabeth, House	1304 Park
Cunningham, John F., House	606 Park
Cunningham, Thomas, House	139 Main
Diem, John, House	401 Park
Durkin Boarding House	176 Main
Durkin, Joseph, House	22 Prospect
Farthelos, Peter, House	1150 Park
Ferry, William M., Mansion	1835 Monitor Drive
Frkovich, Mike, House	162 Daly
Gray, Levins D., House	355 Ontario
Hansen, Frank, House	1025 Park
Harris, Joseph D., House	959 Park
Harris, William H., House	39 King
Haumann, Harry W., House	939 Empire
Hinsdill, Henry M., House	662 Norfolk
Holman, Samuel, House	307 Norfolk
House at 62 Daly	62 Daly
House at 544 Deer Valley Road	544 Deer Valley Road
House at 555 Deer Valley Road	555 Deer Valley Road
House at 577 Deer Valley Road	577 Deer Valley Road
House at 1101 Norfolk	1101 Norfolk
House at 343 Park	343 Park
House at 101 Prospect	101 Prospect
I.O.O.F. Relief Home	232 Woodside
Jenkins, Charles V., House	949 Park
Jenkins, Joseph J., House	57 Prospect
Johnson, Ancil, House	402 Marsac
Johnson, Carl G., House	147 Grant
Jones, Elizabeth M., House	412 Marsac
Kimball, Burt, House	817 Park
Kimball, Ernest Lynn, House	911 Empire
Lindorff, Alfred, House	40 Sampson
Meadowcroft, Charles, House	951 Woodside
Morgan, Jesse, House	1027 Woodside
Murray, George, House	44 Chambers
Raddon, LaPage H., House	817 Woodside
Raddon, Samuel L., House	325 Park

Richardson, Jacob F., House	205 Park
Rowe, Nicholas, House	150 Main
Snyder, Wilson I., House	1010 Woodside
Streeter, Eugene, House	335 Ontario
Sullivan, James R. and Mary E., House	146 Main
Sutton, Ephraim D. and William D., House	713 Norfolk
Thomas, Milton and Minerva, House	445 Park
Tretheway, William, House	335 Woodside
Urie, Matthew, House	157 Park
Walker, Samuel D., House	1119 Park
Watson, Irinda, House	610 Park
Welch-Sherman House	59 Prospect
Wells, Hannah, House	1103 Woodside
Whitehead, Charles C., House	937 Park
Wilcocks, Walter and Ann, House	363 Park
Wilkinson/Hawkinson House	39 Sampson
Williams, Nathaniel J., House	945 Norfolk
Williams, Reese, House	421 Park
Willis, Joseph S., House	1062 Park
Wilson-Shields House	139 Park

PARK CITY OWNER OBJECTIONS

Boarding House at 125 Main	125 Main
Carling, Benedictus, House	660 Rossie Hill Drive
Daly-Judge Mine Superintdnt's House	Daly-Judge Mine Superintendent's House
Doyle, John, House	339 Park
Frankel, Julius, House	539 Park
Gibson, James, House	835 Empire
Goodwin, Dr. Harold I., House	1100 Woodside
Gordon, Lucy, House	145 Daly
Hansen, Arthur E., House	1215 Park
Heath, Charles, House	364 Park
House at 651 Park	651 Park
House at 622 Rossie Hill Drive	622 Rossie Hill Drive
Houston, Nathaniel L., House	1049 Park
Kimball Double Dwelling House #1	690 Park
Kimball Double Dwelling House #2	807 Park
Larson, Fred, House	920 Norfolk
Lindsay, Mrs. J. S., House	51 Prospect
Louder, James M., House	170 Main
Lowry, Thomas S., House	329 Ontario
Mahoney, Josie, House	97 Daly
Matson, John, House	147 Anchor
Maxwell, Elmer E., House	1328 Park
McDonald, J. R., House	297 Daly
McDonald, Thomas J., House	733 Woodside
Murdock, Jack M., House	652 Rossie Hill Drive
Nimmo, John, House	334 Marsac
Norbisrath, Clement, House	291 Daly
Rolfe, Charles, House	1130 Park
Shields, John, House	416 Park
Smith, Evans L., House	64 Chambers
Smith, Vincent A., House	264 Ontario
Stromberg, Matilda M., House	222 Sandridge
Watson, Patrick B., House	962 Norfolk
Webster, A. W., House	317 Ontario
Weeter, John C., House	843 Norfolk
Young, Brigham D., House	623 Deer Valley Road
Young, J. Oluf, House	416 Marsac

Historic Preservation Board
Staff Report

AUTHOR: **Katie Cattan**
DATE: **May 21, 2007**
TITLE: **64 Chambers Street**
TYPE OF ITEM: **Determination of Historical Significance**

PLANNING DEPARTMENT

Recommendation
Conduct a public hearing, review the application and find the **rear** addition to the single family residents at 64 Chambers Street historically significant and find the **side** addition on the north elevation historically insignificant according to the findings of fact and conclusions of law in this staff report.

Project Information
Applicant:	Ryan Eittreim, Owner
Location:	64 Chambers Street
Proposal:	Determination of Historical Significance
Zoning:	Historic Residential (HR-1)

Background
On March 26, 2007, the applicant submitted a Determination of Historical Significance for the two additions to the single family home located at 64 Chambers Street. The addition to the rear of the home was built between 1900 and 1907. The side addition on the north elevation was built in 1980. The intent is to determine whether or not the additions to the single family home are historically significant, which would then guide any future development or possible redevelopment on the site. The property is located within the Historic Residential (HR-1) District. The Historic Preservation Board is authorized to make determinations of significance pursuant to LMC Section 15-11-12. Structures found to be historically significant can be removed only if a certificate of appropriateness for demolition (CAD) is approved by a CAD hearing board per LMC Section 15-11-15. The applicant wishes to stabilize and lift the home in order to construct a new basement and garage below the main structure.

Analysis

Research indicates that the original building was built in 1885 and utilized as a single family home. The architectural style is a hall and parlor house, one of the most common house types built during the early mining years of Park City. The Sanborn Insurance Maps indicate that the rear addition to the home was built between 1900 and 1907 (Exhibit A). Within the thematic nomination of Park City, the Utah Historical Society described the rear addition to the home at 64 Chambers Street, “Although in many cases an addition represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The building is essentially unaltered, except for the side addition, and the changes made to the porch piers.” The side addition on the north elevation was built in 1980.

The applicant is requesting a determination of significance to demolish the rear and side additions to the home at 64 Chambers Street. The original hall and parlor house will be preserved in its entirety. The applicant plans to stabilize the home and lift it in its entirety during the construction of the new basement and garage below the historic structure.

According to the criteria set forth in LMC Chapter 15-11-12(A), the Historic Preservation Board must determine the historical significance of a building, structure, or site. The HPB shall evaluate whether the building, structure or site demonstrates a quality of significance in local, regional, state or national history, architecture, archaeology, engineering or culture and integrity of location, design, setting, materials, and workmanship according to the following criteria:

(1) The building, structure or site is associated with events or lives of persons significant to our past, and/or;
(2) The building, structure or site embodies the distinctive characteristics of a type, period or method of construction or that represent the work of a master, and/or;
(3) The architectural or historical value or significance of the building, structure or site contributes to the historic value of the property and surrounding area, and/or;
(4) The building, structure or site is at least fifty years old and has achieved significance within the past fifty years if the property is of exceptional importance to the community, and/or;
(5) The relation of historic or architectural features found on the building, structure or site to other such features within the surrounding area, and/or;
(6) Any other factors, including aesthetic, which may be relevant to the historical or architectural aspects of the building, structure or site, and/or;

Outlined below is Staff's separate analysis of the 64 Chambers Street **rear addition** and **side addition** according to the Standards of Review for the determination of historical significance in Section 15-11-12(A) of the LMC:

Rear Addition

Criteria 1: The building, structure or site is associated with events or lives of persons significant to our past. **DOES NOT COMPLY**

Information within the Utah Historical Society documents indicate that the rear addition to the home was constructed between 1900 and 1907. No information has been found to associate the house with events or lives of persons significant to our past.

Criteria 2: The building, structure or site embodies the distinctive characteristics of a type; period or method of construction or that represent the work of a master. **COMPLIES**

The existing rear addition has been modified extensively since it was originally constructed around 1907. Portions of the addition's exterior were replaced with board and batten at a time unknown. The interior has been modified extensively with new

flooring and drywall. The design of the rear addition is characteristic of the type and method of construction normally found during the early 1900s.

Criteria 3: The architectural or historical value or significance of the building, structure or site contributes to the historic value of the property and surrounding area. **COMPLIES**

The rear addition of the home was built over 100 years ago. Due to the age of the rear addition and the fact that the style of the addition was the most common and acceptable method of expansion in Park City during the early 1900's, the addition contributes to the historic value of the property. The 1907 Sanborne Maps reflect the footprint with the rear addition as it exists today.

Criteria 4: The building, structure or site is at least fifty years old or has achieved significance within the past fifty years if the property is of exceptional importance to the community. **COMPLIES**

The rear addition has been in existence for at least 100 years. .

Criteria 5: The relation of historic or architectural features found on the building, structure or site to other such features within the surrounding area. **COMPLIES**

According to the Utah Historical Society, the rear addition to the historic structure is representative of the "most common and acceptable method of expansion of the small Park City house."

Criteria 6: Any other factors, including aesthetic, which may be relevant to the historical or architectural aspects of the building, structure or site. **NOT APPLICABLE**

Side Addition

Criteria 1: The building, structure or site is associated with events or lives of persons significant to our past. **DOES NOT COMPLY**

The side addition was built in 1980 and is not associated with events or lives of persons significant to our past.

Criteria 2: The building, structure or site embodies the distinctive characteristics of a type; period or method of construction or that represent the work of a master. **DOES NOT COMPLY**

The side addition is not distinctive in character or type, prior or method of construction, or representative of the work of a master. It was built in 1980 of normal construction methods.

Criteria 3: The architectural or historical value or significance of the building, structure or site contributes to the historic value of the property and surrounding area. **DOES NOT COMPLY**

The side addition of the home was built in 1980 and does not contribute to the historic value of the property and the surrounding area.

Criteria 4: The building, structure or site is at least fifty years old, or has achieved significance within the past fifty years if the property is of exceptional importance to the community. **DOES NOT COMPLY**

The side addition was built in 1980 and has not played a role of exceptional importance to the community.

Criteria 5: The relation of historic or architectural features found on the building, structure or site to other such features within the surrounding area. **DOES NOT COMPLY**

The side addition to the home does not have a relationship to the historic or architectural features found on the home and surrounding area.

Criteria 6: Any other factors, including aesthetic, which may be relevant to the historical or architectural aspects of the building, structure or site. **NOT APPLICABLE**

Recommendation

Conduct a public hearing, review the application and find the rear addition to the home located at 64 Chambers Street historically significant and the side addition to the home historically insignificant according to the findings of fact and conclusions of law below:

Findings of Fact

1. The home at 64 Chambers Street is located in the Historic Residential (HR-1) zone.
2. The historic home was built in 1885.
3. The rear addition to the home was built between 1900 and 1907.
4. The rear addition to the home is representative of the most common method of expansion of a small Park City house during the early 1900's.
5. The materials utilized in the rear addition to the home have been modified since the original construction.
6. The side addition to the home was built in 1980.
7. The historic home is a one story hall and parlor design.
8. Hall and parlor homes are one of the three most common house types built during the mine boom era.
9. All findings from the analysis section are incorporated herein.

Conclusions of Law

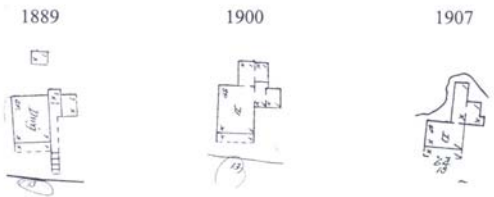
1. The side addition to the home located at 64 Chambers Street does not demonstrate a quality of significance in local, regional, state or national history, architecture, archeology, engineering or culture.
2. The rear addition to the home located at 64 Chambers Street demonstrates a quality of significance in local history and architecture.
3. The side addition to the home located at 64 Chambers Street does not demonstrate a quality of integrity of location, design, setting, materials, and workmanship.
4. The rear addition to the home located at 64 Chambers Street demonstrates a quality of integrity of location, design, setting, materials, and workmanship.
5. The side addition to the home located at 64 Chambers Street does not substantially comply with the standards of review found in LMC Section 15-11-12(A) and therefore is not historically significant pursuant to LMC Section 15-11-12.
6. The rear addition to the home located at 64 Chambers Street substantially complies with the standards of review found in LMC Section 15-11-12(A) and therefore is historically significant pursuant to LMC Section 15-11-12.

EXHIBITS

A – Historic Footprints
B - Utah Historical Society document
C – Current photographs of property and additions

I:\Cdd\Katie\Historic Dist. Design Reviews\2007\DOS\64 Chambers

Exhibit A – Historic Footprints



1958 Tax Record

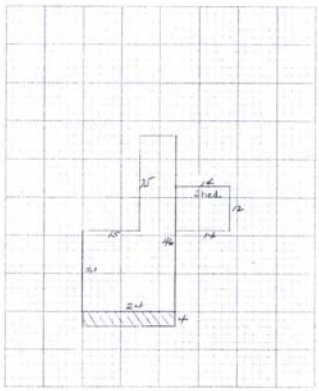


Exhibit B – Utah Historical Society

Street Address: 64 Chambers Site No:

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall & Parlor House

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

This house is a one story, frame hall and parlor house with a gable roof, a shed extension, and an addition to the rear and north sides of the building. The facade is generally symmetrical, with the door set slightly off-center between the two windows. The roof edge extends out from the facade to form a porch. The porch is supported on slender square piers which are not original, and the whole structure, because of the steep grade of the site, is built up on a frame platform. A break in the roof edge, visible on the north side, indicates where the rear shed extension begins. It was part of the original construction. There is a single window into the front section of the north side of the house, and a door into the rear extension. All of the windows on the original building are six over six light double hung sash windows. The addition attached to the rear extension which projects from the north side of the building, has drop siding identical to that of the original section, but the overlap of the roof edge and the square windows which do not match those on the front of the house, however, indicate that it was not part of the original construction. The Sanborn Insurance Map of 1889 shows a small addition on the north side, and the 1900 map shows that the small addition was extended to approximately the present size. The addition, therefore, was probably built between 1889 and 1900. In-period rear additions are part of

(See continuation sheet)

Statement of Historical Significance: Construction Date: c. 1885

Built c. 1885, the Evans L. Smith House at 64 Chambers is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. This and surrounding property were purchased in 1877 by the Ontario Silver Mining Company, and it was not until 1948 that this property was granted by the mining company to Evans L. Smith. It was not unusual for houses to be built on mining property by Park City residents on the outskirts of town.

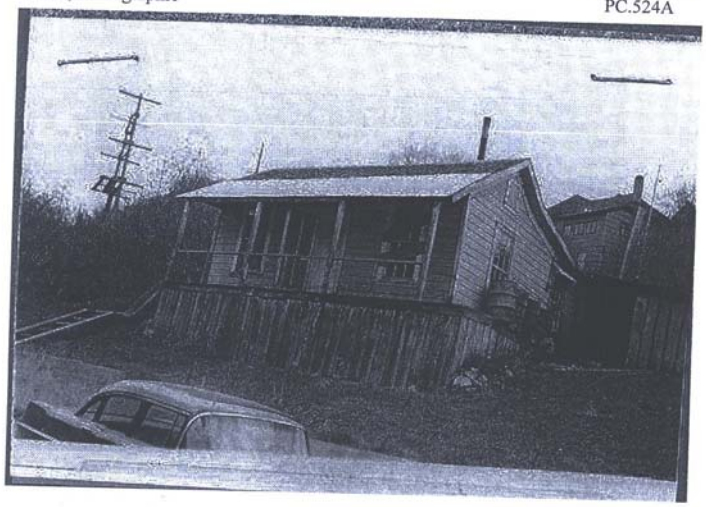
RECEIVED
MAR 26 2007
PARK CITY PLANNING DEPT.

64 Chambers
Description continued:

Park City's architectural vocabulary. Although in many cases an addition represents a major al ation of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The building is essentially unaltered, except for the side addition, and the change made to the porch piers. It is common for porches to deteriorate and be replaced, and very few original porches have survived to the present in Park City. Both of the alterations were made to complement the original building in materials and scale. The original character of the building, therefore, has been maintained.

Tax Photo Collection
Print, Photographic

Photo # 1987.3.171
PC.524A



Title House at 64 Chambers
Date 1940s

Description
House at 64 Chambers. PC-524A. Built in 1900. One storey central passage house that sits on wooden base. Window on right is boarded up, and four barrels sit on porch on side of house. Addition is seen on right of house.

RECEIVED
MAR 26 2007
PARK CITY PLANNING DEPT.

Credit Park City Historical Society & Museum

02/23/2007 12:28:27 NEW INFO k:\pp4\images\003\19873171.JPG

PARK CITY SURVEY WORKSHEET SITE NO. PC 524A

Name of site _____ Subdivision _____

Address 64 Chambers Avenue Block _____ Lot(s) _____

Owner William Coleman Owahah Oil Corp. Present Zoning HR-1

Owner Address 1935 South Main #307 Salt Lake City, Utah 84115

PRIMARY STRUCTURE

View NE oblique

Date of photo 11/81

Negative File 20/21

Physical description: One story frame residence with lower level; rectangular with gable roof; end chimney; inset porch with simple posts and railing; 3-bay; center door; 6/6 windows; rear wing.

Features of interest: _____

Building materials: wood Building type/style rectangular

Modifications: None to minor X (on main section) Moderate _____ Major _____

Explain: _____

Condition: Excellent _____ Good X Fair _____ Deteriorated _____

Comment: _____

Present use: residential Original use: residential

SIGNIFICANCE OF PRIMARY STRUCTURE

Individual landmark _____ Typical example X Contributes to district X

Comment: _____

Page 2
PARK CITY HISTORIC DISTRICT SURVEY WORKSHEET

Address 64 Chambers Avenue
Site no. _____

SECONDARY STRUCTURE(S)

Physical description: _____

View _____

Date of photo _____
Negative file _____

Modifications: None to minor _____ Moderate _____ Major _____

Condition: Good _____ Fair _____ Deteriorated _____

Present use: _____ Original use: _____

COMMENT: _____

HISTORICAL DATA

Date of construction/primary structure: by 1889? Alterations: _____

Sources for documentation: Sanborn maps (a little) unclear but one of the building is probably on 1889 maps.

Original owner: _____

Additional information of interest (attach lengthy histories): _____

SIGNIFICANCE OF SITE TO DISTRICT

	Significant	Contributory	Non-contributory	Intrusion
Primary structure, pre-1930		X		
Secondary structure				
Primary structure, post-1930				

Comment: Main house is contributory; wing should be viewed as qualified.

Form completed by: Ellen Beasley Date: April, 1982

Beasley/February 1982

Exhibit C

East Elevation

North Elevation -Partial

RECEIVED
MAR 26 2007
PARK CITY
PLANNING DEPT.

South Elevation -Partial

West Elevation

RECEIVED
MAR 26 2007
PARK CITY
PLANNING DEPT.

PARK CITY MUNICPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MAY 21, 2007

BOARD MEMBERS IN ATTENDANCE: Ken Martz, Gary Kimball, Puggy Holmgren, David White; City Council Liaison, Marianne Cone

EX OFFICIO: Brooks Robinson, Ray Milliner, Katie Cattan, Kirsten Whetstone, Polly Samuels McLean, and Patricia Abdullah

---

REGULAR MEETING

ROLL CALL
Chair Martz called the meeting to order at 12:00 p.m. and noted that all Board Members were present except for Todd Ford and Mark Huber who were excused.

PUBLIC COMMUNICATIONS
There was no comment.

STAFF/BOARD MEMBERS COMMUNICATION
Regarding the 528 Main Street, Museum matter, Chair Martz disclosed that he sits on the Museum Board and is the designate member to the HPB. He did not believe this presented a conflict of interest.

APPROVAL OF MINUTES OF MAY 7, 2007

MOTION: Board Member David White moved to APPROVE the minutes of May 7, 2007 as written. Board Member Gary Kimball seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA
PUBLIC HEARING/DISCUSSION/ACTION ITEMS

<u>64 Chambers Avenue – Determination of Significance</u>

Planner Katie Cattan stated that 64 Chambers Street is a single family home that was originally built in 1885 and utilized as a single family home. The architectural style is a hall and parlor house. The applicant is requesting a determination of significance on two additions to the house. The rear addition was built sometime between 1900 and 1907. In 1980 a significant side addition was placed on the home.

The Staff had evaluated the application according to the criteria. Regarding the rear addition, the staff found that the rear addition meets five of the six criteria. The only criteria they felt did not comply was Criteria 1, “The building structure or site is associated with events or lives of persons significant to our past.” criteria.

The Staff did not believe the side addition met any of the criteria for historic

significance.

Planner Cattan reported that the applicant submitted plans for a Historic District Design Review with a request to remove both the side and rear additions. The Staff recommended that the Historic Preservation Board find the rear addition to be historically significant and to find the side addition to be historically insignificant.

Ryan Eittreim, the applicant, stated that he purchased the home because it is historic and he wants to do whatever he can to preserve the historic aspects of the home itself. He noted that the side addition actually takes up more than 90% of the wood wall of the historic back addition. Mr. Eittreim stated that there is a separation in the 25 foot section between the bathroom and the kitchen where there are two different construction materials and styles. Mr. Eittreim noted that the front portion of the house was put on a cinder block foundation; however, everything behind it, including the rear addition, is still on dirt. If he tries to lift the addition to keep it part of the house, he worries that it will not maintain its integrity.

Planner Cattan presented photos showing modifications to the interior of the home.

Board Member White stated that a portion of the rear addition looks like part of the main house; but the board and batt portion of the rear addition was questionable. Planner Cattan explained that historically the rear addition was 25 feet long. It is still 25 feet long and she assumed that possibly fire or some other reason caused them to rebuild or reside that portion. Mr. Eittreim reported that there is a small step on the inside of the home, which presents a very definite separation between the bathroom and the kitchen on the back half. He always assumed the batt and board portion had been added more recently because it is different.

Board Member White asked if any of the Board members have been inside the house or whether any of the Staff had checked the construction from the inside. Planner Cattan replied that she conducted her review from the photographs. Principle Planner, Brooks Robinson, offered to request an exploratory demo with the property owner's permission. Planner Cattan noted that she asked the architect to provide as much documentation as possible regarding historic or non-historic owners.

Board Member White noted that the entire roof covering looks the same.

Board Member Holmgren felt it was important to find out more information regarding the materials or for the Board members to visit the site. Planner Robinson stated that the Board could continue the item and ask the Staff to look at the structure of the house and the materials. Board Member White asked if there is an attic access. Mr. Eittreim replied that there is an attic in the main part of the house but he was unsure how far back it goes.

Chair Martz wondered if it was possible to move forward with the main portion of the building and keep half of the 1907 addition under advisement. Planner Cattan noted that the Historic Design Review request does not include the rear portion of the home. If this item is continued, the Staff can do an exploratory on the home but they cannot move forward with the design review without a historic determination.

Chair Martz stated that since the Sanborn Map shows the 1907 addition, he believes that supports the recommendation of significance. He suggested that they move forward with the significant and insignificant issues today; and address any other issues during the design review process.

Planner Cattan stated that if the rear addition is determined to be historically significant, the applicant would like the Board's permission to separate that portion from the house during the lifting process. He is planning on stabilizing the front portion of the house; but because of the way it is constructed, he would like to separate the back addition during construction and then bring it back. Board Member White was comfortable with that request. The Board members concurred.

MOTION: Board Member Putnam made a motion in regards to the building at 64 Chambers Avenue, to support the findings of fact and conclusions of law contained in the Staff report; that the main portion of the building and the 1900 and 1907 portions of the building are historically significant; and that the side addition on the north does not comply with the criteria and is insignificant. Board Member White seconded the motion.

VOTE: The motion passed unanimously.

Chair Martz authorized removal of the rear portion for construction purposes; after which time the addition would be put back. The Board member concurred.

Findings of Fact – 64 Chambers Avenue

1. The home at 64 Chambers Street is located in the Historic Residential (HR-1) zone.
2. The Historic home was built in 1885.
3. The rear addition to the home is representative of the most common method of expansion of a small Park City house during he early 1900's.
4. The rear addition to the home is representative of the most common method of expansion of a small Park City house during the early 1900's.
5. The materials utilized in the rear addition to the home have been modified since the original construction.
6. The side addition to the home was built in 1980.
7. The historic home is a one story hall and parlor design.
8. Hall and parlor homes are one of the three most common house types built during the mine boom era.
9. All findings from the analysis section are incorporated herein.

Conclusions of Law – 64 Chambers Street

1. The side addition to the home located at 64 Chambers Street does not demonstrate a quality of significance in local, regional, state or national history, architecture, archeology, engineering or culture.
2. The rear addition to the home located at 64 Chambers Street demonstrates a quality of significance in local history and architecture.
3. The side addition t o the home located at 64 Chambers Street does not demonstrate a quality of integrity of location, design, setting, materials, and workmanship.
4. The rear addition to the home located at 64 Chambers Street demonstrates a quality of integrity of location, design, setting, materials, and workmanship.

5. The side addition to the home located at 64 Chambers Street does not substantially comply with the standards of review found in LMC Section 15-11-12(A) and therefore is not historically significant pursuant to LMC Section 15-11-12.
6. The rear addition to the home located at 64 Chambers Street substantially complies with the standards of review found in LMC Section 15-11-12(A) and therefore is historically significant pursuant to LMC Section 15-11-12.

450 Park Avenue – Panelization

Puggy Holmgren disclosed that she has known the applicant, Jessie Shetler, for many years.

Planner Ray Milliner reviewed the application to disassemble the structure at 450 Park Avenue. He reported that in April 2007 the Planning Commission approved a conditional use permit for the expansion of the No Name Saloon into the HR-2 zone. The applicant would like to construct a subterranean expansion directly to the back of the No Name Saloon, towards the property line and into the HR-2 zone under the pink house at 450 Park Avenue. The reason for this expansion is to accommodate a secondary egress out of the No Name Saloon for emergency purposes. The Chief Building Official has indicated that he would no longer allow this use to continue in the No Name Saloon as currently situated because there is only one exit out of the building. Planner Milliner explained that there would be a stairwell out of the building up to Park Avenue. A second reason for this expansion is for ADA compliant restrooms. Floor plans showing the expansion were included in the Staff report.

Planner Milliner noted that as part of this application, the applicant is proposing to renovate the pink house at 450 Park Avenue and leave it as a residential unit facing Park Avenue. The No Name Saloon use would be underneath the home.
Planner Milliner stated that the applicant is requesting to disassemble the building in order to accommodate the construction of the No Name Saloon expansion, as well as to culminate the renovation.

Planner Milliner reported that the Staff has been through the pink house and found it to be structurally sound and in relatively good shape. He believed the applicant's request comes from the standpoint of logistics. It would be unfeasible to raise up the house to put in a new foundation. Existing power lines prohibit a crane from picking up the house to move it to another site and suspending it in the air while the foundation was being dug would create an unsafe environment.

The Staff requested direction from the Historic Preservation Board on whether or not the applicant would be able to panelize the structure.

Board Member Kimball wanted to know when the building was built. Planner Milliner replied that the Staff records indicate 1925. He was unsure when the addition was put on. Chair Martz asked if the addition would remain a part of the building. Planner Milliner answered no. Jessie Shetler, the applicant, explained that the addition is only ten years old. The remodel will keep the same footprint; therefore, the size of the original building will not increase.

Chair Martz stated that he had visited the structure and provided his general observation. He agreed that the structure is intact and it appears to have a new structural roof. Chair Martz concurred that the power lines would be an issue in terms of moving the house.

Mr. Shetler noted that both the contractor and the crane operator have determined that it would be impossible to gain access to the site to either raise or move the building. Another issue is where to put the house if it could be moved.

Board Member White wanted to know how high the house would be raised if they raised it in place. Mr. Shetler stated that doing a traditional raise would be counter intuitive and contradictory to being able to dig underneath the building. He was unsure how that could be achieved. Board Member White stated that the power lines and the fact that the building is 40 feet long would make it impossible to move.

Ron Ivie remarked that holistically they need to look at the entire project. The intent is to save the No Name Saloon because it is a historic building. Currently the No Name Saloon is in violation of the compliance agreement because the second exit and the bathroom problem should have already been resolved. The problem was that they needed to apply for a zone change and amend the ordinance and that process took a considerable amount of time. He explained that logistically they are looking at an approximate 30 foot cut on Park Avenue with a standing building. It is impossible to keep the building in place and still have equipment access for excavation. Mr. Ivie suggested that in this circumstance they should look at the economics. He does not want to further impact the No Name Saloon if it can be avoided. He reiterated that in addition to an emergency access, the second exit would provide another way for the police to enter the building if an incident occurred. Mr. Ivie stated that safety is his primary concern. He also pointed out that shoring will most likely be required on the Park Avenue side and that would be impossible to do if the building is there. He believed that allowing the home to be disassembled is a small price to pay for saving the No Name Saloon. Mr. Ivie recommended that the HPB allow this request. If they have concerns, he suggested that they get some type of guarantee relative to storage so they will have some assurance that it would come back intact. He believes this structure would move well in parts. Mr. Ivie hoped to avoid exercising his option in condemning the No Name Saloon.

Board Member Kimball was not opposed to granting the applicant permission to panelize as long as it is off site and stored properly. Chair Martz concurred but preferred to see a follow up in terms of storage and possibly a bond for the remaining walls. Planner Milliner stated that he could incorporate that into the design review and work with the Building Department to determine the proper amount.

Board Member White stated that he has always been a proponent of looking at panelization on a case by case basis and he believes this is a case that dictates panelization. Chair Martz agreed that given the total of all the issues, panelization appears to be the best approach for this particular building.

Board Member White asked if the long side would be panelized in one piece. Mr. Shetler believed it would unless they run into logistical issues. Board Member White assumed everything would be documented to make sure the structure is reassembled correctly.

MOTION: Board Member Kimball made a motion to allow the applicant to panelize the historic pink house at 450 Park Avenue and to request a bond for storage and for the parts. Puggy Holmgren seconded the motion.

VOTE: The motion passed unanimously.

528 Main Street, Museum – Design Review
Planner Kirsten Whetstone reported that the item for 528 Main Street was a request by the Park City Historical Society to expand the museum into property directly behind the museum on Swede Alley. The applicants submitted a historic design review and the Staff is in the process of conducting that review. They also submitted a plat amendment, which was approved by the City Council last week. The approved plat amendment combines all the lots, including 3,000 square feet of City owned property that was not right-of-way, into one large lot of 9,300 square feet. The plat has been approved but not yet recorded. Planner Whetstone noted that the applicants also submitted a conditional use permit for the expansion of the museum in the HCB District. Museums fall into the category of public/quasi public uses and requires Planning Commission approval of a conditional use permit. She noted that the CUP review and a public hearing are scheduled before the Planning Commission on Wednesday, May 23.

Planner Whetstone reported that the City Council has the ability to ask the Historic Preservation Board to participate in the design review, which is why the Board was being asked for their input today. Planner Whetstone noted that the Park City Historical Society presented design plans to the City Council in the Fall. The City owns the building and the property and the City Council is working on a lease agreement. During those discussions the City Council requested that the applicant come back with a different design. Based on that direction, the applicants submitted the current design for review. The City Council looked at the new design and agreed to continue with the lease agreement and the discussion to combine the property. The applicant still needs to obtain conditional use permit approval, finalize the plat, and finalize the design review.

Sandra Morrison, Director of the Park City Historical Society Museum, provided a brief background on the museum, noting that the museum opened in 1984 and has been extremely popular ever since. Currently 90% of the exhibitions are in storage. They change the exhibitions every year, which is very costly. Ms. Morrison pointed out that there is no space for public programs and explained how they try to accommodate a bus load of school children or various other organizations or activities. The museum currently has no handicap capabilities. She noted that other museums have gift shops, facility rentals, and other revenue sources that the Park City Historical Society is unable to do because of limited space.

Ms. Morrison reviewed the project goals as outlined by the Museum Board of Trustees. In looking for architects with museum and historic preservation experience, they hired Mark Cavagnero Associates from San Francisco. They also hired West Office Exhibition Design, a nationally renowned exhibition firm from Oakland, California. Ms. Morrison noted that the total project cost is $8.9 million and currently they have raised $6.1 million.

Kurt Huffaker, with the State Heritage Foundation, expressed his excitement about being involved in discussions with the building committee and the community. The difficult

question is how to put a compatible addition on a great historic building and he distributed copies of the National Standards for Historic Buildings and Rehabilitation. He noted that the four treatments for historic buildings are preservation, rehabilitation, restoration, and reconstruction. For the Museum project they are looking at either preservation or rehabilitation. Mr. Huffaker reviewed the National Standards guidelines for putting an addition on to a historic building and noted that the Historical Society has chosen to follow these guidelines for their project. The intent is to balance the values of preserving a great building and building an addition that fits in to Main Street and Swede Alley. This is a huge challenge for the architect and the design team; but it will contribute to the greater community when completed.

Rory Murphy remarked that this has been an evolving process and it has not been entirely smooth. He stressed that any comments from the Historic Preservation Board would be highly valued and they will do their best to incorporate those comments into the project. Mr. Murphy reviewed renderings and drawings to show what they are proposing to do with the building. He noted that they are considering using the same red stone block from the quarry mountain area. The stone is now quarried in Brown's Canyon and it is consistent throughout town. He believed there was clear direction from the City Council to use the red stone. Mr. Murphy asked the HPB for their comments and input on the project as proposed.

Board Member Holmgren thought the design was very contemporary for Old Town. She deferred further comments to Board Member White since he has designed other projects on Main Street. Ms. Morrison explained that one of the earlier designs was more reflective of the historic element but the concern was to keep the building accessible from Main Street and Swede Alley. That was the reason for adding the windows. Board Member Holmgren stated that besides the glass, there were too many sharp angles that reminded her of New York or Los Angeles.

Board Member White remarked that the problem with the museum as it exists, is that everyone knows where it is but you cannot see into it. He personally felt that the building materials being proposed would soften the look. The building as proposed, would allow people going up or down Swede Alley the opportunity to look into the museum and see things. He believed additional landscaping would also be necessary to soften the look. Board Member White was not opposed to the design presented today. He indicated one small entrance on the side and suggested an entrance on the back or possibly a larger entrance on the side. As designed, the building would not invite people in from Swede Alley.

Ms. Morrison explained that an entrance on Swede Alley became problematic due to the flood plain. She indicated an area where they could possibly put a door on the Swede Alley side; but anywhere else the door would be below grade. Ms. Morrison commented on other reasons why it was not favorable to have an entrance off of Swede Alley.

Planner Robinson noted that this would be addressed in the Historic Design Review Guidelines. Design Guideline #28 for the commercial area talks about developing a back entrance for public access but keeping with the character of the main building front and functional quality of Swede Alley. In addition, the back should have opportunities for new features traditionally found on the Main Street side such as decks, greenhouse,

court yards. Planner Robinson believed the display window proposed would afford new opportunities that would comply with the design guidelines.

Ms. Holmgren stated that she likes the glass but her initial reaction is that it does not look historic. She likes the idea of significant landscaping and she always encourages lilacs and roses. Ms. Holmgren believes they are headed in the right direction and she is anxious for it to happen.

One of the Board Members had to leave. Assistant City Attorney, Polly Samuels McLean, noted that they would be without a quorum and suggested that they adjourn the meeting and continue this discussion since it did not require action.

MOTION: Board Member Kimball moved to adjourn the meeting. Nancie Putnam seconded the motion.

VOTE: The motion passed unanimously.

The meeting adjourned at approximately 1:00 p.m.

Approved by_____
Ken Martz, Chair
Historic Preservation Board

The Board continued their discussion on the museum design.

Board Member Kimball expressed concerns with the stonework. He believes the stonework currently seen in Park City has become very competitive. Ms. Morrison stated that during one of the discussions, the architect addressed the difference between a one-inch stone veneer versus a three or six inch veneer. Everyone on the Board of Trustees opposed a one-inch veneer. Therefore, the building is currently designed with a steel frame and blocks of stone. Board Member White questioned the concrete wall in the front of the building. Planner Robinson commented on other areas on Main Street where they have used deep set vertical board form rather than concrete. Board Member White thought board form or stone would be preferable to a stark concrete wall.

Planner Whetstone indicated the area corner where the north facing glass meets with the window on the back. She wanted to now if the HPB would prefer to frame the glass windows with either stone or a steel beam. Mr. Murphy explained that the reason for doing it as shown was to pull the two buildings together. He was not opposed to framing if that was preferred. Planner Whetstone noted that the Staff has looked at adding some type of detail over the windows so it does not look like the window is holding up the stone.

Ms. McLean advised the Board to continue this discussion to the next meeting since they did not have a quorum. It would be re-noticed and the Board can make their comments on the record.

PARK CITY
1884
PLANNING DEPARTMENT

April 18, 2018

SBH Enterprises, LLC
c/o Sara Hutchinson
1225 Deer Valley Drive Suite 201
Park City, UT 84060

CC: Mick Berry

Re: Complete Historic District Design Review Determination
Property Address: 64 Chambers Avenue
PL-18-03844

Per your Pre-Historic District Design Review Application (Pre-HDDR) submitted on April 18, 2018 regarding the Landmark structure located at 64 Chambers Avenue, it was determined that your proposed work is a minor alteration having little or no negative impact on the historic character of the surrounding neighborhood or the Historic District. Therefore, per §15-11-12(A)(3) of the Land Management Code, your proposal would not be required to complete the full Historic District Design Review (HDDR) process; however adherence to the Design Guidelines is still required. The following conditions must be met:

- The applicant is proposing to construct a new 12" concrete slab and new 8" concrete foundation wall on the interior of three (3) sides of an existing addition.
- The new concrete slab and concrete foundation wall should be installed on the interior of the existing siding. The new concrete foundation and concrete slab will be covered by wood board and batten to match the existing board and batten on the addition.
- The structure will be stabilized during construction to limit the removal of any material during the construction process. The structure should remain intact during construction. Any material that is removed and is proposed to not be reinstalled on the structure shall be inspected by the Project Planner prior to disposal.
- A Building Permit will be required for this work.

Should you have any questions or concerns, please do not hesitate to contact Planner Hannah Tyler at hannah.tyler@parkcity.org or (435) 615-5059.

Sincerely,

Bruce Erickson, AICP
Planning Director

CC: Hannah M. Tyler, Planner

Historic Preservation Board
Staff Report

Subject: **37 Hillside Avenue**
Application: **PL-24-06139**
Author: **Planning Team**
Date: **August 7, 2024**
Type of Item: **Determination of Significance**

Recommendation

(I) Review the request to remove 37 Hillside Avenue, a Significant Historic Site, from the Park City Historic Sites Inventory, (II) conduct a public hearing, and (III) consider recommending the City Council deny the request (Exhibit A, Draft Final Action Letter).

Description

Applicant:	James C. Weaver
Location:	37 Hillside Avenue Significant Historic Site
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Residential; Parking Lot
Reason for Review:	The Historic Preservation Board forwards a recommendation to the City Council regarding sites designated Landmark or Significant on Park City's Historic Sites Inventory. The City Council makes the final determination.[1]

LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

On May 16, 2024, the Applicant applied to remove 37 Hillside Avenue from Park City's Historic Sites Inventory. Please see Exhibit B to review the Applicant's request.

Background

37 Hillside Avenue is a 0.07-acre Significant Historic Site on Park City's Historic Sites Inventory (Exhibit C, Historic Site Form).[2] The Significant Historic Structure, a hall-parlor house built circa 1885, straddles part of Lot 11 and all of Lot 12, Block 19 of the Park City Survey and is partially built onto 45 Hillside Avenue (Exhibit D, Existing Conditions

[1] LMC § 15-11-10
[2] LMC § 15-11-10(D)(2)(as)

Survey). The Sanborn Maps document a porch addition to the original hall-parlor house sometime between 1889 and 1900, and a rear extension added between 1900 and 1907.

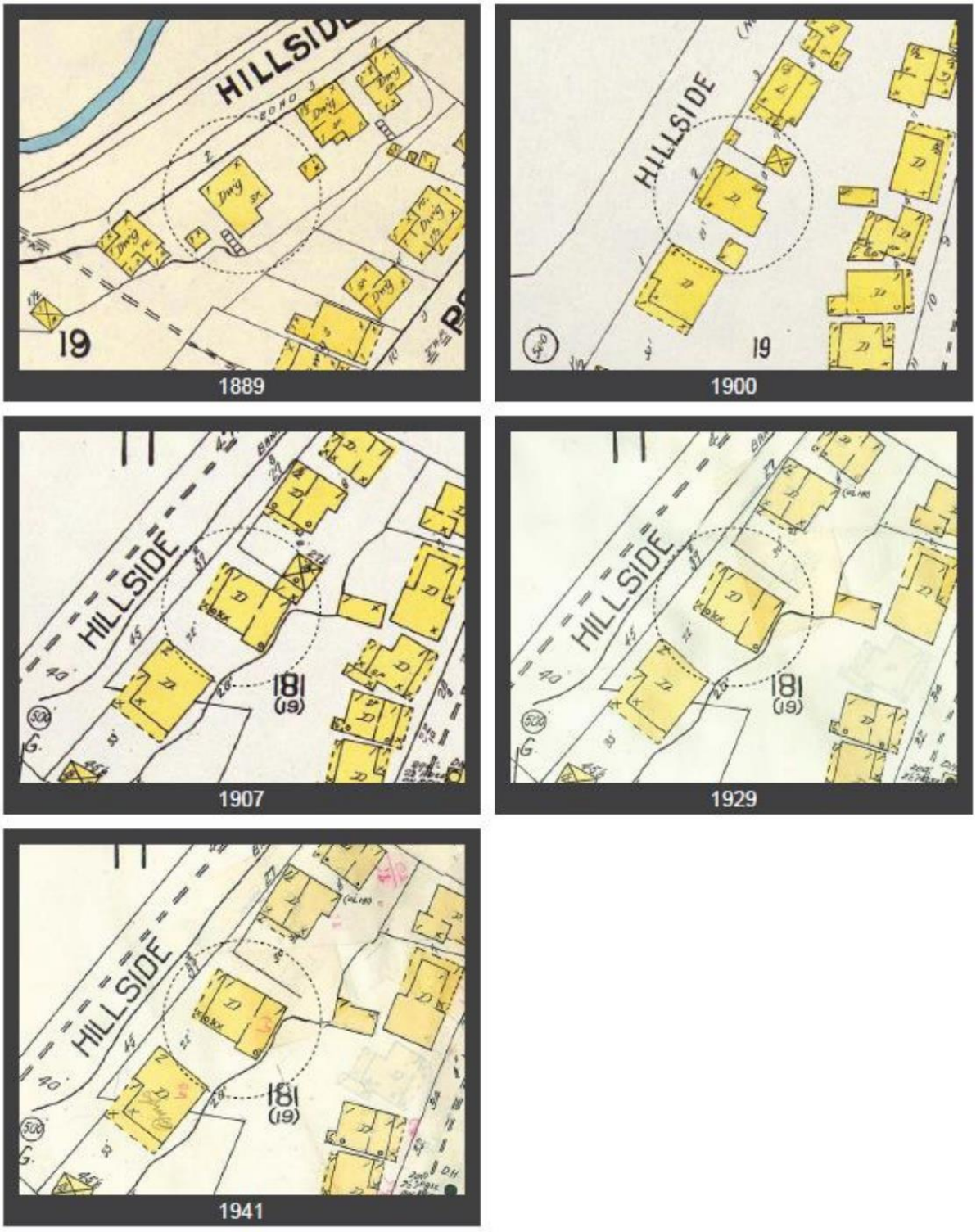


Figure 1: Sanborn Maps, illustrating a porch addition sometime after 1889, and a rear addition sometime between 1900 and 1907.

37 Hillside Avenue is located toward the bottom of Hillside Avenue, a narrow and steeply sloping right-of-way that connects Marsac Avenue to Main Street and Daly Avenue. Of the five homes along Hillside Avenue, one is designated a Landmark Historic Site (27 Hillside Avenue), and two others are designated Significant Historic Sites (9 Hillside Avenue and 114 Hillside Avenue).

Figure 2: 37 Hillside Avenue is highlighted in orange. Hillside Avenue, approximately 0.1 miles, includes one Landmark Historic Site and three Significant Historic Sites.

According to the Historic Site Form, 37 Hillside Avenue is also known as the Driscoll-Krigbaum House. The property was first owned by Timothy Driscoll, a miner from County Cork, Ireland who immigrated to the United States in the 1870s to mine in Idaho and Montana before moving to Park City in 1880. Driscoll purchased the property from the Townsite Company in 1884, the year Park City was incorporated, and one year later sold the property to Adam Krigbaum, a machinist and plumber who built the first hoisting plant in the Tintic Mining District. It is unknown if the hall-parlor house was built by Driscoll or Krigbaum.

The property was sold four times between 1898 to 1903, until Kate Dunn purchased and owned the property for 31 years. Margaret Weaver purchased the property from Dunn in 1934 and 37 Hillside Avenue has remained in the family's ownership for 90 years since.

Figure 3: 1940s Tax Photo of 37 Hillside Avenue.

Figure 4: Date unknown, photo from the Historic Site Form.

Figure 5: 1995 photo from the Historic Site Form.

Figure 6: 37 Hillside Avenue, photo from Google Maps, 2021.

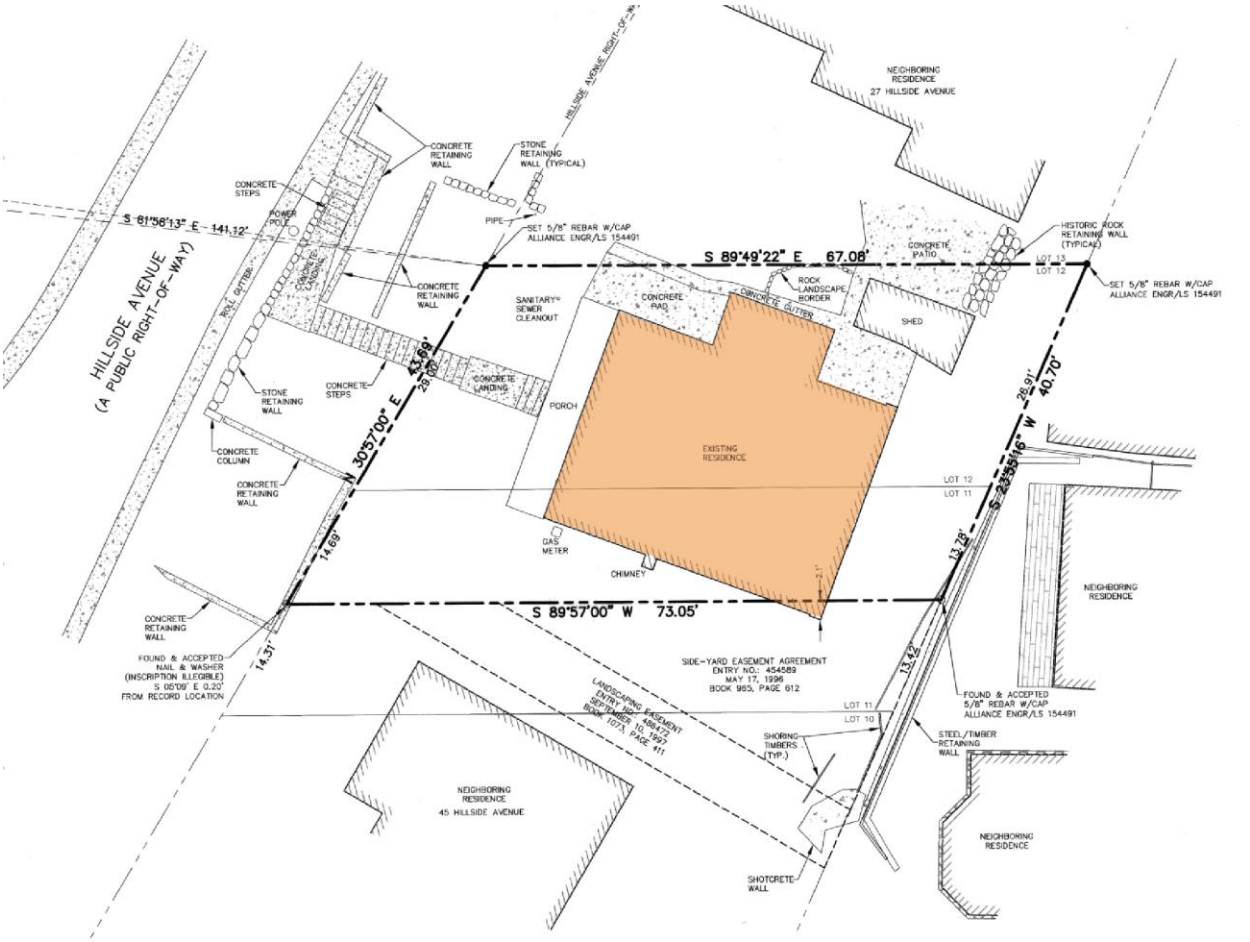


Figure 7: 2014 Existing Conditions Survey, with 37 Hillside Avenue highlighted by staff in orange. An easement agreement allows for the Significant Historic Structure's encroachment onto 45 Hillside Avenue.

Analysis

There are over 400 Landmark and Significant Historic Sites on Park City's Historic Sites Inventory representing the Settlement & Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline & Emergence of Recreation Industry (1931-1962).[3] 37 Hillside Avenue is designated a Significant Historic Site representing Park City's Mature Mining Era.

Land Management Code (LMC) § 15-11-10(C) outlines the process and criteria to remove a Significant Historic Site from the Park City Historic Sites Inventory. The Historic Preservation Board makes a recommendation to the City Council, and the City Council makes the final determination, based on the criteria below:

1. **CRITERIA FOR REMOVAL**.

    a. The Site no longer meets the criteria set forth in § 15-11-10(A)(2) because the qualities that caused it to be originally designated have been lost or destroyed; or

[3] LMC § 15-11-10

b. The Structure on the Site has been demolished and will not be reconstructed; or
c. Additional information indicates that the Structure on the Site does not comply with the criteria set forth in § 15-11-10(A)(2).

LMC § 15-11-10(A)(2) outlines the criteria for a Significant Historic Site:

***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 City Council, with a recommendation from the Historic Preservation Board, considers all the criteria listed below:*

a. It is at least fifty years old or the Site is of exceptional importance to the community; and
b. It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:
    1. It previously received a historic grant from the City; or
    2. It was previously listed on the Historic Sites Inventory; or
    3. It was listed as Significant on any reconnaissance or intensive level survey of historic resources; and
c. It has one or more of the following:
    1. It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions; or
    2. It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and
d. It is important in local or regional history architecture, engineering, or culture associated with at least one of the following:
    1. An era of Historic Importance to the community, or
    2. Lives of Persons who were of Historic importance to the community, or
    3. Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

The Applicant requests the Historic Preservation Board recommend removal of the Significant Historic Site because:

- The original structure was altered – compromising the historic design and workmanship.
- Renovation projects used materials that would not meet the historic standard.
- The structure was built in 1885 but there are additions and materials that date within the last 50 years.
- Changes have occurred to the front of the property, brought on my traffic patterns, realignment and encroachment, requiring retaining walls, compromising the historic feel of the property.

- The property has never received a historic grant and was denied a grant in the late 1980s.

Please see Exhibit B to review the Applicant's submittal.

Staff recommends the Historic Preservation Board consider forwarding a recommendation to the City Council to deny the request to remove the Significant Historic Site from the Park City Historic Sites Inventory for the reasons below:

a. 37 Hillside Avenue is at least fifty years old.

The Significant Historic Structure at 37 Hillside Avenue was constructed circa 1885 and is 139 years old. It is estimated that 200 homes built during the Settlement & Mining Boom Era (1868-1893) and the early Mature Mining Era along Park Avenue were destroyed in the Great Fire of 1898. However, 37 Hillside Avenue was south of the fire, a Historic Structure representing Park City's history before and after the Great Fire.

b. It retains its Essential Historic Form as may be demonstrated but not limited by the following:

- ***It was previously listed on the Historic Sites Inventory, and***
- ***It was listed as Significant on a reconnaissance survey of historic resources.***

In 1982, a Historic Architecture Survey for 37 Hillside Avenue was completed by Ellen Beasley (Exhibit E). This survey recognizes that the exterior materials had been updated with vinyl siding and there were modifications to windows, but noted the site qualified as Contributory to the Significance of the District because the alterations "are reversible."

On October 1, 2007, the Historic Preservation Board approved Resolution No. 07-01, *Adopting the 2007 Park City Historic Building Inventory as the Official List of Significant Buildings and Sites in Park City Pursuant to Land Management Code Section 15-11-12* (Exhibit F). 37 Hillside Avenue was included because of the City's Historic Preservation Consultant determination and recommendations based on fieldwork and a Reconnaissance Survey Form finding the site retained its Essential Historic Form (Exhibit G, Historic Preservation Board Packet; Exhibit H, Meeting Minutes).

In 2008, the Historic Site Form for 37 Hillside Avenue was updated and notes that while there are minor additions and alterations, the Significant Historic Site is in good condition – well maintained with no serious problems apparent (Exhibit I). The 2008 Historic Site Form acknowledges the exterior is clad in aluminum clapboard siding and some windows had been updated with aluminum sliders, but the site retains its Essential Historical Form. An excerpt is provided below:

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 side-gabled hall-parlor type house appears to have had an early addition to the rear, creating a saltbox or catslide roof, given that the siding visible on the c. 1940 tax photo is not continuous on the side elevation and the two windows are set at oddly different heights. A side porch was added between 1957 and 1968 according to the tax cards. It has been enclosed since 1968. The full width front porch is shed-roofed, clad in the same standing seam metal roofing as the main body of the house and its supports are open decorative metal.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is set on a building lot that rises steeply above the finished road grade and is accessed by a steep flight of concrete stairs with a metal railing. A low retaining wall of rough cut stone is set in irregular courses is parallel to the street. 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 or larger 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 convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

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

Figure 8: 2008 Historic Site Form, 37 Hillside Avenue.

Again, in 2017, the City determined 37 Hillside Avenue continued to meet the criteria of a Significant Historic Site on Park City's Historic Sites Inventory. On August 3, 2017, the City Council adopted Ordinance No. 2017-42, codifying the Historic Sites Inventory with 37 Hillside Avenue a Significant Historic Site (LMC § 15-11-10(D)(B)(45)) and renumbering the Section 15-11-10 through Ordinance No. 2018-20 (LMC § 15-11-10(D)(2)(as), today's LMC citation for the Significant Historic Site). There are no building permits on record for modifications to 37 Hillside Avenue after 1982 and site conditions have not substantially changed. The Applicant has not submitted any documentation of modifications to the structure since 1982, when the Site was first reviewed for its Historic Significance, and determined to retain its Essential Historic Form, with the potential reversal of the aluminum façade and modifications to windows.

c. 37 Hillside Avenue retains its historic scale, context, and materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions.

As early as 1982, changes to the façade materials have been acknowledged for 37 Hillside Avenue – the Significant Historic Structure is clad in aluminum siding and aluminum slider windows have been installed. However, as the 2008 Historic Site Form and the current Historic Site Form indicate, 37 Hillside Avenue retains its Essential

Historic Form, including:

- **Design** – the side-gabled hall-parlor type house with later additions to the rear reflect Park City's mining era.
- **Setting** – the Structure remains in its location on a lot that rises above Hillside Avenue and is accessed by a steep flight of stairs, and the Significant Historic Site is within a compact streetscape with narrow side yards and other homes of similar or larger scale within proximity.
- **Workmanship** – the home reflects simple methods of construction, a simple roof form, informal landscaping, and restrained ornamentation, and the drop-novelty wood siding, and windows can be restored.
- **Association** – The hall-parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era. The changes from drop-novelty wood siding to aluminum siding and aluminum windows sometime before 1982 can be removed and the materials restored. As a Significant Historic Site on Park City's Historic Sites Inventory, the property owner may apply for a Historic District Grant to rehabilitate and restore the materials.

d. 37 Hillside Avenue is important in local or regional history architecture, engineering, or culture associated with at least one of the following:

- ***An era of Historic Importance to the community.***

As noted above, 37 Hillside Avenue, constructed circa 1885 reflects the hall-parlor house form, the earliest type to be built in Park City and one of the three most common types in Park City during the mining era. It is estimated that 200 homes built during the Settlement & Mining Boom Era (1868-1893) and the early Mature Mining Era along Park Avenue were destroyed in the Great Fire of 1898. However, 37 Hillside Avenue was south of the fire, a Historic Structure representing Park City's history before and after the Great Fire.

Department Review

The Planning Department and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on July 23, 2024. Staff mailed courtesy notice to property owners within 300 feet on July 23, 2024. The *Park Record* published courtesy notice on July 24, 2024.[4]

Public Input

Public input is attached as Exhibit J.

[4] LMC § 15-1-21

Alternatives

- The Historic Preservation Board may forward a recommendation to the City Council to deny the request to remove 37 Hillside Avenue, a Significant Historic Site, from the Park City Historic Sites Inventory.
- The Historic Preservation Board may forward a recommendation to the City Council to approve the request to remove 37 Hillside Avenue, a Significant Historic Site, from the Park City Historic Sites Inventory, and direct staff to draft Findings of Fact and Conclusions of Law.
- The Historic Preservation Board may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Applicant's Summary
Exhibit C: Current Historic Site Form
Exhibit D: Existing Conditions Survey
Exhibit E: 1982 Historic Architecture Survey
Exhibit F: Historic Preservation Board Resolution No. 07-01
Exhibit G: October 1, 2007 Historic Preservation Board Packet
Exhibit H: October 1, 2007 Historic Preservation Board Meeting Minutes
Exhibit I: 2008 Historic Site Form
Exhibit J: Public Input

Planning Department

August 7, 2024

James C. Weaver
37 Hillside Avenue
Park City, Utah 84060

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	37 Hillside Avenue Significant Historic Site
Zoning District:	Historic Residential – 1
Application:	Determination of Significance
Project Number:	PL-24-06139
Action:	DENIED
Date of Final Action:	August 7, 2024
Project Summary:	The Applicant proposed removing 37 Hillside Avenue, a Significant Historic Site, from the Park City Historic Sites Inventory.

Action Taken

On August 7, 2024, the Historic Preservation Board conducted a public hearing and recommended the City Council deny the request to remove 37 Hillside Avenue, a Significant Historic Site, according to the following findings of fact and conclusions of law:

Findings of Fact

1. On May 16, 2024, the Applicant applied to remove 37 Hillside Avenue from Park City's Historic Sites Inventory.
2. 37 Hillside Avenue is a 0.07-acre Significant Historic Site on Park City's Historic Sites Inventory.
3. The Significant Historic Structure, a hall-parlor house built circa 1885, straddles part of Lot 11 and all of Lot 12, Block 19 of the Park City Survey and is partially built onto 45 Hillside Avenue.

4. The Sanborn Maps document a porch addition to the original hall-parlor house sometime between 1889 and 1900, and a rear extension added between 1900 and 1907.
5. 37 Hillside Avenue is located toward the bottom of Hillside Avenue, a narrow and steeply sloping right-of-way that connects Marsac Avenue to Main Street and Daly Avenue. Of the five homes along Hillside Avenue, one is designated a Landmark Historic Site (27 Hillside Avenue), and two others are designated Significant Historic Sites (9 Hillside Avenue and 114 Hillside Avenue).
6. According to the Historic Site Form, 37 Hillside Avenue is also known as the Driscoll-Krigbaum House. The property was first owned by Timothy Driscoll, a miner from County Cork, Ireland who immigrated to the United States in the 1870s to mine in Idaho and Montana before moving to Park City in 1880. Driscoll purchased the property from the Townsite Company in 1884, the year Park City was incorporated, and one year later sold the property to Adam Krigbaum, a machinist and plumber who built the first hoisting plant in the Tintic Mining District. It is unknown if the hall-parlor house was built by Driscoll or Krigbaum.
7. The property was sold four times between 1898 to 1903, until Kate Dunn purchased and owned the property for 31 years. Margaret Weaver purchased the property from Dunn in 1934 and 37 Hillside Avenue has remained in the family's ownership for 90 years since.
8. There are over 400 Landmark and Significant Historic Sites on Park City's Historic Sites Inventory representing the Settlement & Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline & Emergence of Recreation Industry (1931-1962). 37 Hillside Avenue is designated a Significant Historic Site representing Park City's Mature Mining Era.
9. Land Management Code (LMC) § 15-11-10(C) outlines the process and criteria to remove a Significant Historic Site from the Park City Historic Sites Inventory. The Historic Preservation Board makes a recommendation to the City Council, and the City Council makes the final determination.

    a. **CRITERIA FOR REMOVAL**.

        i. The Site no longer meets the criteria set forth in § 15-11-10(A)(2) because the qualities that caused it to be originally designated have been lost or destroyed; or
        ii. The Structure on the Site has been demolished and will not be reconstructed; or
        iii. Additional information indicates that the Structure on the Site does not comply with the criteria set forth in § 15-11-10(A)(2).

10. LMC § 15-11-10(A)(2) outlines the criteria for a Significant Historic Site:
    a. ***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 City Council, with a recommendation from the Historic Preservation Board, considers all the criteria listed below:

i. It is at least fifty years old or the Site is of exceptional importance to the community; and

ii. It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:

1. It previously received a historic grant from the City; or

2. It was previously listed on the Historic Sites Inventory; or

3. It was listed as Significant on any reconnaissance or intensive level survey of historic resources; and

iii. It has one or more of the following:

1. It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions; or

2. It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and

iv. It is important in local or regional history architecture, engineering, or culture associated with at least one of the following:

1. An era of Historic Importance to the community, or

2. Lives of Persons who were of Historic importance to the community, or

3. Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

11. 37 Hillside Avenue is at least fifty years old. The Significant Historic Structure at 37 Hillside Avenue was constructed circa 1885 and is 139 years old. It is estimated that 200 homes built during the Settlement & Mining Boom Era (1868-1893) and the early Mature Mining Era along Park Avenue were destroyed in the Great Fire of 1898. However, 37 Hillside Avenue was south of the fire, a Historic Structure representing Park City's history before and after the Great Fire.

12. It retains its Essential Historic Form as may be demonstrated but not limited by the following:
    a. It was previously listed on the Historic Sites Inventory, and
    b. It was listed as Significant on a reconnaissance survey of historic resources.

13. In 1982, a Historic Architecture Survey for 37 Hillside Avenue was completed by Ellen Beasley. This survey recognizes that the exterior materials had been updated with vinyl siding and there were modifications to windows, but noted the site qualified as Contributory to the Significance of the District because the alterations "are reversible."
14. On October 1, 2007, the Historic Preservation Board approved Resolution No. 07-01, *Adopting the 2007 Park City Historic Building Inventory as the Official List of Significant Buildings and Sites in Park City Pursuant to Land Management Code Section 15-11-12*. 37 Hillside Avenue was included because of the City's Historic Preservation Consultant determination and recommendations based on fieldwork and a Reconnaissance Survey Form finding the site retained its Essential Historic Form.
15. In 2008, the Historic Site Form for 37 Hillside Avenue was updated and notes that while there are minor additions and alterations, the Significant Historic Site is in good condition – well maintained with no serious problems apparent. The 2008 Historic Site Form acknowledges the exterior is clad in aluminum clapboard siding and some windows had been updated with aluminum sliders, but the site retains its Essential Historical Form
16. Again, in 2017, the City determined 37 Hillside Avenue continued to meet the criteria of a Significant Historic Site on Park City's Historic Sites Inventory. On August 3, 2017, the City Council adopted Ordinance No. 2017-42, codifying the Historic Sites Inventory with 37 Hillside Avenue a Significant Historic Site (LMC § 15-11-10(D)(B)(45)) and renumbering the Section 15-11-10 through Ordinance No. 2018-20 (LMC § 15-11-10(D)(2)(as), today's LMC citation for the Significant Historic Site). There are no building permits on record for modifications to 37 Hillside Avenue after 1982 and site conditions have not substantially changed. The Applicant has not submitted any documentation of modifications to the structure since 1982, when the Site was first reviewed for its Historic Significance, and determined to retain its Essential Historic Form, with the potential reversal of the aluminum façade and modifications to windows.

17. 37 Hillside Avenue retains its historic scale, context, and materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions.
    a. As early as 1982, changes to the façade materials have been acknowledged for 37 Hillside Avenue – the Significant Historic Structure is clad in aluminum siding and aluminum slider windows have been installed. However, as the 2008 Historic Site Form and the current Historic Site Form indicate, 37 Hillside Avenue retains its Essential Historic Form, including:
        i. **Design** – the side-gabled hall-parlor type house with later additions to the rear reflect Park City's mining era.

ii. **Setting** – the Structure remains in its location on a lot that rises above Hillside Avenue and is accessed by a steep flight of stairs, and the Significant Historic Site is within a compact streetscape with narrow side yards and other homes of similar or larger scale within proximity.
iii. **Workmanship** – the home reflects simple methods of construction, a simple roof form, informal landscaping, and restrained ornamentation, and the drop-novelty wood siding, and windows can be restored.
iv. **Association** – The hall-parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era. The changes from drop-novelty wood siding to aluminum siding and aluminum windows sometime before 1982 can be removed and the materials restored. As a Significant Historic Site on Park City's Historic Sites Inventory, the property owner may apply for a Historic District Grant to rehabilitate and restore the materials.

18. 37 Hillside Avenue is important in local or regional history architecture, engineering, or culture associated with at least one of the following:
19. An era of Historic Importance to the community.
20. 37 Hillside Avenue, constructed circa 1885 reflects the hall-parlor house form, the earliest type to be built in Park City and one of the three most common types in Park City during the mining era. It is estimated that 200 homes built during the Settlement & Mining Boom Era (1868-1893) and the early Mature Mining Era along Park Avenue were destroyed in the Great Fire of 1898. However, 37 Hillside Avenue was south of the fire, a Historic Structure representing Park City's history before and after the Great Fire.

Conclusions of Law

1. 37 Hillside Avenue does not meet the criteria outlined in LMC § 15-11-10(C) *Criteria for Removal* and remains a Significant Historic Site on Park City's Historic Sites Inventory.
2. 37 Hillside Avenue meets the criteria of LMC § 15-11-10(A)(2) *Significant Site* and remains a Significant Historic Site on Park City's Historic Sites Inventory.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

Randy Scott, Historic Preservation Board Chair

RECEIVED
MAY 16 2024
PARK CITY
PLANNING DEPT.

Summary

The property on 37 Hillside Avenue in Park City, Utah, (Lot #12, Block #19) should not be included in Park's City's historic site inventory because decades ago, the original structure was altered — compromising the historic design and workmanship. Renovation projects also utilyzed materials that would not meet the historic standard. While the structure was built in 1885, the current building includes additions and materials that date within the last 50 years.

Additionally, changes have occurred in recent decades to the front of the property, brought on by traffic patterns, realignment and encroachment. Over time this necessitated new material and retaining walls — compromising the historic feel of the property.

Also of note, the property has never received a historic grant. In fact on two occasions in the late 1980s, the owner applied for historic grants and was denied because the home did not meet the historic criteria. The Park City historic grant board denied the applications because of the structures' aluminum siding and windows and because of the structure's corrugated steel roof.

HISTORIC SITES INVENTORY
HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION

IDENTIFICATION

Property Name (if any): Driscoll-Krigbaum House

Address: 37 Hillside Avenue

Date of Construction: c. 1885

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-243

Current Owner: James H. Weaver (trustee)

Legal Description (include acreage): PC 243 N1/2 LOT 11 & ALL LOT 12 BLK 19 PARK CITY SURVEY KWD253 GQCD-417 M227-90-91 1362-1356JAMES H WEAVER TRUSTEE OF THE JAMES H WEAVER TRUST; 0.07 AC

STATUS / USE

Original Use: single dwelling

Current Use: single dwelling

Property Type:

- ■ Building
- ☐ Structure
- ☐ Site

National Register of Historic Places:

- ☐ Eligible
- ■ Ineligible
- ☐ Listed, Date:

Evaluation:

- ☐ Landmark Site
- ■ Significant Site
- ☐ Non Historic

DOCUMENTATION

Photographs:

- ■ Tax Photos
- ■ Prints:
- ☐ Historic

Research Sources:

- ■ Sanborn Maps
- ■ tax Card
- ■ Census Records
- ■ City/ County Histories
- ☐ Personal Interviews
- ☐ Park City Museum
- ■ Newspapers
- ☐ Other:

DESCRIPTION

Architectural Style: hall-parlor house / vernacular style

No. Stories: 1

Number of Associated Structures: ☐ Accessory building(s). # ☐ Structure(s). #

Condition: ■ Good ☐ Fair ☐ Poor ☐ Uninhabitable/Ruin

Location: ■ Original location ☐ Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: The exterior walls are clad in what appears to be aluminum clapboard siding

Foundation: The 1968 tax card notes a concrete foundation. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified

Roof: The roof is sheathed in standing seam metal roofing. The concrete block wall chimney is on the gable end wall

Windows/Doors: The façade windows are large fixed single panes symmetrically placed on either side of the central door. A visible side window is an aluminum slider. The entry door appears to be a typical wooden bungalow door with three rectangular lights set in an ascending pattern

Additions: ☐ Major ■ Minor ☐ None

Alterations: ☐ Major ■ Minor ☐ None

Describe Additions/ Alterations (Dates):

Essential Historic Form: ■ Retains ☐ Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

The one story home at 37 Hillside is a hall-parlor type house that has had several additions made to it. The hall-parlor house form is one of the three most common types to be built during the historic Park City mining era, and of those three it is the earliest, occurring mostly in the beginning of that era. An addition was made to the rear, evident from differences on the siding, which gives the home a saltbox type appearance. The roof is sheathed in standing seam metal, which occurred at some point between the 1995 and 2006 photos. The house is currently clad in aluminum siding, put on between the 1940s photo and the 1968 tax card description. The symmetrical

façade has a large non-original fixed aluminum window on each side of the door. The door is a 1950s era wooden door with three diagonally ascending lights in the upper portion. The covered porch is clad in the same metal that covers the roof and is supported by ornate metal posts, though these are a replacement for the square wood columns shown in the 1940s tax photo. The stairs leading to the house from the street end directly in front of the door. The front porch was rebuilt after the 1940s tax photo. There is a small addition on the north side of the house, which started out as a covered porch but was later enclosed. The foundation is noted as being concrete in the tax descriptions but it is currently covered by the same siding as the house. Several different retaining walls are present in the front yard of this house, one concrete, one stacked stone, and one concrete block. Although the overall form remains legible, the cumulative formal and material changes have diminished its historic value.

SIGNIFICANCE

Historic Era:

☐ Settlement & Mining Boom Era (1868-1893)

■ Mature Mining Era (1894-1930)

☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

The first owner of this property was Timothy Driscoll, who bought the land from the Townsite Company in 1884. It is unknown if the house was built by Driscoll or Adam Krigbaum, who bought it in 1885.

Timothy Driscoll was born in County Cork, Ireland, on September 1, 1855, immigrating to the United States in the early 1870s. He was a miner in Idaho and Montana before moving to Park City around 1880. He eventually became a partner with Henry Welsh in what would become Welsh, Driscoll & Buck, a successful mercantile in Park City. Unfortunately, Driscoll's failing health forced him to move to California in 1899. He returned to Utah having failed to improve his condition and died at the Cullen Hotel in Salt Lake City of miner's consumption October 13, 1900.

Adam Krigbaum, the other possible builder of 37 Hillside, was born in Reading, Pennsylvania, in 1833, moving west in the early 1860s. He worked as a machinist and plumber in the mines of Virginia City and California. Moving to Utah, he built the first hoisting plant in the Tintic mining district. He died in Park City on July 13, 1897.

Krigbaum's widow Mary held onto the house a few years after he died, and it had four owners from 1898 to 1903. Kate Dunn owned the house from that time until 1934, although it is not clear if she lived in the house. Margaret Weaver purchased the property in 1934 and the Weaver family has owned it since.

REFERENCES

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission,1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

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

PHOTOS

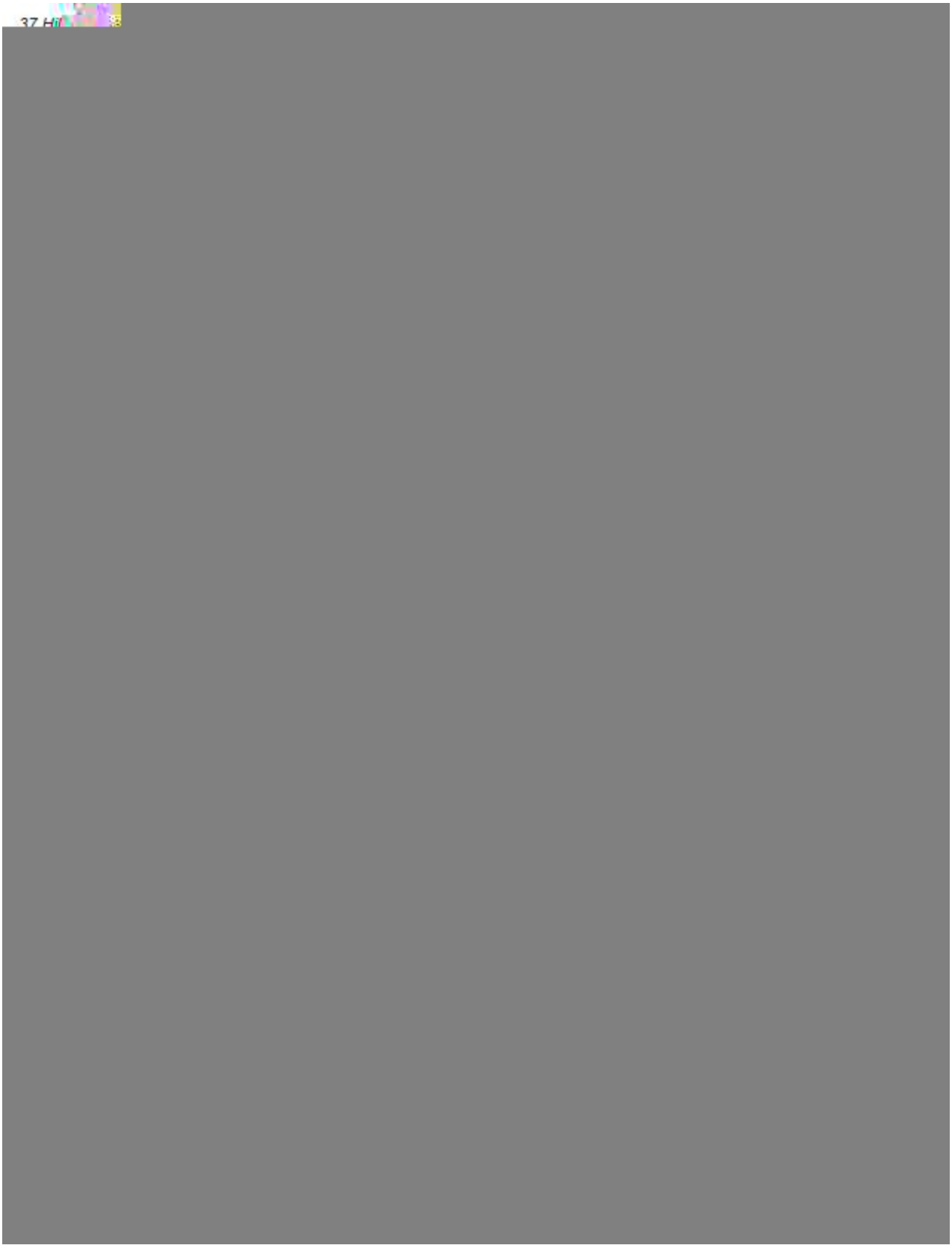
(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

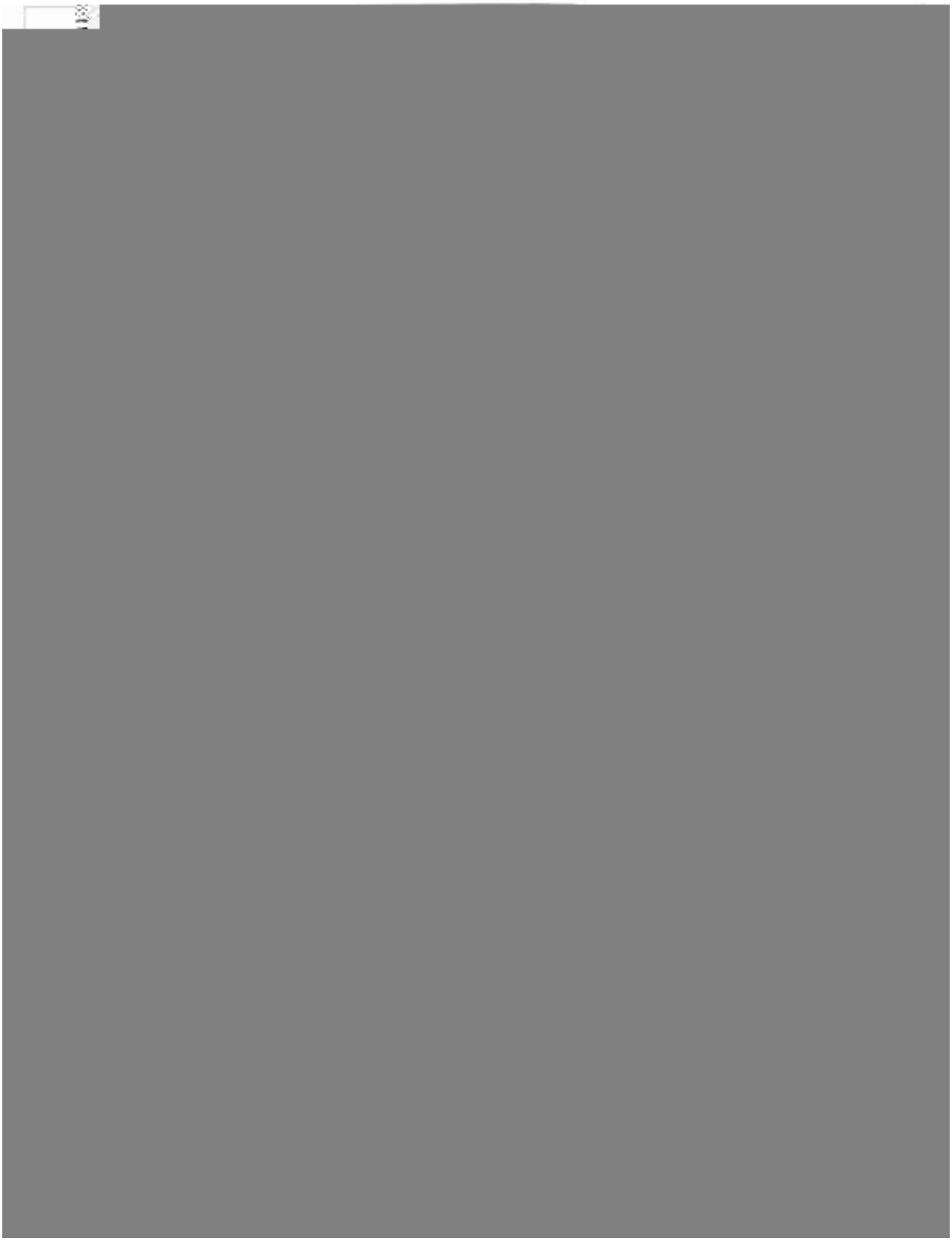
37 Hillside Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

c. 1941 (Summit County)

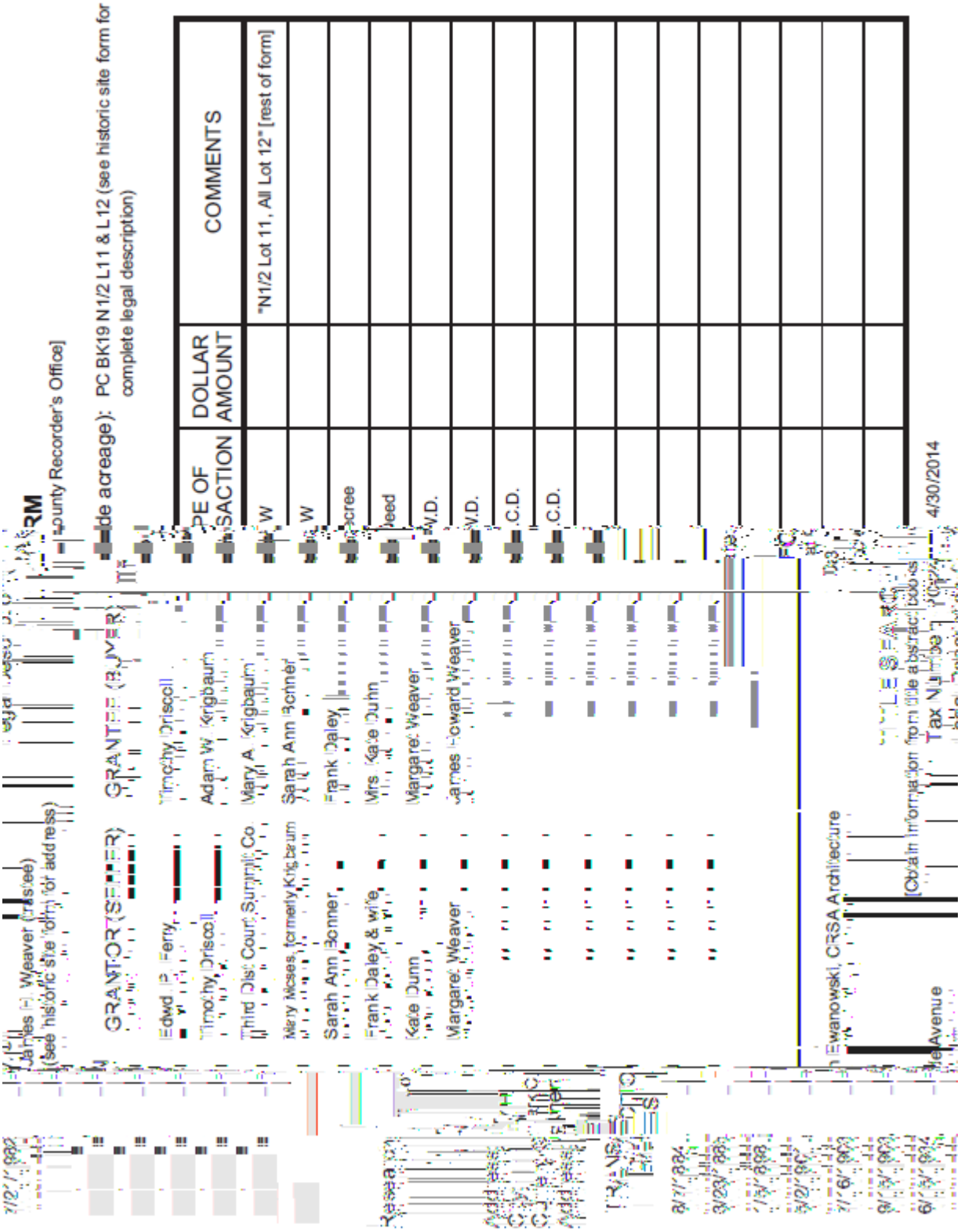
MAPS





37 Hillside Avenue, Park City, Summit County, Utah

Intensive Level Survey—USGS Map



GONE TO HIS REWARD.

Adam W. Leighton, After a Long Illness, Dies at His Home on Tuesday.

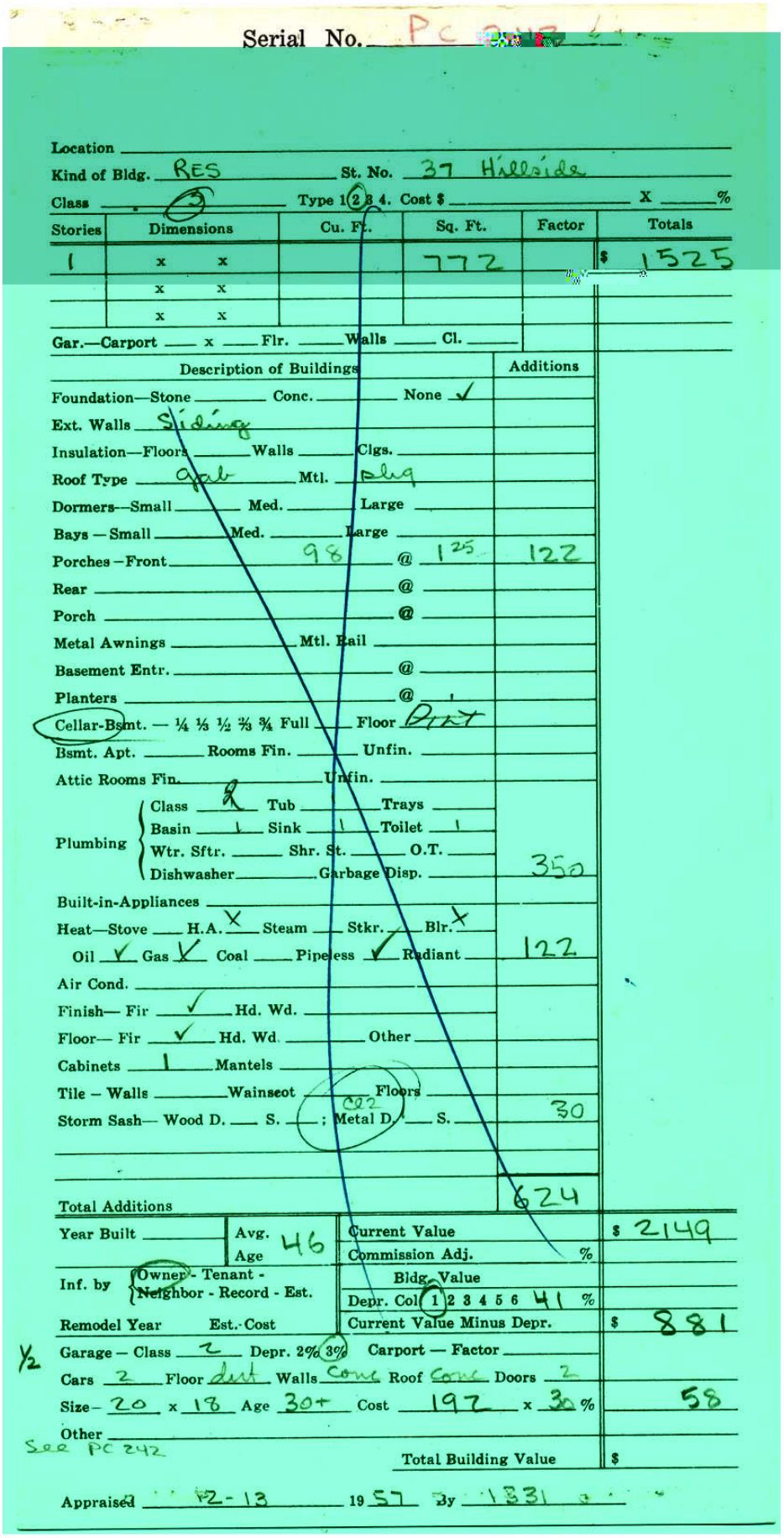
Another old and respected citizen of Park City has been called upon to lay down his armor and pass through the dusk valley. The summons was served at 3 p. m. Tuesday and the spirit of Adam W. Leighton answered the call. The deceased had been suffering a long time from a combination of kidney and

TIMOTHY DRISCOLL DEAD.

Expired at the Cullen in Salt Lake Early This Morning

Word was received in the Park this morning that Timothy Driscoll had died at his rooms in the Cullen hotel at

[redacted]



Serial No. PC 248

Location

Kind of Bldg. RES St. No. 37 Hillside

Class 3 Type 1 2 3 4. Cost $ ____ X ____ %

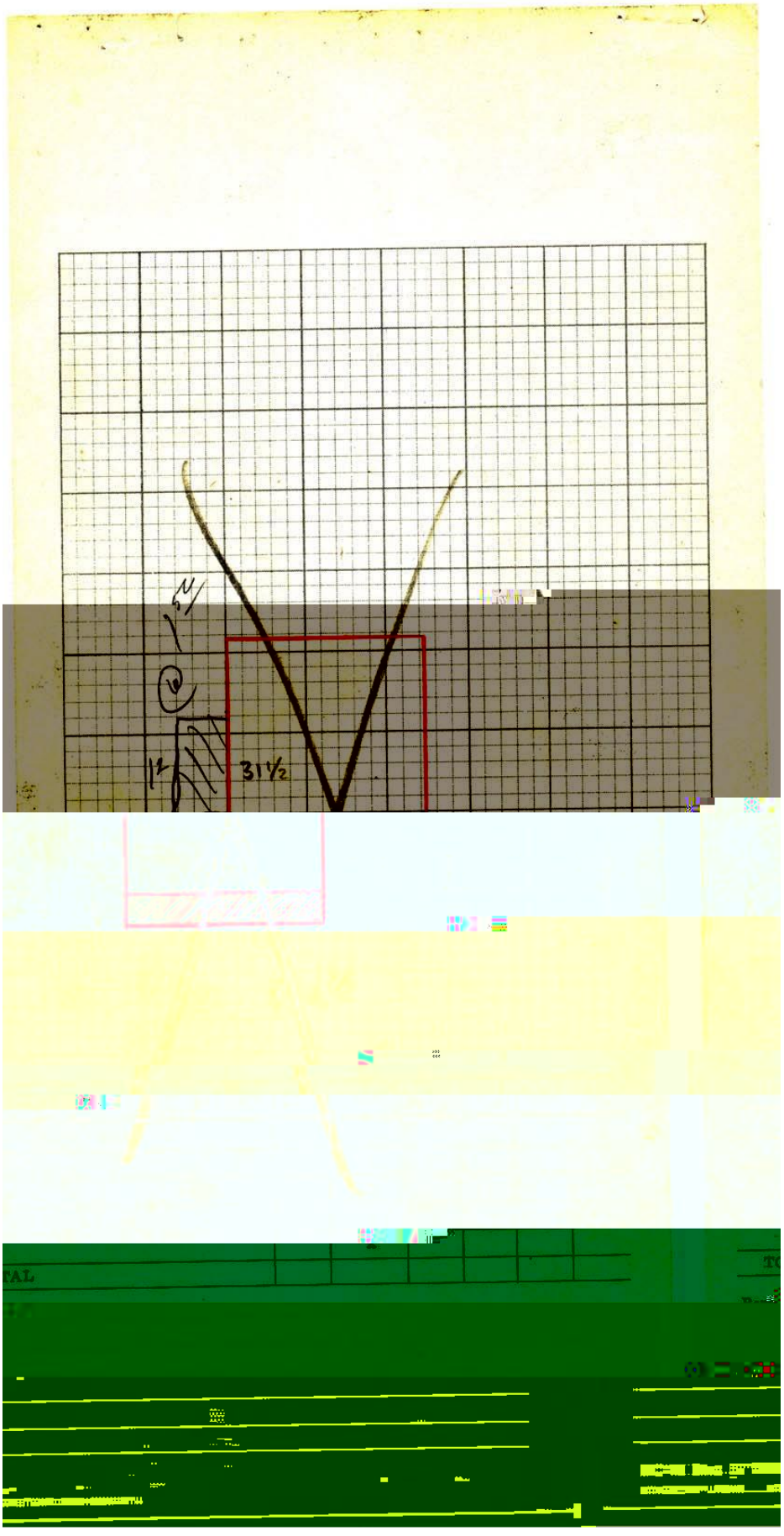
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		772		$ 1525
	x x				
	x x				

Gar.—Carport ___ x ___ Flr. ___ Walls ___ Cl. ___

Description of Buildings		Additions
Foundation—Stone ___ Conc. ___ None ✓		
Ext. Walls Siding		
Insulation—Floors ___ Walls ___ Clgs. ___		
Roof Type Gable Mtl. Bldg		
Dormers—Small ___ Med. ___ Large ___		
Bays — Small ___ Med. ___ Large ___		
Porches—Front 98 @ 125		122
Rear ___ @ ___		
Porch ___ @ ___		
Metal Awnings ___ Mtl. Rail ___		
Basement Entr. ___ @ ___		
Planters ___ @ ___		
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full ___ Floor Dirt		
Bsmt. Apt. ___ Rooms Fin. ___ Unfin. ___		
Attic Rooms Fin. ___ Unfin. ___		
Plumbing: Class 2 Tub ___ Trays ___		
Basin 1 Sink 1 Toilet 1		
Wtr. Sftr. ___ Shr. St. ___ O.T. ___		
Dishwasher ___ Garbage Disp. ___		350
Built-in-Appliances ___		
Heat—Stove ___ H.A. X Steam ___ Stkr. ___ Blr. X		
Oil ✓ Gas ✓ Coal ___ Pipeless ✓ Radiant ___		122
Air Cond. ___		
Finish— Fir ✓ Hd. Wd. ___		
Floor— Fir ✓ Hd. Wd. ___ Other ___		
Cabinets 1 Mantels ___		
Tile — Walls ___ Wainscot ___ Floors ___		
Storm Sash— Wood D. ___ S. ___ ; Metal D. Col S. ___		30
Total Additions		624

Year Built ___	Avg. Age 46	Current Value	$ 2149
Inf. by (Owner - Tenant - Neighbor - Record - Est.)		Commission Adj. %	
		Bldg. Value	
Remodel Year	Est. Cost	Depr. Col (1 2 3 4 5 6) 41 %	
		Current Value Minus Depr.	$ 881
½ Garage — Class 2 Depr. 2% 3%		Carport — Factor ___	
Cars 2 Floor dirt Walls conc Roof conc Doors 2			
Size— 20 x 18 Age 30+ Cost 192 x 30 %			58
Other ___			
See PC 242		Total Building Value	$

Appraised P2-13 19 57 By 1331


31½

PC 243
Serial Number

OF
Card Number

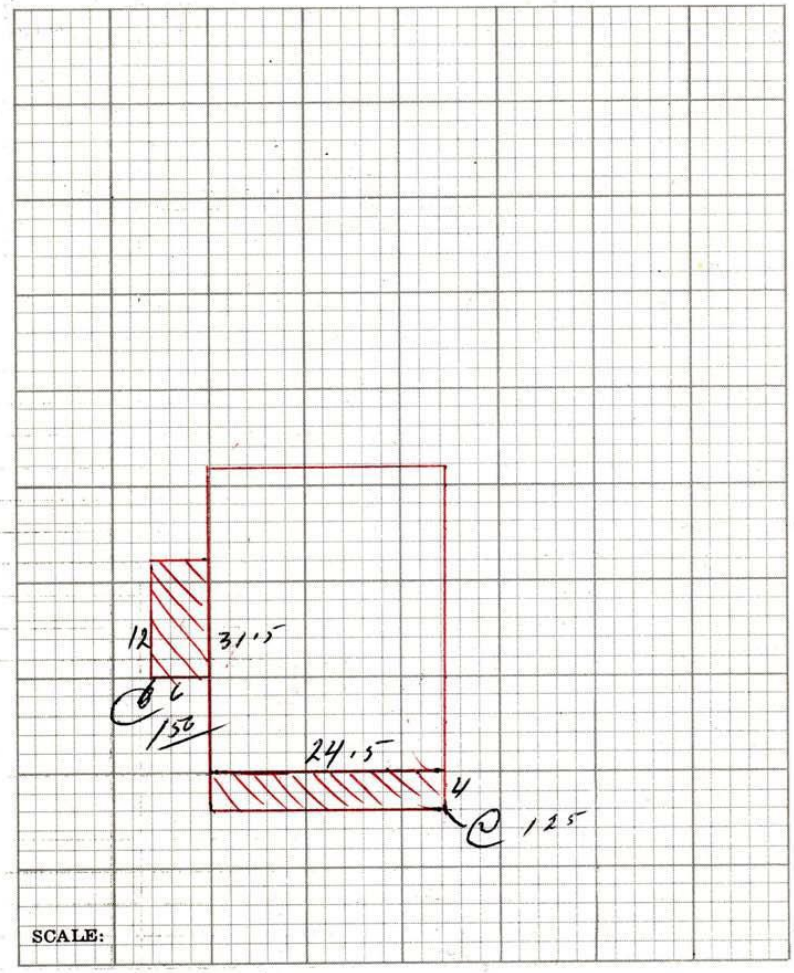
Owners Name
Location
Kind of Bldg. Res St. No. 37 Hillside
Class 3 Type 1 (2) 3 4. Cost $ 3354 X 1045 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	772		$ 3505	$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings		Additions	Additions
Foundation—Stone	Conc. X Sills		
Ext. Walls	Sid Alum		
Roof Type	Gab Mtl. Roof		
Dormers—Small	Med. Large		
Bays—Small	Med Large		
Porches—Front	98 @ 125	123	
Rear	72 @ 150	108	
Porch	@		
Planters	@		
Ext. Base. Entry	@		
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full	Floor Dirt	80	
Bsmt. Gar.			
Basement-Apt.	Rms. Fin. Rms.		
Attic Rooms Fin.	Unfin.		
Plumbing: Class 2	Tub. 1 Trays		
Basin 1	Sink Toilet 1		
Wtr. Sftr.	Shr. St. O.T.		
Dishwasher	Garbage Disp.	65	
Heat—Stove	H.A. FA X HW Stkr Elec.		
Oil Gas X Coal	Pipeless Radiant	334	
Air Cond. — Full	Zone		
Finish—Fir. ✓	Hd. Wd. Panel		
Floor—Fir. ✓	Hd. Wd Other		
Cabinets	Mantels		
Tile—Walls	Wainscot Floors		
Storm Sash—Wood D. S.; Metal D. 1 S.		30	
Awnings — Metal	Fiberglass		
Total Additions		1325	
Year Built 1911	Avg. 1915	Replacement Cost	4830
1964 fur	Age 2.	Obsolescence	
Inf. by (Owner) - Tenant - - Neighbor - Record - Est.		Adj. Bld. Value	
		Conv. Factor	115%
Replacement Cost—1940 Base			
Depreciation Column (1) 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side Gar		241	
		Total Building Value	$

Appraised ① 10-29 1968 By 1708 DEC 26 1968
Appraised ② 19 By 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 2 Depr. 0% 3%

Cars 2 Floor dirt Walls conc Roof Conc Doors 2

Size 20 x 18 Age 40+ Cost 965 x 47%

1940 Base Cost x 30/25 % Depr. Total 241

REMARKS

Average Year of Construction Computation:

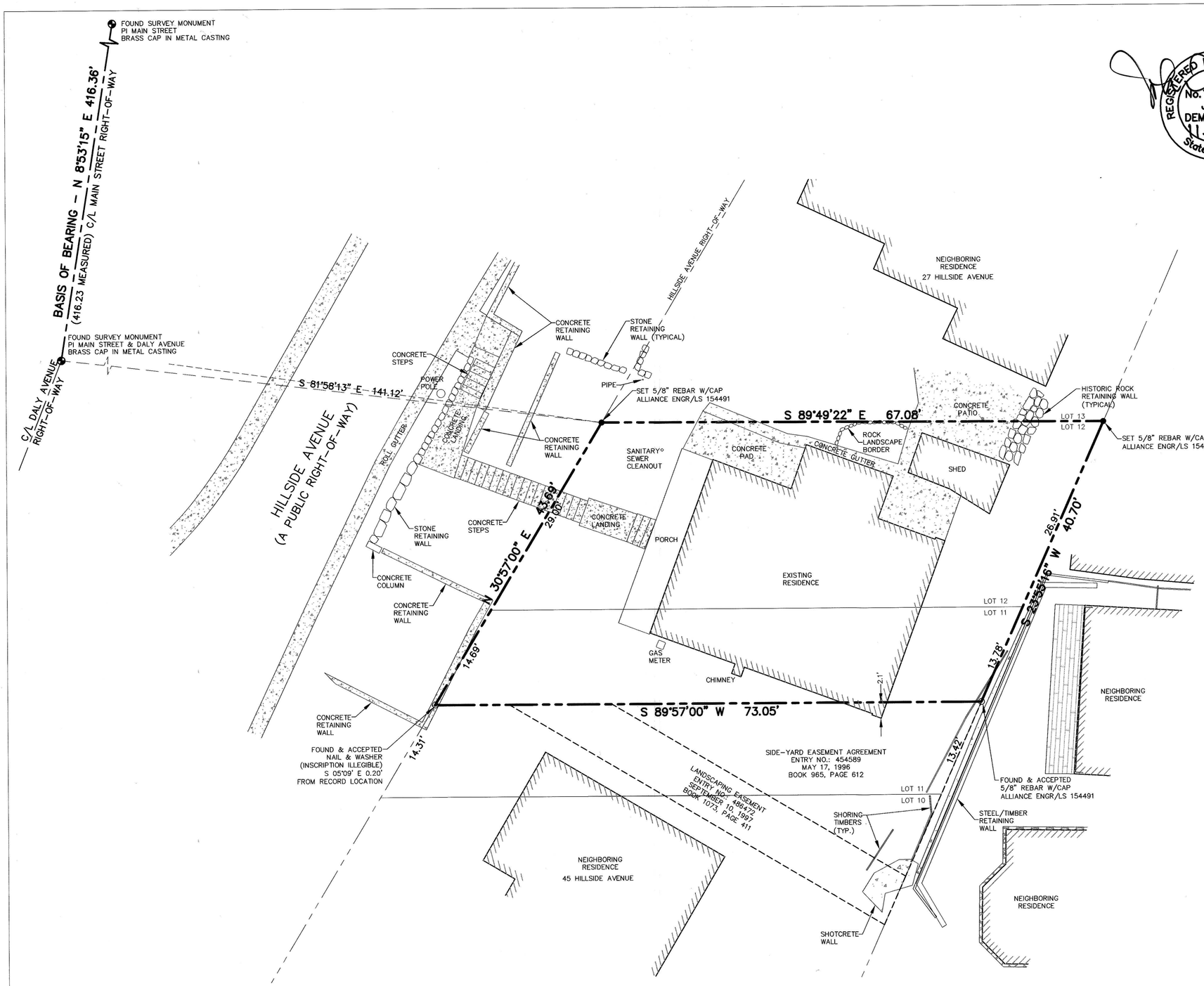
Year 1911 $ 449 = 93 % x 54 Year = 5022

Year 1964 $ 334 = 7 % x 1915 Year = 07

Average Year of Construction 5029 / 3 = 53

TC-74 REV. 61

STATE OF UTAH — STATE TAX COMMISSION



REGISTERED LAND SURVEYOR
No. 154491
JOHN
DEMKOWICZ
11-7-14
State of Utah

SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.

LEGAL DESCRIPTION

The North one-half of Lot 11, and all of Lot 12, Block 19, AMENDED PLAT OF THE PARK CITY SURVEY, according to the official plat thereof, on file and of record in the office of the Summit County Recorder.

Showing the following easements:

1. Side Yard Easement Agreement recorded May 17, 1996, as Entry No. 454589 in Book 965 at Page 612.
2. Landscaping Easement recorded September 10, 1997, as Entry No. 486472 in Book 1073 at Page 411.

NOTES

1. Basis of survey: Found survey monuments as shown
2. Property corners set or found as shown
3. Date of survey: October 21, 2014
4. Property location: Southeast quarter of Section 16, T2S, R4E, SLB&M
5. Purpose of survey: Real estate transaction

FILE NO. S0008305
01/22/2015 02:30:59 PM
Survey 1 of 1
MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER
FEE $ 10.00 BY ALLIANCE ENGINEERING INC

(435) 649-9467
Alliance Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
MARSHALL KING
MARTY MORRISON
JEFF KITCHEN

DATE: 11/7/14

BOUNDARY SURVEY
37 HILLSIDE AVENUE
BLOCK 19, PARK CITY SURVEY

FOR: JIM WEAVER
JOB NO.: 10-10-14
FILE: X:\ParkCitySurvey\dwg\srv\srvy2014\101014.dwg

SHEET 1 **OF** 1

S8305

PARK CITY SURVEY WORKSHEET SITE NO. 2

Name of site _____ Subdivision _____

Address 37 Hillside Avenue Block _____ Lot(s) _____

Owner _____ Present Zoning HR-1

Owner Address _____

PRIMARY STRUCTURE

View SW oblique

Date of photo 2/82

Negative File 8/16

Physical description: One-story frame; rectangular with gable roof; end chimney; attached porch; metal supports; 3-bay; picture windows.

Features of interest: _____

Building materials: wood/vinyl siding Building type/style rectangular

Modifications: None to minor _____ Moderate _____ Major X

Explain: siding; openings

Condition: Excellent _____ Good X Fair _____ Deteriorated _____

Comment: _____

Present use: residential Original use: residential

SIGNIFICANCE OF PRIMARY STRUCTURE

Individual landmark _____ Typical example X Contributes to district Qualified

Comment: _____

PARK CITY HISTORIC DISTRICT SURVEY WORKSHEET

Address 37 Hillside Avenu
Site no. _____

SECONDARY STRUCTURE(S)

Physical description:

View _____

Date of photo _____
Negative file _____

Modifications: None to minor _____ Moderate _____ Major _____
Condition: Good _____ Fair _____ Deteriorated _____
Present use: _____ Original use: _____
COMMENT: _____

HISTORICAL DATA

Date of construction/primary structure: by 1900? Alterations: _____
Sources for documentation: Sanborn maps suggest could be by 1900.

Original owner: _____
Additional information of interest (attach lengthy histories): _____

SIGNIFICANCE OF SITE TO DISTRICT

	Significant	Contributory	Non-contributory	Intrusion
Primary structure, pre-1930		X		
Secondary structure				
Primary structure, post-1930				

Comment: Qualified due to alterations. Are reversible.

Form completed by: Ellen Beasley Date: April, 1982

HPB Resolution No. 07-01

A RESOLUTION ADOPTING THE 2007 PARK CITY HISTORIC BUILDING INVENTORY AS THE OFFICIAL LIST OF SIGNIFICANT BUILDINGS AND SITES IN PARK CITY PURSUANT TO LAND MANAGEMENT CODE SECTION 151-11-12

WHEREAS, the Historic Preservation Board is charged with the responsibility of maintaining a list of "Historically Significant" buildings and sites; and

WHEREAS, the Historic Preservation Board has determined that the buildings and sites listed as either "significant" or "contributing" on the Historic Building Inventory are "significant" for purposes of the provisions of the Land Management Code; and

WHEREAS, the owners of buildings and sites on the 2007 Historic Building Inventory were properly noticed and afforded an opportunity to challenge inclusion of their property on the survey;

NOW THEREFORE, be it resolved by the Historic Preservation Board of Park City:

SECTION 1. LIST ADOPTED. Buildings and sites listed as "significant" or "contributing" in the 2007 Historic Building Inventory are hereby adopted in their entirety as the official list of "significant" properties pursuant to Land Management Code Section 15-11-12, or any successor provision.

SECTION 2. LIST TO BE FILED WITH THE CITY RECORDER. The current list shall be kept on file and available to the public at the City Recorder's Office. The survey itself may still be kept in the Planning Department so long as it is referenced by the list on file with the City Recorder and made available for public inspection upon request during regular business hours.

SECTION 3. EFFECTIVE DATE. This resolution shall take effect immediately.

PASSED AND ADOPTED this 1st day of October, 2007.

HISTORIC PRESERVATION BOARD

Ken Martz, Chairperson

Approved as to form:

Mark Harrington, City Attorney

HISTORIC PRESERVATION BOARD
OCTOBER 1, 2007
MARSAC MUNICIPAL BUILDING
5:00 PM

REGULAR MEETING - NOON
ROLL CALL
PUBLIC COMMUNICATIONS
STAFF/BOARD MEMBER'S COMMUNICATIONS AND DISCLOSURES
CONSENT AGENDA
PUBLIC HEARINGS/DISCUSSION/ACTION ITEMS

Page #
5 Historic Building Inventory – Adoption (Public hearing and possible action)

ADJOURN

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

Published: September 29, 2007
Posted: September 28, 2007

ACTION ITEMS

Historic Preservation Board
Staff Report

Sustainability Department

Author: **Patrick Putt**
Subject: **Historic Building Inventory**
Date: **October 1, 2007**
Type of Item: **Administrative**

<u>Summary Recommendation</u>: Conduct a public hearing and approve the attached resolution adopting the 2007 Park City Historic Building Inventory.

<u>Background</u>:

The Land Management Code, Section 15-11-12: Historic Preservation—Determination of Historical Significance specifies that the Planning Department maintain a list of Historically Significant buildings located within Park City. The list of Historically Significant buildings is an important community development resource because Historically Significant buildings:

- are eligible for specific Land Management Code exceptions;
- are eligible for Historic Preservation Board matching grants for restoration; and
- may not be demolished without City approval of a Certificate of Appropriateness for Demolition (CAD) Permit.

The citywide Historic Building Inventory was conducted the City's Historic Preservation Consultant Dina Blaes and Beatrice Lufkin using the criteria set forth in Land Management Code, Section 15-11-12 (A): Determination of Historical Significance—Standards of Review.

Prior to the start of the inventory fieldwork, copies of previously completed surveys were reviewed. Those surveys included the 1979 Park City Main Street Historic District survey, the 1982 citywide survey, and the 1984 and 2000 (update) Residences of Mining Boom Era Park City surveys. Based on the information noted in these surveys, 571 properties were identified as either undeniably or possibly historic sites. The properties were organized by address and served as the basis for the fieldwork. As the fieldwork progressed, properties not recorded in any of the previous surveys were added to the list while others were eliminated due to duplication, demolition, or reporting inaccuracies.

Each property reviewed during the fieldwork phase that met the survey boundary criteria was recorded on a Reconnaissance Survey Form. The form includes present address, estimated date of construction, exterior materials, height, architectural style, building type or plan, original use, and brief comments. As available and/or as needed, the fieldwork was augmented by a additional review of sources including State Historic Preservation (SHPO) survey files, SHPO National Register files, tax photographs, previous survey materials, building permit files, the County Tax Assessor database of property tax information, and

materials held at Park City Historical Society and Museum. These secondary sources are listed in the Research/Information Sources sheets.

At total of 416 buildings/structures are identified as meeting the Land Management Code standards for Historical Significance. The official list of Historically Significant buildings is attached to this report as Exhibit "A". Notice to affected property owners regarding the October 1, 2007 Historic Preservation Board meeting was mailed on September 17, 2007. The list of Historically Significant buildings and individual property assessment sheets were posted on the City website (www.parkcity.org/hbi) on September 17, 2007.

Analysis:

All buildings/structures were valuated for substantial compliance with the standards of review set forth in Land Management Code Section 15-11-12: Determination of Historical Significance—Standards of Review which specifies that:

> *In determining the Historic Significance of the Property at the hearing, the HPB shall evaluate whether the Building, Structure or Site demonstrates a quality of Significance in local, regional, state or national history, architecture, archaeology, engineering or culture, and integrity of location, design, setting, materials, and workmanship according to the following criteria:*
>
> *(1) The Building, Structure or Site is associated with events or lives of Persons Significant to our past; and/or*
>
> *(2) The Building, Structure or Site embodies the distinctive characteristics of a type, period or method of construction or that represent the work of a master; and/or*
>
> *(3) The architectural or historical value or Significance of the Building, Structure or Site contributes to the Historic value of the Property and surrounding Area; and/or*
>
> *(4) The Building, Structure or Site is at least fifty (50) years old, or has achieved Significance within the past fifty (50) years if the Property is exceptional importance to the community; and/or*
>
> *(5) The relation of Historic or architectural features found on the Building, Structure or Site to other such features within the surrounding Area; and/or*
>
> *(6) Any other factors, including aesthetic, which may be relevant to the historical or architectural aspects of the Building, Structure or Site.*

All buildings/structures which substantially comply with criteria set forth above have been designated Historically Significant and listed on placed on City's Historic Building Inventory which serves as its List of Historically Significant buildings.

Individual property owners may still apply for a hearing on determination of Historical Significance of an individual building on the Historic Building Inventory as provided in the Land Management Code at any time for review by the Historic Preservation Board (provided that the property has not previously had a formal Determination of Significance hearing before the Board).

Any Final Action regarding the adoption of the Historic Building Inventory in its entirety may be appealed to the Board of Adjustment within ten (10) calendar days of the Historic Preservation

Board's action pursuant to the Land Management Code, Section 15-1-18: Appeals and Reconsideration Process.

Staff Recommendation: Staff recommends that the Historic Preservation Board conduct a public hearing and approve the attached resolution (Exhibit "B") adopting the 2007 Park City Historic Building Inventory.

HPB Resolution No. 07-01

A RESOLUTION ADOPTING THE 2007 PARK CITY HISTORIC BUILDING INVENTORY AS THE OFFICIAL LIST OF SIGNIFICANT BUILDINGS AND SITES IN PARK CITY PURSUANT TO LAND MANAGEMENT CODE SECTION 151-11-12

WHEREAS, the Historic Preservation Board is charged with the responsibility of maintaining a list of "Historically Significant" buildings and sites; and

WHEREAS, the Historic Preservation Board has determined that the buildings and sites listed as either "significant" or "contributing" on the Historic Building Inventory are "significant" for purposes of the provisions of the Land Management Code; and

WHEREAS, the owners of buildings and sites on the 2007 Historic Building Inventory were properly noticed and afforded an opportunity to challenge inclusion of their property on the survey;

NOW THEREFORE, be it resolved by the Historic Preservation Board of Park City:

SECTION 1. LIST ADOPTED. Buildings and sites listed as "significant" or "contributing" in the 2007 Historic Building Inventory are hereby adopted in their entirety as the official list of "significant" properties pursuant to Land Management Code Section 15-11-12, or any successor provision.

SECTION 2. LIST TO BE FILED WITH THE CITY RECORDER. The current list shall be kept on file and available to the public at the City Recorder's Office. The survey itself may still be kept in the Planning Department so long as it is referenced by the list on file with the City Recorder and made available for public inspection upon request during regular business hours.

SECTION 3. EFFECTIVE DATE. This resolution shall take effect immediately.

PASSED AND ADOPTED this 1st day of October, 2007.

HISTORIC PRESERVATION BOARD

_____
Ken Martz, Chairperson

Approved as to form:

_____
Mark Harrington, City Attorney

Historic Building Inventory List by Address & Parcel

ADDRESS	PARCEL #
64 Chambers Street	QUALLS-2
732 Crescent Tram	PC-338-B
5 Daly Avenue (aka 5 King Road)	PC-645
10 Daly Avenue	PC-645-A
24 Daly Avenue	PC-648
61 Daly Avenue	PC-606
Accessory structure	-----
71 Daly Avenue	PC-607
Accessory structure	-----
81 Daly Avenue	PC-608
84 Daly Avenue	PC-654
Accessory structure	-----
118 Daly Avenue	FSH-17
131 Daly Avenue	PC-615
142 Daly Avenue	PC-662-1
145 Daly Avenue	PC-619
161 Daly Avenue	PC-620
162 Daly Avenue	PC-665
166 Daly Avenue	PC-666
167 Daly Avenue	PC-621
172 Daly Avenue	PC-667
173 Daly Avenue	PC-622
Accessory structure	-----
180 Daly Avenue	PC-668
239 Daly Avenue	PC-627
Accessory structure	-----
243 Daly Avenue	PC-627-A
255 Daly Avenue	HENRY-1
257 Daly Avenue	PC-631
Accessory structure	-----
269 Daly Avenue	PC-632
Accessory structure	-----
279 Daly Avenue	PC-633
309 Daly Avenue	PC-636
Accessory structure	-----
Accessory structure	-----
314 Daly Avenue	PC-643
560 Deer Valley Drive	PC-553
632 Deer Valley Loop Road	PC-537
2465 Doc Holliday Drive	PR-20
830 Empire Avenue	SA-144

ADDRESS	PARCEL #
835 Empire Avenue	SA-312
844 Empire Avenue	SA-143
911 Empire Avenue	SA-302 / EMPIRE-1
920 Empire Avenue-Lower	
923 Empire Avenue	SA-307
939 Empire Avenue	SA-308
963 Empire Avenue	SA-309
964 Empire Avenue	SA-160
1004 Empire Avenue	
1011 Empire Avenue	SA-293
1013-15 Empire Ave.	MLOU-1 and MLOU-2
1063 Empire Avenue	SA-297 / FLODEN-1
130 Grant Avenue (aka 142 or 148 Main Street)	BUSH-1-X
Accessory structure	-----
222 Grant Avenue (aka 222 Swede Alley)	PC-579-A-X
250 Grant Avenue (aka 250 Swede Alley)	SWS-1
Accessory structure	-----
262 Grant Avenue (aka 262 Swede Alley)	262-GRA & 262-GRB
270 Grant Avenue (aka 270 Swede Alley)	PC-598-A
304 Grant Avenue (aka 274 Swede Alley)	PC-599
199 Heber Avenue	PC-428-A
201 Heber Avenue	
3000 North Highway 224 (aka McPolin Farm)	
27 Hillside Avenue	PC-244
37 Hillside Avenue	PC-243
47 Hillside Avenue	PC-242
114 Hillside Avenue (aka 114 Sandridge Road)	PC-588
Accessory structure	-----
2780 Kearns Boulevard (Barn)	PC-P8-C-1-X
33 King Road	LEC-1
Accessory structure	-----
East of 55 King Road	
Accessory structure	-----
Accessory structure	-----
69 King Road	PC-681
Accessory structure	-----
74-80 King Road	PC-722 and PC-722-A (bldg on 2 lots)
80 King Road	See above
81 King Road	ANCH-4-2AM
1400 Lucky John Drive (Rear Home)	HR-53
Accessory structure	-----
115 Main Street	PC-210
122 Main Street (aka 120 Main Street)	HT-1-A
125 Main Street	PC-211

ADDRESS	PARCEL #
133 Main Street	PC-213
140 Main Street (aka 146 Main Street)	PC-252-X
Accessory structure	-----
150 Main Street	PC-251
151 Main Street	PC-217
170 Main Street	PC-248
176 Main Street	PC-247 / PC-262-A
186 Main Street	186-MAIN-1
221 Main Street	PC-193-X
227 Main Street	PC-194
268 Main Street	PC-275
305 Main Street	PC-164 and PC-163-A
306 Main Street (aka 308 Main Street)	PC-275-A
309 Main Street	PC-165
312 Main Street	PC-276
322 Main Street	PC-278
328 Main Street	EGYPT-A
347 Main Street	347, 350 & 354 are on combined parcels below
350 Main Street	PC-182 / 350 MAIN-1
354 Main Street	PC-284-A
355-357 Main Street	PC-176 (357), PC-181
359 Main Street	PC-177
361 Main Street (aka 361-363 Main Street)	PC-180-A (363 Main= PC-178)(361 ½= PC-178-180)
368 Main Street	PC-284 and PC-284-1
402 Main Street	PC-286
405 Main Street	PC-146
408 Main Street	408-ALL
412 Main Street	PC-288
419 Main Street	PC-148-B
427 Main Street	PC-153
430 Main Street	PC-293
434 Main Street	PC-300
436 Main Street	PC-294
438 Main Street	PC-295-A
440 Main Street	PC-296
442 Main Street (aka 442-444 Main Street)	PC-297
447 Main Street	PC-154 / 447 MAIN-1 and 447-MAIN-1A
449 Main Street	PC-156
461-463 Main Street (aka 465 Main Street)	PC-157-158
508 Main Street	PC-301
509 Main Street	PC-122
511 Main Street	PC-123

ADDRESS	PARCEL #
515 Main Street	PC-124-C
523 Main Street	124-D-1
524 Main Street	PRIVTAX-15
526 Main Street	PC-730-A-X
528 Main Street	PC-304-X / PRIVTAX-14
540 Main Street	DJK-ALL
541 Main Street	PC-130
550 Main Street	PC-306 and PC-308 / CSF-2
556 Main Street	PC-307
558 Main Street	
562 Main Street	CARR-A
573 Main Street	PC-133
586 Main Street	PC-312-A
660 Main Street	SA-400-F
220 Marsac Avenue (aka 220 Ontario Avenue)	220-MAR-1
252 Marsac Avenue (aka 247 Ontario Avenue)	PC-437
334 Marsac Avenue	PC-442
338 Marsac Avenue (aka 328 Marsac Avenue)	PC-443
342 Marsac Avenue (aka 318 Marsac Avenue)	PC-444
412 Marsac Avenue	PC-458-A
416 Marsac Avenue	PC-459-460
445 Marsac Avenue	MPS-1-X
508 Marsac Avenue	OA-3
253 McHenry Avenue (aka 243 McHenry Avenue)	BAER-1
Accessory structure	-----
S of 277 McHenry Avenue	
2245 Monitor Drive	HR-2
2414 Monitor Drive (Barn)	HR-99
Accessory structure (Root Cellar)	-----
143 Norfolk Avenue	PC-719
Accessory structure	-----
668 Norfolk Avenue	PC-338
Accessory structure	-----
Accessory structure	-----
Tram Towers	
713 Norfolk Avenue	PC-320-A / KUHLE-1
802 Norfolk Avenue	802-A
803 Norfolk Avenue	SA-137-A
Accessory structure	-----
811 Norfolk Avenue	SA-138
Accessory structure	-----
823 Norfolk Avenue	SA-139
Accessory structure	Faces Crescent Tram
824 Norfolk Avenue	SA-132

ADDRESS	PARCEL #
843 Norfolk Avenue	SA-142
901 Norfolk Avenue	SA-148
902 Norfolk Avenue (aka 914 Norfolk Avenue)	SA-119
915 Norfolk Avenue	915-NA-1
920 Norfolk Avenue	SA-117
921 Norfolk Avenue	SA-152
Accessory structure	-----
933 Norfolk Avenue	SA-155
945 Norfolk Avenue	GAR-ALL
946 Norfolk Avenue	SA-112
955 Norfolk Avenue	SA-158
962 Norfolk Avenue	SA-110-111
1002.5 Norfolk Ave	SA-96 / MTSMTO-1
1003 Norfolk Avenue	SA-164
Accessory structure	-----
1009 Norfolk Avenue	SA-156-A
Accessory structure	-----
1021 Norfolk Avenue	SA-167 / 1021-NOR-1
1055 Norfolk Avenue	SA-170
1063 Norfolk Avenue	SA-171
1101 Norfolk Avenue	SA-178-C
1102 Norfolk Avenue	SA-83
264 Ontario Avenue	PC-502
308 Ontario Avenue	PC-486 and PC-487-A
316 Ontario Avenue	PC-488-C
317 Ontario Avenue	PC-455
323 Ontario Avenue	PC-454
335 Ontario Avenue	MLZ-1
341 Ontario Avenue	PC-451 and PC-451-A
355 Ontario Avenue	PC-449
405 Ontario Avenue	KINCAID-1
413 Ontario Avenue	PC-468
417 Ontario Avenue	PC-466-B
422 Ontario Avenue	PC-480
Accessory structure	-----
Accessory structure	-----
44 Ontario Canyon Street (aka 44 Chambers Street)	PC-676
121 Park Avenue	PC-3-X
124 Park Avenue	PC-220
139 Park Avenue	
145 Park Avenue	PC-4
157 Park Avenue	PC-6 / 157-PA-14A
161 Park Avenue	PC-7
259 Park Avenue	PC-23

ADDRESS	PARCEL #
263 Park Avenue	PC-24
305 Park Avenue	PC-37
323 Park Avenue	PC-39
325 Park Avenue	PC-42
339 Park Avenue	PC-43 / JDH-A, B, C
343 Park Avenue	PC-44
351 Park Avenue	351-PA-1
Accessory structure	-----
363 Park Avenue	PC-46
364 Park Avenue	PC-179
401 Park Avenue	PC-51
402 Park Avenue	PC-162-A
405 Park Avenue	PC-53 / PC-52-53
416 Park Avenue	PC-162
421 Park Avenue	PC-54
424 Park Avenue	PC-161 / BCL-A, B, C, D, E, F, G, H
430 Park Avenue	
445 Park Avenue	PC-58
Accessory structure	-----
455 Park Avenue	PC-59
463 Park Avenue	PC-60
502 Park Avenue	PC-144
517 Park Avenue	PC-73
525 Park Avenue	PC-72-X
526 Park Avenue	PC-143
527 Park Avenue	PC-75
528 Park Avenue	PC-142
539 Park Avenue	PC-77
543 Park Avenue (aka 541 Park Avenue)	WSI-1
Accessory structure	-----
553 Park Avenue	PC-79
557 Park Avenue	PC-80
561 Park Avenue	PC-81
575 Park Avenue	PC-83
602 Park Avenue	PC-119
606 Park Avenue	PC-118
610 Park Avenue	PC-117
614 Park Avenue	PC-116
630 Park Avenue	PC-113 / PC-114 / PC-115
638 Park Avenue	PC-107-108-X
651 Park Avenue	PC-100 / BA-ALL
657 Park Avenue	PC-101 / 657-PA-1
690 Park Avenue	TLC-C-1
698 Park Avenue	TLC-B-1

ADDRESS	PARCEL #
703 Park Avenue	PC-103-X / NGS-1-X
703B Park Avenue	Garage building
819 Park Avenue	SA-9
820 Park Avenue	SA-340
923 Park Avenue	SA-13
929 Park Avenue	SA-14
937 Park Avenue	SA-15
943 Park Avenue	943-PA-1
949 Park Avenue	949-1
959 Park Avenue	SA-19-A and SA-20
1015 Park Avenue	SA-29
1021 Park Avenue	SA-30
1049 Park Avenue	SA-35
1059 Park Avenue	SA-36
1060 Park Avenue	SA-357
Accessory structure	-----
Accessory structure	-----
1062 Park Avenue	SA-358
1063 Park Avenue	SA-37
1101 Park Avenue	SA-45
1102 Park Avenue	PINN-1
1109 Park Avenue (aka 1113 Park Avenue)	SA-46
1114 Park Avenue	SA-362
1119 Park Avenue	SA-48
1124 Park Avenue	SA364
1125 Park Avenue	SA-49
1128 Park Avenue	SA-365
1129 Park Avenue	SA-50
1140 Park Avenue	SA-367
Accessory structure	-----
1141 Park Avenue	KOOR-1
Accessory structures	-----
1149 Park Avenue	SA-53-A
1150 Park Avenue	SA-363
1160 Park Avenue	SA-366
1209 Park Avenue	SA-61-A
1215 Park Avenue	SA-62
1255 Park Avenue	SA-63-X / PRIVTAX-13
1266 Park Avenue	ARPC-2
1274 Park Avenue	ARPC-1
1280 Park Avenue	SA-375
1301 Park Avenue	SA-274
1304 Park Avenue	SA-275-A
1328 Park Avenue	SA-284

ADDRESS	PARCEL #
1333 Park Avenue	Firehouse
1354 Park Avenue	Miner's Hospital
1420 Park Avenue	1420-PARK-1
Accessory structure	-----
1450 Park Avenue	SA-240
1460 Park Avenue	SA-241
1503 Park Avenue	SA-243
Accessory structure	-----
9 Prospect Street	PC-237 or PC-510 Recorder shows both
14 Prospect Street	PC-238
22 Prospect Street	PC-239
36 Prospect Street	PC-230
51 Prospect Street	PC-225
52 Prospect Street	PC-232-232-A
57 Prospect Street	PC-226
59 Prospect Street	PC-227
60 Prospect Street	PC-233
68 Prospect Street	PC-234
101 Prospect Street	PHS-1
Accessory structure	-----
147 Ridge Avenue	PC-678-1-H-1
Accessory structure	-----
622 Rossie Hill Drive	
Accessory structure	-----
652 Rossie Hill Drive	
660 Rossie Hill Drive	QS-1
40 Sampson Avenue	MRSA-2
41 Sampson Avenue	PC-718-1-A / DON-1
43 Sampson Avenue (aka 115 Norfolk Avenue)	PC-718-1
60 Sampson Avenue	BREW-1
130 Sandridge Road	CHR-1 (Assessor shows Ave, not Rd)
Accessory structure	-----
152 Sandridge Road	PC-591
Accessory structure	-----
156 Sandridge Road (Accessory structure only)	PC-584
218 Sandridge Road	PC-597
222 Sandridge Road	PC-600
Accessory structure	-----
228 Sandridge Road	PC-602
Accessory structure	-----
244 Sandridge Road	PC-580
39 Seventh Street (aka 39 King Road)	PC-685
Accessory structure	-----
41 Seventh Street (aka 45-47 King Road)	PC-684

ADDRESS	PARCEL #
Silver King Drive (End of)	Glenwood Cemetery
601 Sunnyside Drive (aka 585 Deer Valley Road)	SNS-1
147 Swede Alley	PC-583-B
1895 Three Kings Dr.	SSPC-4
109 Woodside Avenue	PC-398-A-1
Accessory structure	-----
133 Woodside Avenue	PC-401
139 Woodside Avenue	MLCH-A-AM
232 Woodside Avenue	PC-31
239 Woodside Avenue	PC-382-A
311 Woodside Avenue	PC-368
316 Woodside Avenue	THBLT-A
335 Woodside Avenue	PC-372
347 Woodside Avenue	PC-375
359 Woodside Avenue	PC-374
401 Woodside Avenue	
405 Woodside Avenue	PC-63
Accessory structure	-----
424 Woodside Avenue	PC-66 / 424-WS-1
429 Woodside Avenue	ELP-B
Accessory structure	-----
481 Woodside Avenue	PC-361
501 Woodside Avenue	501-WS-1
502 Woodside Avenue	PC-93 / 502-502B and 502-WS-1
505 Woodside Avenue	PC-341
543 Woodside Avenue	PC-346
563 Woodside Avenue	PC-347-A-2
564 Woodside Avenue	PC-87
615 Woodside Avenue	WDS-2-1
627 Woodside Avenue	WDS-3
655 Woodside Avenue	WDS-7
664 Woodside Avenue	PC-104-X / NGS-2-X
733 Woodside Avenue	LARMOR-2-A
805 Woodside Avenue	805-WA-1
817 Woodside Avenue	SA-123
823 Woodside Avenue	SA-124
827 Woodside Avenue	SA-125 / 827-WS-1
839 Woodside Avenue	SA-127
901 Woodside Avenue	SA-98
905 Woodside Avenue	SA-99
919 Woodside Avenue	SA-102
951 Woodside Avenue	PKABO-A
1002 Woodside Avenue	SA-44
1010 Woodside Avenue	SA-43

ADDRESS	PARCEL #
1013 Woodside Avenue	SA-86
1020 Woodside Avenue	SA-41
1026 Woodside Avenue	SA-40
1045 Woodside Avenue	SA-89
1057 Woodside Avenue	SA-92
Accessory structure	-----
1060 Woodside Avenue	SA-38
1100 Woodside Avenue	SA-59
1103 Woodside Avenue	SA-73
1107 Woodside Avenue	SA-74
1110 Woodside Avenue	SA-58
1120 Woodside Avenue	SA-57
Accessory structure	-----
1127 Woodside Avenue	SA-77
1147 Woodside Avenue	SA-79
1158 Woodside Avenue	SA-56
1162 Woodside Avenue	SA-55
1167 Woodside Avenue	1167-WS-A
1323 Woodside Avenue	SA-277-278
1439 Woodside Avenue	FRAND-A
Accessory structure	-----
1445 Woodside Avenue	FRAND-C
Accessory structure	-----
1455 Woodside Avenue	SA-226
Accessory structure	-----

PARK CITY MUNICPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF OCTOBER 1, 2007

BOARD MEMBERS IN ATTENDANCE: Ken Martz, Todd Ford, Mark Huber, Gary Kimball, David White

EX OFFICIO: Patrick Putt, Brooks Robinson, Patricia Abdullah, Mark Harrington, Dina Blaes

---

REGULAR MEETING
ROLL CALL
Chair Martz called the meeting to order at 5:08 p.m. and noted that all Board Members were present except for Puggy Holmgren, who was excused.

PUBLIC COMMUNICATIONS
There was no comment.

STAFF/BOARD MEMBERS COMMUNICATION
There was no comment

PUBLIC HEARING/DISCUSSION ITEMS

Historic Building Inventory - Adoption

Chair Martz advised the public on the process of the hearing and disclosed that he knew some of the people that would be offering public input before opening the floor to Staff. Planning Director Putt stated that pursuant with the Land Management Code, section 15-11-12: Historic Preservation-Determination of Historical Significance the Planning Department maintains a list of Historically Significant buildings located within Park City. On May 16, 1994 the Historic District Commission adopted the first edition of the list of historically significant buildings.

Using the criteria set forth in Land Management Code, section 15-11-12 (A): Determination of Historical Significance-Standards of Review the City's Historic Preservation Consultant Dina Blaes and Beatrice Luftkin conducted a citywide Historic Build Inventory. 571 properties were identified by Mrs. Blaes and Mrs. Luftkin as either undeniably or possibly historic sites utilizing previously completed surveys including; the 1979 Park City Main Street Historic District survey, the 1982 citywide survey, and the 1984 and 2000 (update) Residences of Mining Boom Ear Park City survey. They then conducted an inventory fieldwork survey and finalized the Historic Building Inventory to include 416 historically significant properties.

Planning Director Putt wished to clarify that the Land Management Code has not changed in criteria or standard and that the property owner still has the right to request a formal hearing with the Historic Preservation Board for a Determination of Historical Significance (provided that the property has not previously had a formal Determination of Significance hearing before the Board).

Any Final Action regarding the adoption of the Historic Building Inventory in its entirety may be appealed to the Board of Adjustment within ten (10) calendar days of the Historic Preservation Board.

Staff recommended that the Board adopt the Historic Building Inventory with minor corrections as follows;

- Page 2 “East of 55 King Road” should read as 15 Anchor Avenue, Parcel PC 678
- Page 3 “347 Main Street” should read as 347, 355, and 357 Main Street
- Page 5 “341 Ontario Ave” should be removed from the list as it is a vacant lot

Chair Martz questioned why 811 Park Avenue and 817 Park Avenue were not on the list and Mrs. Blaes responded that they were on the initial iteration of the list but with changes that were approved they would no longer meet the criteria set forth in the Land Management Code.

Chair Martz then opened the floor to public hearing and asked that all concerned parties state their name and the property they wish to address.

Ron Whaley wished to challenge 319 Park Avenue on the Historic Building Inventory as he felt the property did not meet the 6 criteria necessary to be on the list. Eleanor Griffin also challenged her property at 1109 Park Avenue as the building has an aluminum roof and vinyl siding.

Diane Newland who objected to her property of 1455 Woodside Avenue being on the Historic Building Inventory also feared that people who live outside Park City would be not able to meet the 10 day appeal time limit. Mrs. Newland was also raised concerns that the inventory might include inconsistencies as she felt there was a property on Sampson Avenue that was older than her own but was not present on the list.

Planning Director Putt stressed that individual hearings for Determinations of Historical Significance have no time limit and that the 10 day appeal period pertained to the adoption to the Historic Building Inventory list as a whole.

Mrs. Newland added that she was confused as to why her house, which had previously never been deemed historic, would now be added to this list when it has aluminum siding, roof, and windows. Planning Director Putt said that he could provide the worksheets and information used to make the determination and that information was also available from the City’s website.

Mike Hernhand from 560 Deer Valley Drive expressed concern that the City’s consultant was not from Park City and did not wish his property to be on the list.

Gary Knudson raised the question of why the people of Park City aren’t allowed to be involved in the historic process, particularly in regards to the first adopted list in 1997 where the lower Park Avenue area raised concerns regarding historic property but the historic Board disregarded their concerns.

Planning Director Putt responded that the City Council has directed the City to historical preservation and that the Historic Preservation Board has an obligation to uphold that directive. He also noted that there were pending Land Management Code Amendments that would include several meetings that would involve the community.

Chair Martz opened the floor to Board comments. Board member Kimball questioned why 9 properties on the list that did not have parcel numbers included and he was answered that Staff was working to locate those parcel numbers and they would be included in the final document.

Board member Huber stressed that there would be no change in the zoning ordinance and that anyone outside the historic district would have the same rules apply. Planning Director Putt responded that there would be no changes to the process for historical significance.

Board member Kimball was concerned that not all properties were listed in the Historic Building Inventory and sited that his coal shed on 664 Woodside was on the list but other high profile sheds were not listed. Dina Blaes answered that accessory structures were only included if there was a primary structure to connect it with.

Board member White and Board member Ford stated they were comfortable with the list. Chair Martz added that he felt the Historic Building Inventory was the key to protecting the historic district and that it was a very important tool to help protect the historic properties of Park City and he was in favor of having this list to use a baseline.

MOTION: Board member Huber motioned to approve the Historic Building List as recommended by Staff with the changes discussed. Board member White seconded the motion. Motion carried.

The meeting adjourned at 5:50 p.m.

Approved by _____
Ken Martz, Chair
Historic Preservation Board

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 37 HILLSIDE ST *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PC-243

Current Owner Name: WEAVER JAMES H TRUSTEE *Parent Parcel(s):*

Current Owner Address: PO BOX 182; PARK CITY, UT 84060-0182

Legal Description (include acreage): N1/2 LOT 11 & ALL LOT 12 BLK 19 PARK CITY SURVEY; 0.07 AC

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Residential
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: Residential
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☑ tax photo:
☑ prints: 1995 & 2006
☐ historic: c.

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☐ other:

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

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

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: Hall-parlor 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), # _____.

General Condition of Exterior Materials:

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

☑ Good (Well maintained with no serious problems apparent.)

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

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

☐ Uninhabitable/Ruin

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

Foundation: The 1968 tax card notes a concrete foundation. The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

Walls: The exterior walls are clad in what appears to be aluminum clapboard siding.

Roof: The roof is sheathed in standing seam metal roofing. The concrete block wall chimney is on the gable end wall.

Windows/Doors: The façade windows are large fixed single panes symmetrically placed on either side of the central door. A visible side window is an aluminum slider. The entry door appears to be a typical wooden bungalow door with three rectangular lights set in an ascending pattern.

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 side-gabled hall-parlor type house appears to have had an early addition to the rear, creating a saltbox or catslide roof, given that the siding visible on the c. 1940 tax photo is not continuous on the side elevation and the two windows are set at oddly different heights. A side porch was added between 1957 and 1968 according to the tax cards. It has been enclosed since 1968. The full width front porch is shed-roofed, clad in the same standing seam metal roofing as the main body of the house and its supports are open decorative metal.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is set on a building lot that rises steeply above the finished road grade and is accessed by a steep flight of concrete stairs with a metal railing. A low retaining wall of rough cut stone is set in irregular courses is parallel to the street. 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 or larger 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 convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building 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. 1911[1]

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: West elevation (primary façade). Camera facing east, 2006.
Photo No. 2: West elevation (primary façade). Camera facing east, 2006.
Photo No. 3: Southwest oblique. Camera facing northeast, 1995.
Photo No. 4: Southwest oblique. Camera facing northeast, tax photo.

[1] Summit County Recorder.
[2] From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Serial No. PC 243

Location

Kind of Bldg. RES St. No. 37 Hillside

Class 3 Type 1 2 3 4. Cost $ X %

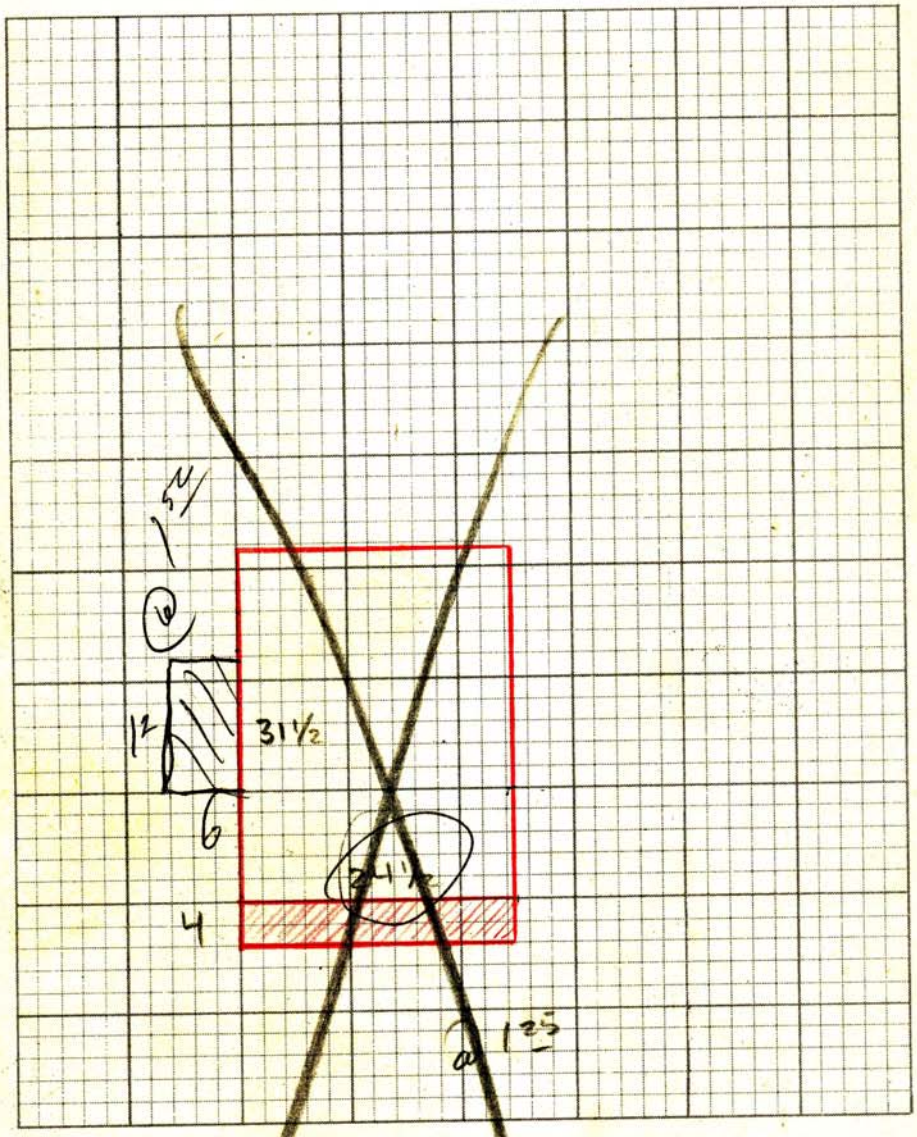
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		772		$ 1525
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone Conc. None ✓	
Ext. Walls Siding	
Insulation—Floors Walls Clgs.	
Roof Type Gab Mtl. Slag	
Dormers—Small Med. Large	
Bays — Small Med. Large	
Porches—Front 98 @ 1.25	122
Rear @	
Porch @	
Metal Awnings Mtl. Rail	
Basement Entr. @	
Planters @	
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full Floor Dirt	
Bsmt. Apt. Rooms Fin. Unfin.	
Attic Rooms Fin. Unfin.	
Plumbing: Class 2 Tub Trays; Basin 1 Sink 1 Toilet 1; Wtr. Sftr. Shr. St. O.T.; Dishwasher Garbage Disp.	350
Built-in-Appliances	
Heat—Stove H.A. X Steam Stkr. Blr. X	
Oil ✓ Gas ✓ Coal Pipeless ✓ Radiant	122
Air Cond.	
Finish— Fir ✓ Hd. Wd.	
Floor— Fir ✓ Hd. Wd. Other	
Cabinets 1 Mantels	
Tile — Walls Wainscot Floors	
Storm Sash— Wood D. S.; Metal D. S.	30
Total Additions	624

Year Built	Avg. Age 46	Current Value	$ 2149
		Commission Adj. %	
Inf. by (Owner) - Tenant - Neighbor - Record - Est.		Bldg. Value	
		Depr. Col (1) 2 3 4 5 6 41 %	
Remodel Year Est. Cost		Current Value Minus Depr.	$ 881
½ Garage — Class 2 Depr. 2% (3%)		Carport — Factor	
Cars 2 Floor dirt Walls Conc Roof Conc Doors 2			
Size 20 x 18 Age 30+ Cost 197 x 30 %			58
Other			
See PC 242		Total Building Value	$

Appraised 12-13 19 57 By 1831



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

TC-74 Rev. 57 25M
STATE OF UTAH — STATE TAX COMMISSION

PC 243
Serial Number

.....OF.....
Card Number

Owners Name

Location

Kind of Bldg. Res St. No. 37 Hillcrest

Class 3 Type 1 (2) 3 4. Cost $ 3354 X 104.5 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	772		$ 3505	$
	x x				
	x x				

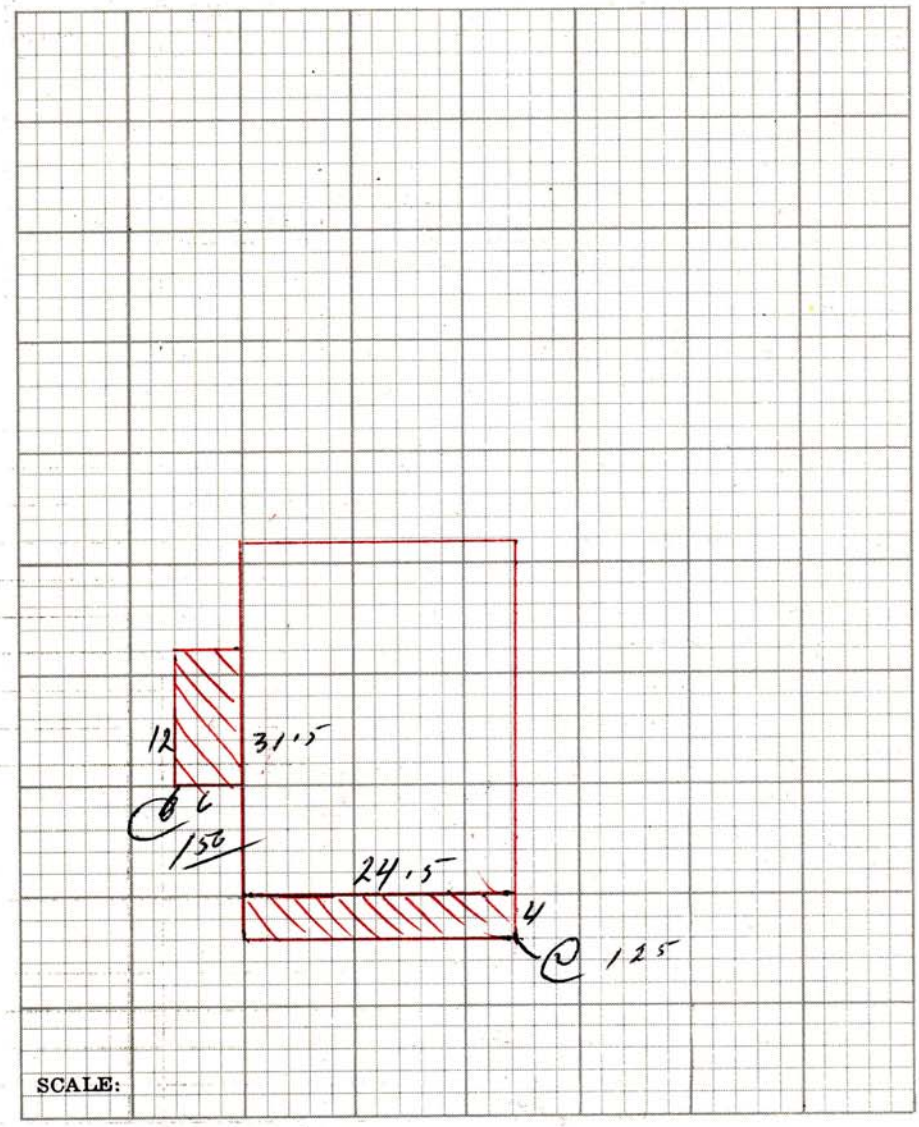
Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone Conc. X Sills		
Ext. Walls Sid Alum		
Roof Type Gab Mtl. Pap		
Dormers—Small Med. Large		
Bays—Small Med Large		
Porches—Front 98 @ 125	123	
Rear 72 @ 150	108	
Porch @		
Planters @		
Ext. Base. Entry @		
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full Floor Dirt	80	
Bsmt. Gar.		
Basement-Apt. Rms. Fin. Rms.		
Attic Rooms Fin. Unfin.		
Plumbing: Class 2 Tub. 1 Trays; Basin 1 Sink 1 Toilet 1; Wtr. Sftr. Shr. St. O.T.; Dishwasher Garbage Disp.	650	
Heat—Stove H.A. FA X HW Stkr Elec.; Oil Gas X Coal Pipeless Radiant	334	
Air Cond. — Full Zone		
Finish—Fir. ✓ Hd. Wd. Panel		
Floor—Fir. ✓ Hd. Wd Other		
Cabinets Mantels		
Tile—Walls Wainscot Floors		
Storm Sash—Wood D. S.; Metal D. 1 S. 12	30	
Awnings — Metal Fiberglass		
Total Additions	1325	

Year Built 1911	Avg. 1915	Replacement Cost	4830
1964 fur	Age 2.	Obsolescence	
Inf. by (Owner) - Tenant - - (Neighbor - Record - Est.		Adj. Bld. Value	
		Conv. Factor	115%
Replacement Cost—1940 Base			
Depreciation Column (1) 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side Gar			241
		Total Building Value	$ 1328

Appraised ① 10-29 1968 By 1708 DEC 26 1968

Appraised ② 19 By



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 2 Depr. 0% 3%

Cars 2 Floor dirt Walls conc Roof Conc Doors 2

Size 20 x 18 Age 40+ Cost 965 x 47%

1940 Base Cost x 30/25 % Depr. Total 241

REMARKS

Average Year of Construction Computation:

Year 1911 $ 4496 = 93 x 54 Year = 5022

Year 1964 $ 336 = 7 % X 1 Year = 07

Average Year of Construction 1915 5029 / 3 / 53

TC-74 REV. 61

STATE OF UTAH — STATE TAX COMMISSION

37

37
NO PARKING

Thursday, July 25, 2024

10:24 AM

Hello,

I just received a notice for the public hearing related to 37 Hillside Ave and the request to remove this home from the Park City Historic Sites inventory. I unfortunately an unable to attend the meeting on Tuesday as I have another engagement and I thank you for the opportunity to provide commentary prior to the hearing. I live at 22 Prospect Ave, just above this home. The historic character of our neighborhood is a unique and valuable asset of our community and I am strongly in opposition of this home being removed from the Historic Site Inventory. The home was built in the 1880's, similar to my home. A decision to remove this home from the inventory will set a dangerous precedent and endanger the historic protections set in place for various properties in the area.

I look forward to learning the outcome of this decision and thank you for your service to our community.

Heleena Sideris

Friday, July 26, 2024

11:38 AM

FOR THE ATTENTION OF THE HISTORIC PRESERVATION BOARD & PUBLIC RECORD

It's impossible to believe that the centuries old mining house at 37 Hillside merits any form of delisting from the historic register, but rather an up-lift to landmark status given its setting and prominence on Hillside Avenue, and direct line of sight to St Mary's Church. It stands out as an important example of the residential character of Park City's early mining era that should be preserved as required by Park City's Historic Sites Inventory.

Since its significant designation, nothing has changed or been altered on the building – no qualities that caused the original designation have been lost or destroyed, it complies with the original criteria which the owner never rejected.

I strongly recommend you deny the application.

Regards,

Clive Bush.

9 Hillside Avenue

Monday, July 29, 2024

10:03 AM

Please include this as public input for all Planning Commissioners, HPB members and any other affected City departments..

I am more than concerned about the recently noticed application to DEMOLISH the historically significant structure to the south of me at 37 Hillside Ave. I have resided at 27 Hillside for the last 36 years. The callous attitude Jim Weavers' family that seeks to destroy their own fathers' legacy and importance to this community is beyond belief. 7 years ago, I had arranged to purchase this property from Jim Weaver so as to restore it, and his Kids scuttled the deal, knowing they would inherit the property. Dan and Jori, the new neighbors to the south would be heavily impacted for many reasons. They have also offered to purchase it from the Weavers kids, who inherited it and were snubbed.

As per the LMC 15-11-10(D) The Land Management Code standards for Historical Significance and the designation of PC Historic Sites Inventory, this site and structure are currently designated as Historically Significant.

This structure checks all the boxes that requires its' preservation that align with city code 15-11-12~2007. This "parlor style" structure is on a highly visible site sitting right next to my original 1882 Landmark structure/home at 27 Hillside to the north.

1.) This site, structure and shed are associated to Jim Weaver and his family, here throughout the mining era until most recently when Jim passed.

2.) The structure embodies a type and period of time through its setting and architecture that contributes to the Historic Value of the surrounding Area .

3.) This structure was built in the 1890's as is on record and very important to the community and its historic preservation values.

4.) The majority of the original structure & site is intact, including the remnants of the original Garage on Hillside Ave shown in picture attached below

in the body of this email. Any non-historic additions can easily be reversed. Clear cedar siding may also be present under the aluminum siding.

5.) Other. The outbuilding/coal shed was restored by me in 1989 and currently used as a storage shed by myself. It was changed/moved over time

as per the Sandborn maps and ended up where it is today. The most current survey shows this structure intact, which is also historically significant.

The weaver family hand-dug a small basement under the house from solid rock that allows access under the structure. The high-visibility of this

location makes it even more critical that this structure be kept intact and restored, not destroyed.

https://townlift.com/2022/02/remembering-lifelong-park-city-resident-and-beloved-community-member-jim-weaver/

Below a photo of 37 Hillside to the far right with intact snow-covered garage on Hillside. Notice wood-stove stack.

Historic Preservation Board
Staff Report

Subject: Silver King Coalition Mine Historic District
Author: Planning Team
Date: August 7, 2024
Type of Item: Nomination to the National Register of Historic Places Evaluation

Recommendation
(I) Review the request to nominate the Silver King Coalition Mine Historic District to the National Register of Historic Places, (II) conduct a public hearing, and (III) complete the National Register Nomination Evaluation Sheet for the State Historic Preservation Office's review.

Summary
On July 18, 2024, the State Historic Preservation Office (SHPO) submitted a letter informing the City that the Silver King Coalition Mine Historic District has been nominated for listing on the National Register of Historic Places (Exhibit A, *Registration Form*, Exhibit B, *SHPO Letter*). The Utah National Register Review Committee will review the nomination on September 19, 2024. As part of their review, they will consider the Historic Preservation Board's National Register Nomination Evaluation Sheet (Exhibit C, *Evaluation Sheet*).

Background
On February 4, 2009, the Historic Preservation Board designated the Silver King Coalition Mine Site a Significant Historic Site on the Park City Historic Sites Inventory (Exhibit D, *Historic Site Form*). The Historic Site Form concludes the following structures retain their Essential Historic Form:

1. Boarding House (moved in 1987 from the Silver King Coalition Mine Site 2,700 feet to the northeast)
2. Boarding House Vault
3. Change House
4. Hoist House
5. Mill Building
6. Fire Hose Shacks
7. Stone Wall
8. Stores Department Building
9. Transformer House
10. Water Tanks A, B, C, D, E, and F

Since the Board's determination of the Significant Historic Site designation, in 2015, SWCA completed a *Preservation Plan for Selected Historic Mining Resources at Park City Mountain Resort* for VR CPC Holdings, Inc. (Exhibit E, *SWCA Preservation Plan Silver King Coalition Mine Site Excerpt*). The SWCA Preservation Plan provides

additional analysis on the condition of the Significant Historic Structures.

SHPO requests the Board complete the Evaluation Sheet on the five criteria below to determine the following, with staff analysis provided:

1. **INTEGRITY** – heavy snowfall in the past few winters contributed to damage to the historic structures. However, no major alterations or additions, no new materials, or alterations to the settings have occurred.
2. **DESCRIPTION** – the Registration Form provides a comprehensive history of and description of the Silver King Mine Site that is reflective of the Historic Site Form, the 2015 SWCA Preservation Plan, and additional research and resources.
3. **SIGNIFICANCE AND CONTEXT** – the Historic Preservation Board reviewed the Essential Historic Form when the site was designated a Significant Historic Site on Park City's Historic Sites Inventory. The appropriate criterion was used for the initial designation, and the appropriate criterion has been evaluated for the Registration Form.
4. **FACTS AND SOURCES** – The Registration Form draws from the Silver King Coalition Mining Site Historic Site Form, the 2015 SWCA Preservation Plan, and additional research and resources and includes key dates and facts with accuracy.
5. **SUPPORTING MATERIALS** – The Registration Form includes accurate maps, drawings, and photos that illustrate the historic and current site.

Of note, while the Registration Form acknowledges the Boarding House, because the Boarding House was moved in 1987 from the Silver King Coalition Mine Site 2,700 feet to the northeast, the Registration Form does not recommend including the Boarding House as part of the District. The Registration Form does include the Boarding House Vault.

Staff recommends the Board consider finding the Silver King Coalition Mine Historic District meets the five criteria above, recommending listing in the National Register.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Silver King Coalition Mine Historic District

Other names/site number: _____

Name of related multiple property listing**:** Historic Mining Resources of Park City, Utah

2. Location

Street & number: approximately 655 King Road

City or town: Park City State: Utah County: Summit

Not For Publication: [ ] Vicinity: [X]

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

___ **national** ___ **statewide** X **local**

State Historic Preservation Officer

Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Private:	X
Public – Local	
Public – State	
Public – Federal	

Category of Property
(Check only **one** box.)

Building(s)	
District	X
Site	
Structure	
Object	

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
5		buildings
1		sites
21	1	structures
		objects
27	1	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION:
industrial storage
extractive facility
processing site

Current Functions
(Enter categories from instructions.)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

OTHER

Materials: (enter categories from instructions.)
Principal exterior materials of the property:

Foundation: CONCRETE
Walls: METAL, STONE
Roof: METAL, WOOD SHINGLE

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

Summary Paragraph

The Silver King Coalition Mine Historic District encompasses a historic mine and mill complex located on 31 acres in the high alpine Woodside Gulch of the Wasatch Mountains surrounding the town of Park City, Summit County in Northern Utah. At this remote site, at an elevation of 8,281 feet, the Silver King mine operated from 1891 to 1953. The historic district is located three miles up King Road, at the head of the canyon called Woodside Gulch. The site is a vast open area surrounded by alpine coniferous and deciduous trees. With the purchase of four mine claims, underground development was facilitated with the sinking of the Silver King shaft and huge quantities of waste rock, still visible today, amassed across the site.

The historic district encompasses 28 resources in total, consisting of one site, five buildings, and 22 structures. Of these, 27 resources retain historic integrity and, although in varying states of deterioration due to long-term abandonment, contribute to the historic character of the district. The one non-contributing feature, the base structure of a high-speed ski lift, has only minimal impact on the historic integrity of the overall district.

The district is roughly divided into three sections, each with significant features readily distinguishable as associated property types that are described in the Historic Mining Resources of Park City, Utah Multiple Property Documentation Form (MPDF):

- Mine Development Site that includes the shaft, waste dump, Shaft House, Change House, Warehouse, Transformer building and substation, all located on a terrace overlooking Woodside Gulch;
- Beneficiation Structure (ore concentration mill) below at the head of Woodside Gulch;
- Mine Transportation aerial tramway that descends through the historic district to the northeast into the town of Park City.

The Silver King Coalition Mine Historic District retains a high degree of historic integrity. Much of it has been unaltered since surface operations halted in the 1950s. The historic district retains all the mine's defining features such as shaft, headframe, mill and many of the supporting buildings and structures. The industrial architecture and engineering display the evolution and incorporation of 20th Century technology and equipment necessary to keep a large-scale "Bonanza" mine productive and profitable.

Narrative Description

The Silver King Coalition Mine Historic District contains several property types described in the Historic Mining Resources of Park City, Utah MPDF: Mine Development Site, Beneficiation Structure, Mine Transportation Resource and Mine Historic District.

Table 1. Buildings, Structures, & Site Features with Corresponding Dates, Property Types

Number	Description	Date	Property Type Association	Contributing	Non-Contributing
Buildings					
B1	Shaft house	1926	Mine Development Site	X	
B2	Change House	1917	Mine Development Site	X	
B3	Warehouse	1913	Mine Development Site	X	
B4	Mill	1921	Beneficiation Structure	X	
B5	Transformer House	1920s	Mine Development Site	X	
Structures					
S1	Coal Bunker	c.1926	Mine Development Site	X	
S2	Water Tank A	c.1894	Mine Development Site	X	
S3	Water Tank B	c.1898	Mine Development Site	X	
S4	Water Tank D	1906	Mine Development Site	X	
S5	Water Tank E	1906	Mine Development Site	X	
S6	Boarding House Vault	c.1915	Mine Development Site	X	
S7	Fire Hose Shack 1	1890s	Mine Development Site	X	
S8	Fire Hose Shack 2	1890s	Mine Development Site	X	
S9	Fire Hose Shack 3	1890s	Mine Development Site	X	
S10	Fire Hose Shack 4	1890s	Mine Development Site	X	
S11	Dorr Thickener Tank	1930	Beneficiation Structure	X	
S12	Mill Water Tank	1921	Beneficiation Structure	X	
S13	Mill Fire Hose Shack 1	1900s	Beneficiation Structure	X	
S14	Mill Fire Hose Shack 2	1900s	Beneficiation Structure	X	
S15	Sampler Building Foundation Walls	1901	Mine Development Site	X	
S16	Aerial Tramway Tower 38	1901	Mine Transportation Resource	X	
S17	Aerial Tramway Tower 39	1901	Mine Transportation Resource	X	
S18	Surface Transformer Substation	1920s	Mine Development Site	X	
S19	Collapsed Water Tank C	1906	Mine Development Site	X	

Number	Description	Date	Property Type Association	Contributing	Non-contributing
Structures					
S20	Covered Tramway	1898	Mine Transportation Resource	X	
S21	Haul Road	1891 - 1953	Mine Transportation Resource	X	
S22	Bonanza Chairlift	1997			X
Sites					
F1	Waste Dump	1891-1953	Mine Development Site	X	

Contributing Features

MINE DEVELOPMENT SITE

1. **Shaft House**[1]
   Building (B1) Photo Nos. 6 through 9
   Construction date: 1926 Contributing Resource

Exterior
After the Silver King Coalition Mines Company's mill burned to the ground in 1921, attention turned to eliminating other fire hazards at the mine site. The original 1892 wooden shaft house was demolished in 1926 and replaced by a new steel structure.[2]

Built on flat ground surrounding the shaft collar, the Shaft House is approximately 275 feet long and 50 feet wide. The concrete foundation and steel frame building houses the hoisting works, blacksmith shop and machine shop (where equipment could be manufactured or repaired). For efficiency, substantial companies, such as the Silver King, clustered their mechanical components and shops together in large shaft houses. Since the Shaft House abuts a steep, heavily wooded hill to the rear, a poured concrete knee wall extends about 4 feet tall on the south and west sides, supplemented in various places with coursed rubble stone masonry. These retaining walls are coated with cement-based plaster on the interior. The metal-frame building is clad on the exterior with corrugated metal siding and roof sheathing.

The exterior is composed of three sections:

- The imposing central, front-gabled section, rising to about 45 feet, houses the headframe. Here, miners and necessary materials entered the shaft and ore was transferred out of the shaft. The front façade features six window openings: four fixed windows (9 over 4 lites) in a row with two windows (6 over 3 lites with pivoting top sash) paired above.

[1] Comp, T. Allan. *Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City, Summit County, UT*. Survey number: HAER UT-22-A. Historic American Engineering Record (Library of Congress).1973. The Survey identifies this building as Shaft House.
[2] "New Steel Hoisting Works for Silver King Coalition Mines Co." *Salt Lake Mining Review*, July 15, 1926.

- The long east section of the Shaft House has a monitor roof form with a row of nine clerestory windows on both the north and south sides. These clerestory windows feature two pivoting windows (3 over 2 lites), flanking middle fixed window (5 over 2 lites).
- The west section of the building is of similar height to the east section, but with a shed roof. A small "L" wing is attached to the building's west end and remnants of two metal flues extend from the roof.

The abundance of windows provided daytime illumination and ventilation to the building's interior and multi-light rolled steel windows were commonly used in the 1920s for industrial buildings. The 2015 Preservation Plan for Selected Historic Mining Resources at the Park City Mountain Resort[3] identified six main types of metal windows:

- Type 1: 3/6/3 window, with pivoting middle sash
- Type 2: Two 3/6/3 windows, with pivoting middle sash flanking fixed 4 × 5 lite window
- Type 3: Fixed 4 × 5 lite window
- Type 4: 3 × 5 lites, with pivoting middle sash of 2 × 3 lites
- Type 5: fixed 4 × 4 lite window
- Type 6: 3 × 4 lite window, likely fixed

All windows retain the original metal sashes including mullions and muntins. Most of the clear glazing has been broken or is now missing and all the main floor windows are currently covered with corrugated metal panels.

The roof is framed with a variety of metal trusses, some modified to allow the unobstructed passage of the hoist cables. Roof sheathing consists of corrugated metal panels that are attached to a series of metal purlins that are bolted to the trusses.

Historically, when the Shaft House was in operation, heat from the blacksmith shop and exhaust steam from the boiler would have prevented any significant snow accumulation during the winter on the roof or against the building. Since the building has been vacated and lacks internal heat, significant snow and ice accumulates each winter on the roof, often avalanching and piling up around the building. As a result, these new snow loads have led to the twisting and collapse of roof members and structural support. During the summer of 2022, much of the roof material was removed from the long east section to prevent snow loading and further structural damage.

Historic Integrity

Although suffering from severe deterioration, the building has not been altered and retains integrity of design and much of the 1926 materials and workmanship remain. The Shaft house retains integrity of location and setting since it has not been moved and sits on the shaft collar surrounded by the waste rock dump. The nearby modern-day Bonanza chairlift does not compromise the setting. The abandoned building invokes a strong feeling of historic mining

[3] SWCA Environmental Consultants. *Preservation Plan for Selected Historic Mining Resources at the Park City Mountain Resort*. Prepared for VR CPC Holdings, Inc by SWCA Environmental Consultants, December 31,2015. SWCA Report No. 15-721. Page 64

activity especially due to the large amount of mining equipment and machinery that remains inside. Integrity of association is demonstrated through a strong sense of connectedness with the surrounding associated historic structures and objects, especially the 3-compartment shaft located inside and the nearby warehouse, change house, tramway grade and the huge Silver King Mill. Overall, the building retains a remarkably high degree of historic integrity.

Interior

Typical of an industrial structure, the building is not insulated and the interior is unfinished. The floors are bare concrete, wall and roof framing exposed and corrugated metal cladding visible. Much of the large machinery remains inside, including the original hoisting works boiler, the 1937 electric hoisting works, two hoist reels with flat rope cables. Elements in the blacksmith shop include forges and flues. The Silver King Blacksmith shop was vital to the mine operations because it manufactured hardware, maintained tools, repaired equipment, and even shoed draft animals used underground. The giant headframe still stands inside but the two double cages were removed from the shaft collar around 1997 for display at the Silver Mine Adventure Museum located at the Ontario mine.[4]

EQUIPMENT

- Hoisting works machinery with reels and flat rope cable
  Installation date: 1937
  Contributing Resource

Inside the Shaft House remains the electric hoisting machinery, including reels and flat rope cable (Figure 1). The Historic American Engineering Record states:

> The original hoist was a Corliss Engine steam driven hoist made by Bullock Manufacturing Company and installed in 1893. …Forty-four years later, in 1937, the steam engine was replaced by a 400 horsepower, 2,300 volt electric motor; and the old hoist was replaced by a new double reel plate type friction clutch machine built by Norberg Manufacturing Company.[5]

According to the mine manager at that time:

> The cost of shutting down the operations while new equipment was being installed would be enormous and consequently it was necessary to install the new apparatus with the least amount of shut-down. This was accomplished by installing a new hoist immediately to the rear of the old steam hoist. When installation was complete, the flat rope was transferred from the old reels to the new reels.[6]

[4] Richard Martinez (local miner), interviewed by Sandra Morrison. 2007.
[5] Comp. *Silver King Mining Company, Mineshaft & Main Hoist,* HAER UT-22A, sheet 2 of 4 sheets.
[6] Heitzman M.G., Manager of Mines. *Electric Power Facts, Utah Power and Light Company journal*. March 1937. as footnoted in HAER UT-22-A Written Historical and Descriptive Data.

Figure 1. The 1937 Norberg electric hoisting equipment, including the reels and flat rope remain inside the Shaft House. The two (damaged) round gauges indicate on which level the cage is located.
Source: Sandra Morrison 2024.

- Steam Boilers
  Installation date: 1893
  Contributing Resource

  The steam cylinders of the two coal fired boilers are 20 inches in diameter with a five-foot stroke and the engine could produce 1,000 horsepower. Since exhaust steam was used for heating much of the surface plant buildings, including offices and bunk houses, the steam boiler remained in place after the electrification of the hoisting works. It continued to operate for this purpose, along with providing hot water for the change house for two more decades.[7]

[7] Heitzman, *Electric Power Facts, Utah Power & Light*, as footnoted in HAER-UT-22A.

Figure 2. The two boilers located inside the Shaft House were abated for asbestos in 2023. Source: Sandra Morrison 2024.

- Headframe and Shaft
  Construction date: 1902
  Contributing Resource

Originally sunk in 1891, when the Silver King shaft was enlarged to a three-compartment shaft in 1894, a wood headframe was erected over the collar.[8] In July 1902, it was replaced with a new sixty-two-foot high steel production-class A-frame headframe. Installation required the shutdown of hoisting ore from the mine for several days, but the mill continued to operate by processing mined ore reserves.[9] This steel headframe still stands inside the Shaft House.

[8] "About the Crescent," *Park Record* , September 17, 1892.
[9] "Silver King Plant," *Park Record*, July 12, 1902.

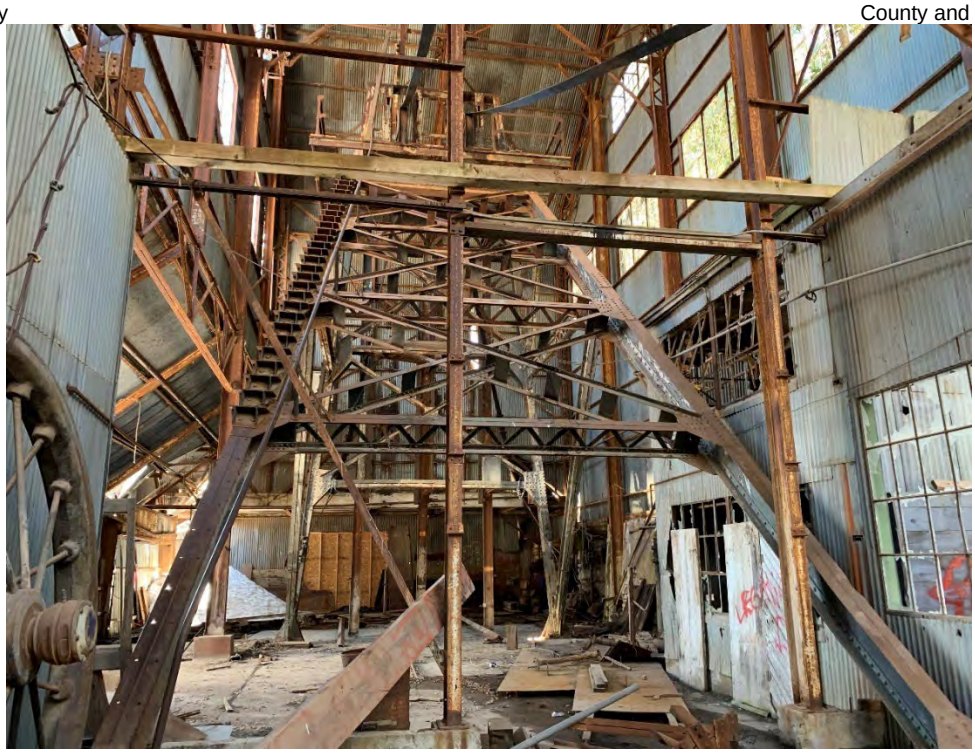


Figure 3. The 62-foot tall headframe located in the middle section of the Shaft House. Source: Sandra Morrison 2024.

2. Change House
Building (B2) Photo Nos. 10 through 13
Construction date: 1917 Contributing Resource

Exterior

The two-story rectangular building, located 10 feet southwest of the Shaft House, was built in 1917. The concrete and steel building "entirely modern in its equipment" [10] cost $6,488. The approximately 30 feet wide by 70 feet long building sits on a poured concrete foundation and features board-formed concrete walls. The south and east walls are partially below grade, dug into the adjacent steep hillside. The corrugated metal gable roof features wood facia and eaves and the framing consists of metal trusses.

The primary façade features two entrances - a metal roll-up door and wood front door. This main entrance is centered on the front façade and capped with a raised concrete pediment highlighting the year "1917." The two side entrances are (1) a wood double door on the west side and (2) a single wood door on the east side.

Seven windows are featured on the primary façade, all are two panes high by four panes wide. Each gable end also features a large window, four panes high and five panes wide that includes

[10] "Silver King Coalition," *Salt Lake Mining Review*, May 30, 1919.

an operable middle sash two panes high and three panes wide. All the steel frame windows feature cast concrete sills.

Interior

Although the building originally housed the change rooms and showers for the miners, a 1970s agreement with the mine company, allowed Park City Ski Area to "have" the buildings.[11] All the historic fixtures associated with a mine change house, such as change baskets and lockers, were removed as the ski area adapted the building to accommodate the ski lift maintenance shop and offices. The interior was entirely remodeled, with a mezzanine floor of three offices added. The garage door was installed at that time for ingress of ski lift equipment and machinery. During contentious lawsuits filed in 1986, the ski area moved all their maintenance operations out of the historic Silver King buildings and into a new purpose built facility half a mile to the south. The Change House was abandoned at that time.

Historic Integrity

The addition of a 1970s metal roll up door does not detract from the Change House's exterior design and the concrete building amply demonstrates integrity of material and workmanship from 1917. The interior renovations have been extensive and impact the historic integrity of the building, diminishing the sense of feeling of the miners' activity that occurred inside. The location and setting in the surface plant continue to evoke the sense of mining activity and the building's connectedness to the Silver King Shaft House and mine site conveys a strong sense of association. Overall, the historic integrity of the Change House remains.

3. Stores Department building or Warehouse[12]

Building (B3) Photo Nos. 14 through 17
Construction date: 1913 Contributing Resource

The footprint of this one-and-one-half story rectangular building measures approximately 30 feet wide and 70 feet long. In 1913, the local mining journal reported "The company has just completed a new frame store house"[13]

Exterior

The foundation of the existing west half consists of concrete piers with 12 x 12-inch stringers. The wood frame building is clad entirely in corrugated metal, even covering almost all the window openings. Under the corrugated metal, the windows are two-over-two double-hung wood sash (as shown in the 1999 photograph – Figure 4). The wood frame gable roof features exposed rafter tails and standing seam metal roofing. The south side features seven window openings, one of which is uncovered and a wood door. The west-facing gable end features a

[11] "Historic Building Slated to Fall," *Park Record*, April 1, 1987.
[12] Comp. *Silver King Mining Company, Mineshaft & Main Hoist*, HAER UT-22A. The Survey identifies this building as Warehouse.
[13] "The Silver King Coalition Mines," *Salt Lake Mining Review*, November 11, 1913.

wood entry door and two window openings, one of which is uncovered. The north-facing side features five window openings, a wood door and an overhead metal roll-up door.

Figure 4. Warehouse in 1999. Source: Sandra Morrison.

Historic Integrity

During the winter of 2018-2019, the east half of the building collapsed and was then demolished in the summer of 2020, leaving only the concrete slab foundation for that section. During the winter of 2022-2023, additional significant structural damage occurred to the remaining building (see Photo No. 14).

The garage door was added in the 1970s when the building was adapted by Park City Ski Resort to house the snowmobile and snowcat vehicle maintenance department. The maintenance program moved out in the mid-1980s and the building is currently used for storage by the ski resort.

Although in a state of major deterioration and disrepair, the original location and association to the Silver King surface plant remain. However, due to the collapse and removal of the east half of the building, the design, materials and workmanship have been greatly impacted. The Warehouse still retains historic integrity in the other areas. By clearly conveying its use for storage (even serving in that capacity today), it reveals former mining related activities within the Silver King surface plant so the aspects of feeling and setting remain. The deterioration and feeling of abandonment evoke the ultimate boom-and-bust nature of mining.

4. Transformer House and Substation

Building (B5)	Photo Nos. 24 through 27
Structure (S18)	Photo Nos 29 and 46
Construction date: 1920s	Contributing Resource

Exterior

The one-and-one-half story tall Transformer House is located 600 feet northeast of the Warehouse. The rectangular building measures approximately 20 feet wide by 35 feet long. The vernacular construction of sandstone features a standing seam metal gable roof. Centered on the

front façade, the metal entry door is flanked on each side by a six-over-six double hung wood sash type window with stone sills. The west gable end also features a six-over-six double-hung wood sash window.

This stone building appears on the 1907 Sanborn map, identified as the "Oil House" so probably used to store lubricating oil for the mine's machinery. On the 1929 Sanborn map it is identified as the "Transformer House," so converted during this period to house the necessary electrical equipment. Transformer buildings, much like oil storage buildings, were deliberately located away from the rest of the surface plant in case of fire.

Interior

The Transformer House is not insulated and the interior is unfinished. The floors are bare concrete with the sandstone walls visible inside. Much of the electrical switches and equipment remain inside, although with decades of abandonment, the equipment suffers from deterioration and vandalism.

Figure 5. Switches and equipment located inside the Transformer House. Source: Sandra Morrison. 2024.

The Substation, adjacent surface Transformer House, is identified on the 1929 map as "Transformers on Ground." Here electric power was converted and distributed or "switched" to the hoisting works, the mill and underground.

Although electricity arrived at the Silver King in 1895, it merely supplied lighting for offices and boarding houses.[14] By 1911, electricity was gradually replacing steam power.[15] The Silver King

[14] "Zinc Ores Wanted," *Park Record*, November 11, 1923.
[15] Electric power was brought into Park City at 11,000 volts and stepped down to 6,600 volts at the Daly-Judge property in lower Empire Canyon. From there, it was transmitted to the Silver King site.

surface Substation stepped incoming power down to 440 volts for use in the mill, sampler and shops and down to 250 volts direct-current for use underground. "The new electric equipment is giving good service and greatly facilitates the underground handling of ore and other materials."[16]

Historic Integrity

The sandstone on the lower section of the building is lighter in color and is made up of square cut ashlars with a natural finish set without courses or raked mortar joints. The upper walls include much darker stones set in irregular and less carefully crafted courses with the mortar joints uneven and sloppily applied.[17]

This Transformer House is in good condition, possessing integrity of materials, workmanship and design typical of 1900-1920s construction. In their original location and set apart from the other surface plant buildings, both the Transformer house and surface substation convey the sense of mining support activities at the Silver King surface plant from the early twentieth century and retain their integrity of location, setting, association and feeling. The substation suffers from long-term neglect, vandalism and severe deterioration but still conveys the sense and feeling of historic industrial activity.

5. Water tanks A & B

Structure (S2 & S3) Photo No. 29 through 32
Construction date: 1894-1898 Contributing Resource

Two wood water tanks are located about 900 feet above and east of the Shaft House, overlooking the Silver King Coalition Mine site. The construction dates for the two tanks are likely between 1894 and 1898.[18] Situated on a terrace cut into the steep slope, the two 50,000-gallon tanks are almost identical, each approximately 15 feet in diameter and sit directly on grade. The circular walls are constructed of vertical wood planks that narrow gradually inward toward the top and are bound by numerous exterior metal bands, measuring from 2 ½ to 3 ½ inches wide. Each tank is capped by an octagonal conical roof clad with wood shingles with eaves enclosed by a wood fascia and soffit. None of the walls have openings, however, projecting from each roof are two wood-shingled dormers featuring doors, not windows, on the east and west sides of each tank

[16] "The Great Silver King," *Salt Lake Mining Review,* March 30, 1911.
[17] Park City Municipal Corporation and Preservation Solutions, *Historic Site Form – Historic Site Inventory of Silver King Mine Site – Transformer House*, 2010, 40.
https://www.parkcity.org/home/showpublisheddocument/4354/635724909559570000
[18] The interpretive marker onsite states the tanks were built in 1894 and 1906 and were fed by a pipe from Shadow Lake. In 1894, the Silver King began development of a pipeline and water system from Shadow Lake for steam and culinary purposes ("Mining Matters," *Park Record,* December 8, 1894). The pipeline was disputed in 1895 and removed. The Silver King discovered the problem when the water in the tank began to run low ("Fight for Water," *Park Record,* July 20, 1895. On September 9,1898, the Park Record reported the Silver King had "just put in a new storage tank for fire purposes" ("Park Float," *Park Record,* September 23, 1898). The 1900 Sanborn Fire Insurance map notes that two 50,000 gal tanks are located north and above of the boarding house so the construction dates for the two tanks are likely 1894 and 1898.

that provided access to the tank's interior from the roof. Both tanks retain their painted wood gauge, originally used to measure the water level.

Water filled the tanks from underground pipes and emptied via a pipe and valve hardware still visible at ground level on the east side of each tank. The two tanks are also connected to each other by a pipe just below the roof line. This pipe allowed water to overflow from one tank into the other, preventing water loss or overflow waste.

Figure 6. Metal bands with new closure hardware and drainpipe/valve on Water Tank A. Source: Sandra Morrison. 2024

Historic Integrity

Both water tanks were carefully repaired and stabilized in 1994. At this time, the tanks stood intact with most of the historic material surviving. Stabilization efforts focused on adding an engineered internal structure to each. Since the tanks no longer contained water, this work prevented any potential for inward collapse. The stabilization work was carried out in a manner that used appropriate materials and did not compromise appearance or the historic workmanship of either water tank. The tanks retain integrity of materials since sympathetic materials were used during the repair, although some new metal hardware was welded on to each end of the broken original metal bands to provide a means of adjusting and tightening (Figure 6). The tanks retain integrity of location and setting to the Silver King surface plant and the feeling and association of historic mining activity remains.

6. Water tanks C, D & E

Structure (S4 & S5)	Photo No. 33
Structure (S19)	Photo No. 48
Construction date: 1906	Contributing Resource

These three water tanks are located 500 feet southeast of the Transformer House and about 40 feet higher in elevation. All three appear on the 1907 Sanborn fire insurance map so were possibly constructed about 1906. The 1929 Sanborn map also shows the three water tanks and indicates they were fed through an underground 8" water pipe 2,600 feet long, pressurized by an electric pump from the Alliance Tunnel (located in Empire Canyon). The map indicates the water supplied the needs of the mill located on the opposite hill.

Although these tanks are much larger than water tanks A&B (holding about 100,000 gallons each), the construction method is similar. The tanks are comprised of mitered 2x vertical redwood timber siding at the perimeter with steel bands holding the framing in place. Each roof is a wood framed hexagonal shaped wood shingle configuration one gabled dormer (with a door instead of a window to provide interior access).

Historic Integrity

The eastern most tank C has completely collapsed with only the foundation and wood floor remaining and so is identified as a contributing historic feature. With this recent collapse, the design, materials and workmanship of Water Tank C has been greatly impacted, but as a ruin retains historic integrity in the areas of location, setting, feeling and association. Since this ruin remains in its original location, Water Tank C offers a strong sense of connectedness and association with Water Tanks D & E, and the feeling of historic mining activity remains.

Tanks D & E also retain integrity of location, setting, feeling and association. These two tanks were repaired and stabilized from 2018 through 2020 in a manner that did not change the appearance of either structure and used appropriate materials so did not compromise the integrity aspects of design, materials and workmanship. (Figure 7 & 8). The following Executive Summary was provided by the structural engineer engaged for the project:

> The structures have been exposed to the weather, lateral and vertical snow pressure for many years and many of the structural components were observed to be in various stages of deterioration. Shingles were damaged or missing, some of the roof framing had failed, and the walls were compromised and were listing due to the failure of some of the steel rods holding it together.
>
> It was apparent that action needed to be taken to preserve these significant structures. Repairs made in 2017 & 2018 are as follows:
>
> 1. The roof structure was strengthened by placing a new steel center support in which bracing was secured to support the existing rafters.
> 2. An innovative approach of placing wood framed horizontal "cross bow" supports between center support and the exterior walls was incorporated to help stabilize the wood framed walls. The supports apply pressure to the walls like the water that once existed and applied this pressure.

3. Some deteriorated and failed timber members were removed and replaced with new of comparable sizes.
4. Existing tie rods encompassing the perimeter of the structure were re-aligned and tightened to help keep the structural walls plumb.
5. The main support timbers and existing posts were then anchored together using steel side plates and lag screws. This was done to help eliminate any future movement within the structure and for enhanced performance in resisting wind and seismic loading.
6. A new wood shingle roof was then installed.[19]

Figures 7 & 8. Two images of Water Tanks D & E before stabilization work.
Source: Friends of Ski Mountain Mining History and Lance Kincaid. 2019.

7. Boarding House vault

Structure (S6) Photo No. 32
Construction date: c.1915 Contributing Resource

The Park City Municipal Historic Sites Inventory for the Silver King records observes:

> The small concrete structure is approximately 10' square with a gable roof. The door is steel and the gable roof is not likely original to the structure. The vault is tucked into the hillside where a large boarding house used to sit. The boarding house, now known as the Mid-Mountain Lodge, was moved from this to its current location in 1987. The vault was attached to the boarding house by a 15' wood frame passage that extended east to meet the boarding house. The boarding house appears with various interior space configurations in the 1900 Sanborn Insurance map, but the vault does not appear on the map until 1929… The building

[19] Richards, Jonathan. *Historic Silver King Water Tanks Executive Summary of Stabilization Repairs.* Calder Richards Consulting Engineers. 2024.

was built as an accessory structure attached to the site's boarding house so it reflects its utilitarian use. The distinctive elements are its lack of ornamentation, utilitarian form and basic materials—concrete and steel.[20]

Historic Integrity

Since the boarding house was moved two miles south of the Silver King Coalition Mine Historic District, the Boarding House vault is the only extant structure in the district that represents Mine Housing Buildings at this site. Presumably, the cash payroll for miner's was kept here. Therefore, the small structure contributes to the overall historic integrity and understanding of the Silver King's operations. Mine Housing Buildings are scarce and disappearing historic mining resources in Park City. The concrete, fireproof vault is associated with the housing of miners at the Silver King, specifically the boarding houses, that served as a base for leisure, socializing and cultural diversity among the various ethnicities employed here. While aspects of setting, feeling and association have been greatly impacted, the vault still retains historic integrity in the areas of location, workmanship, design and materials.

8. Fire Hose Shacks 1, 2, 3 & 4

Structure (S7, S8, S9, S10) Photo Nos. 34 through 37
Construction date: 1890s Contributing Resource

Three very small wood structures, approximately five feet wide by four feet deep, are located south and behind the Shaft House, set on the hillside above a dirt mine access road. A fourth slightly larger shack is located adjacent to the east end of the Shaft House. These wood frame structures have no foundation but sit on wood sill plates or beams laid directly on grade. They are clad in board-and-batten siding and painted red. Each has a gable roof form with wood shingle roofs and painted wood fascia. None of the structures are insulated and all the framing, rafters and roof sheathing are exposed on the inside. The three smaller structures each have a single door opening with trim painted white. Only the middle structure retains its door, on which a large number "2" is stenciled in white. The western most Fire Hose Shack is accessed by a wood ladder that is bolted to a small front porch.

The fourth structure is larger, a gable-fronted saltbox shape, measuring approximately six feet deep by eight feet wide and about 10 feet tall. On the front façade are two door openings of different heights, accessing two interior spaces that are separated by a wood wall.

Historic Integrity

Although the Fire Hose Shacks are minor structures and in poor condition, these delightful sheds convey a rough-and-ready picture of the fire suppression efforts at the Silver King site. Fire was not an uncommon occurrence at mine surface plants as demonstrated by the mill fire at the Silver King in 1921. Except for natural deterioration, all the shacks remain unaltered and retain

[20] Park City Municipal Corporation and Preservation Solutions, *Historic Site Form – Historic Site Inventory of Silver King Mine Site – Boarding House Vault*. 2010, 10.
https://www.parkcity.org/home/showpublisheddocument/4354/635724909559570000

integrity of design, materials and workmanship -- probably designed and constructed by the carpenters and miners who worked at the Silver King in the early 20th century. Some fire suppression equipment remains in each shack, including pipes, shut off valves, fire hoses and fire hydrants. The four shacks retain a high degree of historic integrity in all aspects of location, feeling and association, nestled along the mine road behind or adjacent to the Shaft House. With abandonment, shrubs and trees have grown up along the mine access road, diminishing the setting of the industrial nature of the road and the small buildings.

9. Coal Bunker

Structure (S1) Photo No. 28
Construction date: c. 1926 Contributing Resource

On the southeast corner of the Shaft House is a large coal bin that stored coal for the Blacksmith Shop. Due to the immense weight of the coal, the bin is built from heavy timbers. There are no wall openings, so probably it was filled from above, accessed using the (now abandoned and overgrown) mine road on the hillside above. The Coal Bin appears on the 1929 Sanborn Insurance Map as a free-standing structure so was probably constructed at the same time as the Shaft House in 1926.

Historic Integrity

Historic images from HAER UT-22-A-A (Figure 9) show the bin crowned with wood-frame gable-roof structure and all clad in corrugated metal. The upper half of the coal bunker has since been lost.

Figure 9. Coal Bin on left, 1972. Source. HAER UT-22-A-A.

Since large mine surface plants consumed high volumes of fuel, they almost always featured substantial bins for coal. Although the top portion of the coal bunker is missing and the feature is deteriorating, it retains original materials and integrity of workmanship and design, probably designed and built by miners and carpenters working at the Silver King in the late 1920s. The

structure reveals the fuel requirements to keep the blacksmith shop and the surface plant operating so conveys historic significance in the aspects of location, feeling, and setting. Given the coal bin's proximity to the Shaft House and particularly the area of the blacksmiths shop, it holds a high degree of integrity in the aspect of association.

10. Waste dump

Site (F1) Photo No. 47
Construction date: 1891-1953 Contributing Resource

The Silver King Mine site is surrounded by thousands of tons of limestone and lime-quartz rock, brought to the surface and discarded in order to further the mine's underground development and access ore deposits. As the underground workings expanded, the above-ground surface dump grew. Miners dumped the waste rock away and downslope from the shaft into Woodside Gulch, then graded it flat to maintain and expand the above ground working surface. Some of the later site development (such as the substation and Warehouse) sits on this consolidated overburden.

Historic Integrity:
This highly visible feature is an essential part of the mining landscape, representing the extraction process of the Silver King's mining system. The basic form of the waste dump remains intact and essentially unaltered retaining a high degree of integrity of location and workmanship. Some low vegetation has grown on portions of the dump although considerable areas of bare material are exposed. The base of the Bonanza Chairlift sits on a portion of the waste dump. These intrusions compromise the aspect of setting but overall do not substantially detract from the historic integrity of the dump and the feeling of an abandoned industrial property persists. The dump provides the visible association and connectedness with the Silver King surface plant buildings and structures and it remains a contributing element of the historic district.

BENEFICIATION (MILL) STRUCTURE

1. Ore Concentration Mill

Building (B4) Photo Nos. 18 through 23
Construction date: 1921 Contributing Resource

The 1,000-ton capacity Silver King Ore Concentration Mill is located 875 feet northeast of the Shaft House. The location of the huge building is especially striking given the dramatic descent from the Shaft House and other surface plant buildings. Typical of most concentration mills, the Silver King Mill is built on a slope to facilitate the use of gravity in moving and processing ore. The building extends nearly 300 feet up the hillside with a series of concrete foundations poured on terraces cut into the slope, with each terrace supporting a stage of ore treatment. The slope and terraced floors are the principal feature of the Silver King Mill.

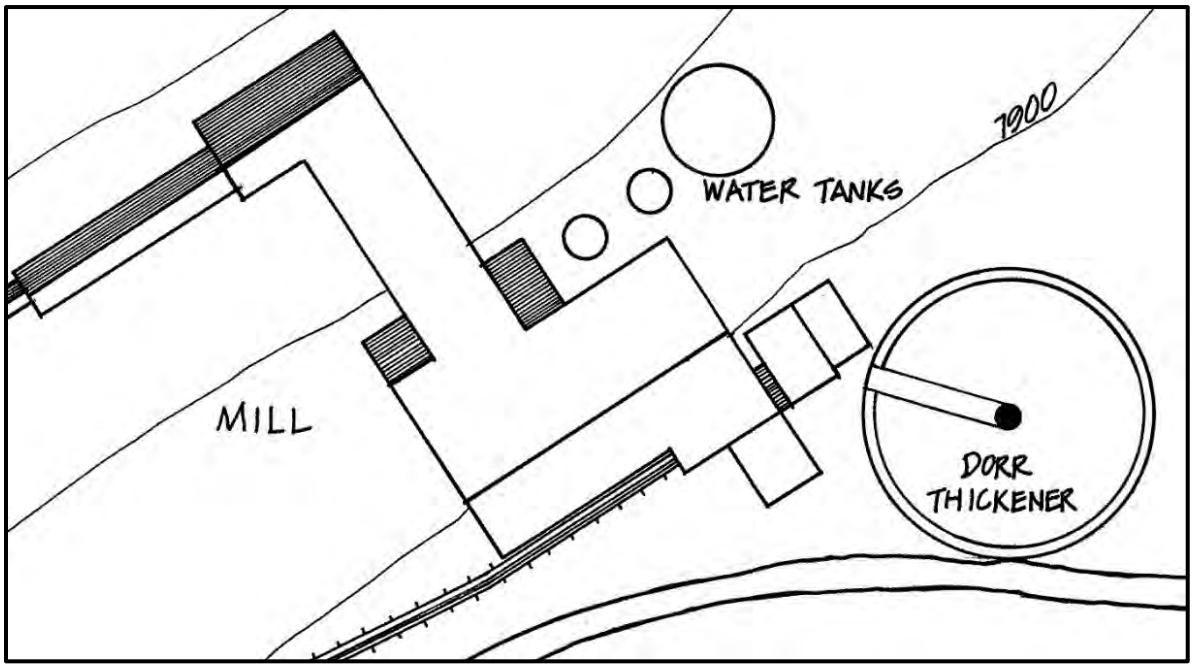


Figure 10. Silver King Coalition Mill building, detail redrawn from HAER UT-22, 1972.

Constructed in 1921, it replaced the original 1898 wood frame mill that was destroyed by fire.[21] Since the concrete foundation from the 1898 mill survived, the new mill was designed to match the footprint of the old mill and the foundation reused as a cost saving measure. Engineered for greater capacity, greater efficiency and economical concentration, the new mill featured the latest scientific technology– selective froth flotation, a sophisticated modern ore concentration process. The massive modern machinery doubled beneficiation capacity to 1,000 tons per day. The design worked, the Silver King reduced costs and increased their profits.

Exterior

Although the structure lacks ornamentation and holds little architectural detail, the Silver King Beneficiation Mill is an excellent example of a purpose-built utilitarian building of steel frame and corrugated metal clad construction. In fact, this lack of distinctive elements is significant. As reported in a leading mining journal of the time:

> This new mill presents no striking or extremely novel features but is rather the embodiment of the best practice of the Park City district. The new plant is thoroughly modern, designed for low operating and low maintenance costs, for economical extraction of values, and for the comfort and efficiency of the mill men.[22]

The shed and gable roof forms (indicated with shading on Figure 10 above) are clad in metal roofing materials. All the exterior walls are corrugated metal panels, however, some of the

[21] "Silver King Coalition Mill is Destroyed by Fire," *Salt Lake Mining Review,* February 15, 1921.
[22] "The New Concentrating Mill of the Silver King Coalition Mines Company," *Salt Lake Mining Review,* December 15, 1921.

interior walls along with all the interior floors are formed from reinforced concrete. Large multi-lite rolled steel casement windows on the east and west facades provide abundant daylight, although most no longer retain their glazing.

The narrow upper half of the mill, about 40-feet wide, houses the crusher plant. The mill's top floor is concurrent in elevation with the Shaft House so miners could easily deliver crude ore for processing using ore cars. Three rectangular reinforced flat-bottom concrete receiving bins are located underneath the extant portion of the covered tramway. These were used to store the incoming coarse ore. Approximately 40-feet long, 20-feet wide and 20-feet deep, the combined capacity of these ore storage bins was estimated at 3,000 tons, providing a three-day supply.

The lower level of the mill is more than twice the width of the upper, at approximately 150 feet wide. The sloped shed roof is interrupted by a row of six clerestory windows that provide natural light and ventilation. This area houses the concentration plant along with boiler plant and carpenter and machine shops.

The L-shaped concrete and steel addition on the front façade has collapsed. It was constructed in 1926 to increase the capacity for the new froth flotation concentration process. A rectangular addition, to the east of the mill's lower half, houses a coal fired heating system and coal shed. A boiler remains inside the addition and a large chimney still protrudes from the gable roof.

Interior

Typical of an industrial structure, the Beneficiation Mill building is not insulated and the interior is unfinished with the steel wall and roof framing exposed and the corrugated metal cladding visible. The mill building features open floor plans, high ceilings and few to no interior walls that might block the abundant natural light or obstruct the crushing and concentrating processes. Four main levels are connected by prefabricated steel staircases and multiple mezzanine floors rest in between. Each level is stepped into the steep hillside, blocked by robust retaining walls consisting of sandstone masonry or poured concrete or both. The floors, built to support heavy equipment, consist of steel structure with steel support beams, laid with timber planks and a concrete topcoat. Incorporated into the floor are several machinery mounts, demonstrating the former location of heavy equipment, that has since been removed.

The top floor of the mill is level with the covered tramway and unloading station. Two sets of metal stairs lead down to the large open third floor where the gyrator crusher (Figure 14) and Allis-Chalmers roll crusher are located. A long hallway west of the gyratory crusher and parallel to the hillside, provides access under the concrete receiving bins. Ore gates, controlled by roll feeders, dumped ore onto a conveyor belt where the large pieces of high-grade ore or waste rock were picked off before moving the ore to the gyratory crusher. The south retaining wall in this hallway consists of irregular courses of ashlar masonry.

Figure 11: Eight-inch roll-type feeders controlled the passage of ore onto the conveyor belt (visible center). Source: Sandra Morrison 2024.

Figure 12: Even today, the conveyor belt still holds large pieces of ore. Source: Sandra Morrison 2024.

Many of the 18-inch-wide distributor conveyor belts remain throughout the building; these moved the various sized ore automatically to the next step in the crushing process.

Figure 13. A timber frame holds the rollers of this conveyor, while other conveyors remaining in the mill feature a steel frame. Source: Sandra Morrison, 2023.

The third floor is 40-feet wide and 80-feet deep and approximately two-stories tall. In the middle of the room a wood feeder hovers over a large concrete foundation (Figure 15), probably the support for the Symons cone crusher. Three ball mills were also located in the building but only the Allis-Chalmers roll crusher (Figure 14) remains, the ball mills were probably removed for reuse elsewhere or sold.

Prefabricated metal stairs lead down to the second level and the much larger 150-foot-wide and 45-foot-deep room in the lower, wider half of the mill building. The row of six clerestory windows floods the three-story-tall room with natural light while providing ventilation. Multi-lite rolled steel windows were commonly used in the 1920s for industrial buildings. Two windows to the east consists of three 5 over 4 lites with pivoting middle sash, flanked two fixed 3 × 4 lite windows. Four windows to the west each consist of three sets of fixed 5 over 4 lite windows. All windows retain the original metal sashes including mullions and muntins. Most of the clear glazing has been broken or is now missing. Interior steel columns and beams hold up the ceiling

and the mezzanine floor that contains the reagent tank (Figure 18). A metal gantry is located close to the ceiling, installed on two large parallel metal beams. The concrete floor features openings, apparently for piping the slurry to the flotation tanks below. Little equipment remains on this level, although the words SILVER KING COALITION MINES CO are stamped into the poured concrete retaining wall on the north end of the room.

Stairs lead down from either side of this room to the lower level. Here the Oliver filter is located (Figure 20). Between level one and two, the flotation tanks are located on a mezzanine floor, which measures 18-feet wide and 90-feet long.

EQUIPMENT

After the ore was unloaded into the large-capacity concrete receiving bins (underneath the covered tramway) at the top floor, it was sorted and fed down through the mill for processing or "ore dressing." The Silver King Mill used the new, modern selective froth flotation process that had been developed in the early twentieth century. The process allowed the millman to selectively separate and concentrate multiple different metals (silver, lead and zinc) from Park City's low-grade ore. This new industrial technique could profitably process low-grade ore once considered waste. Production at the Silver King shifted from extracting just high-grade ore to processing all ore, including complex and low-grade ore, thereby capturing profits from various metal concentrates. In fact, production of metals could now be achieved at a lower price than otherwise thought possible.

The process of selective-flotation involves: 1) the reduction (crushing and grinding) of the ore a very find powder to free the minerals; 2) the addition of water, chemical reagents and frothers, which encourages the selected mineral to adhere to air bubbles; 3) the formation of a mineral-laden froth on the water surface; 5) skimming or floating off the mineral-laden froth; and 6) the collection and drying (or de-watering) the resulting concentrate for shipment to the smelter. Much of the equipment used in this process remains inside the Silver King Mill today.

- **Gyratory Crusher and Grizzly**
  Installation date: c.1928
  Contributing Resource

On the third level of the mill sits the huge No. 6-KD Allis-Chalmers gyratory crusher, the first stage of physical reduction. The gyratory motion provided continuous crushing to handle a huge capacity of ore. The process consisted of the ore being fed from the incoming ore bins by the feeder belt and passed over the grizzly. As the primary crusher, the gyratory crusher reduced the ore into two-inch or smaller gravel. This resultant material traveled via a conveyor belt for secondary crushing in the Symons cone crusher to reduce the ore to three eighth-inch pieces.

Figure 14. Allis-Chalmers gyratory crusher (full of wood and debris) and grizzly on the right. A grizzly is simply a screen with metal bars placed so smaller ore pieces could fall through and bypass the crusher.
Source: Sandra Morrison, 2024.

- **Symons Cone Crusher**
  Installation date: c.1928
  Contributing Resource

With the remodel of the grinding process in 1928, a four-foot Symons cone crusher was installed.[23] Introduced by the Symons brothers in the 1920s, this equipment is still preferred by mining operations throughout the world, offering many advantages over other crushers, such as low energy consumption and reliable and efficient operation. The crusher is gone from inside the mill, presumably sold given that these machines are still in use today. The two-story-tall wood feeder remains hovering over the concrete foundation. The Symons brothers' invention depended upon the ore falling vertically into the crushing chamber. Prefabricated metal stairs and mezzanine floor provide access to the mouth of the feeder.

Figure 15. Cone Crusher feeder and foundation. Source: Sandra Morrison, 2024.

[23] H.C. Keiser, "Economies and Increased Production Achieved: Results of Remodeling a Flotation Mill" *Engineering and Mining Journal*, Vol. 126, No. 19 (November 10, 1928), 748-750.

- **Allis-Chalmers Belt-Driven Roll Crusher**
  Installation date: c.1921
  Contributing Resource

A roller crusher reduces ore by compressing it between two turning cylinders called rolls (Figure 17). Each roll is independently driven by the flywheel-type pulley on each side, with the shaft of the fixed or stationary roll attached to the large pulley and the moveable roll shaft to the small pulley. The crusher was powered using wide flat belts that transmit power across large distances with approximately 99% efficiency, although today these belts are missing. The moveable roll can be adjusted to change the distance between the rollers to accommodate the size of the incoming ore and control the output size. The speed can also be regulated according to the size of the incoming ore. Each roll is encased in a dust-tight steel housing, The movable roll is spring-loaded to provide safety relief of any excessive pressure.[24] Given all these adjustments, crushing rolls require a certain amount of skill and experience from the millman for best performance.

The 1921 concentration mill flow sheet indicates a 43" x 16" "A.C. [Allis-Chalmers] Roll installed after the gyratory crusher in the crushing plant. The 1928 flow sheet indicates this equipment was replaced by a Symons cone crusher. The Allis-Chalmers roll crusher (adjacent to the cone crusher) was possibly kept after the 1928 remodel to provide a back-up crushing method that could keep the mill operating if the Symons Cone crusher needed repair or maintenance.

Figure 16. Allis-Chalmers roll crusher. Source: Sandra Morrison, 2023.

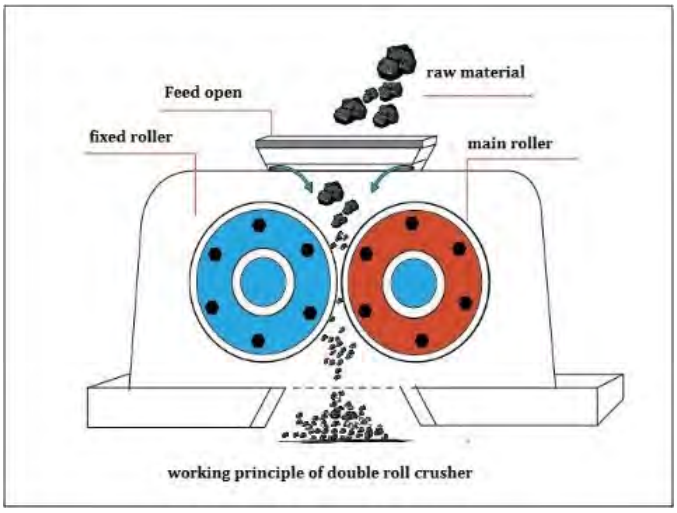


Figure 17. Mounted horizontally, the moveable or main roller rests on strong springs while the other is fixed. Source: https://www.911metallurgist.com/equipment/roll-crushers/. Accessed 6/10/2024

[24] Allis-Chalmers Company. *Mining Machinery Catalogue No. 9 Concentrating Machinery*. Fraser & Chalmers Works, Chicago Il. 1901.

- **Reagent Mixing Tank**
  Installation date: c.1928
  Contributing Resource

Flotation extracts valuable metals from finely ground ores using a water "bath," made up of water, chemically altered with additives (called reagents) and detergents (or frothers) to encourage the separation. Oils and various chemicals added to the slurry separate the minerals from each other while encouraging a mineral-laden froth of bubbles thereby improving recovery rates.

One reagent mixing tank remains on the mezzanine above the second floor. Water was introduced to the reduced ore during the secondary crushing (in the ball mills) to create a slurry. Reagents, including soda ash, zinc sulphate and Aerofloat were also added, making the slurry ready for flotation. Specific reagents were added by the Silver King millmen depending upon which concentrate they wanted to produce, such as pine oil for lead flotation or copper sulphate for zinc flotation.

Figure 18: Reagent mixing tank inside the Silver King Mill.
Source: Sandra Morrison, 2024.

- **Flotation Tanks**
  Installation date: c.1921
  Contributing Resource

Thirteen of the original twenty-eight froth flotation cells or tanks survive inside the Silver King mill (Figure 19). These well-preserved tanks are aligned in two rows on the mezzanine above the first floor of the mill (the first floor housed the carpentry and machine shops).

Compressed air and agitators worked the slurry into a froth inside the flotation tank. The valuable minerals (silver, zinc or lead) would "float" to the surface and attach to the bubbles allowing mineral-heavy froth to be skimmed off the top. Waste rock particles settled to the

bottom and collected as mill tailings. With minor adjustments in the reagents, the process can be repeated as often as necessary to recover as many different types of metals or minerals as possible from the slurry.

Figure 19. Four of the flotation tanks. 2023. Source: Sandra Morrison, 2023.

- **Oliver Filter**
  Installation date: 1928
  Contributing Resource

A large 8-feet in diameter and 8-feet-long rotary vacuum filter drum, made by the Oliver Company, remains on the first floor of the mill, one of two originally used as the last step in the concentration process. The mineral-heavy froth from the flotation process is pumped into a trough below the large circular drum filter. As the drum rotates, it is partially submerged in the froth-slurry. A vacuum draws liquid and air through the filter media and out the shaft hence forming a layer of cake on the filter's surface. Trapped on the surface, the cake dries during a 2/3 of revolution, removing most of the moisture (Figure 21).

Varying the drum rotation speed controlled the thickness of the cake. Since the operation was continuous and automatic, the operating cost was low. The discharged cake contained residual moisture, with lead averaging 10% moisture content and zinc only 8%. The cake concentrate was shipped damp since if it was too dry, it would blow away out of the aerial tramway buckets or railroad cars.

Figure 20. Oliver Filter
Source: Sandra Morrison, 2023.

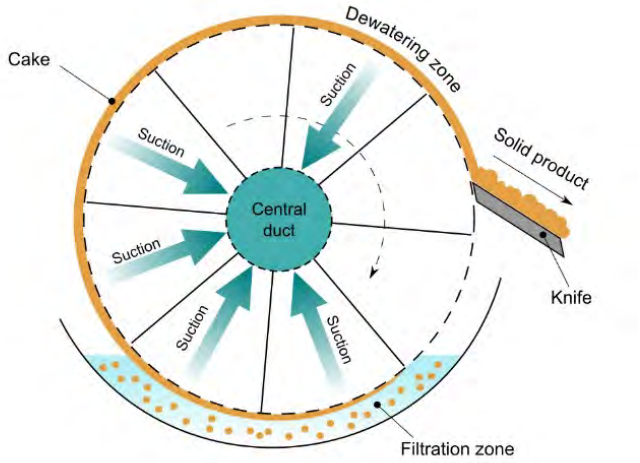


Figure 21. Diagram of Oliver Filter
Source: https://en.wikipedia.org/wiki/Rotary_vacuum drum_filter. Accessed 6/20/2024

- **Overhead driveshafts, belts and pulleys**
  Installation date: c.1921
  Contributing Resource

Many of the overhead driveshafts, also known as line shafts, along with the pulleys, remain inside the mill and can be seen in the ceiling of each floor. The horizontal metal rods rotated in bearings bolted to the mill building's frame, powered by the steam engine or, later, large electric motors. On the first floor, pulleys remain on the driveshaft with the canvas belts still hanging down. These powered the carpenter and machine shop equipment.

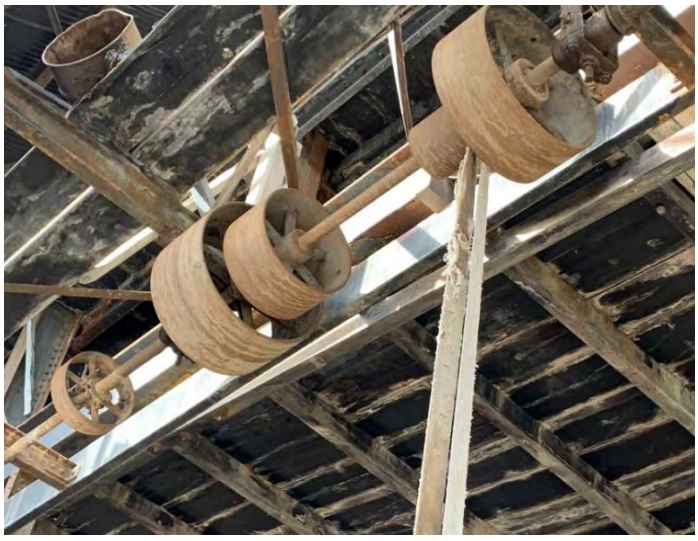


Figure 22. A few of the overhead driveshaft, pulleys and belts inside the mill.
Source: Sandra Morrison, 2023.

Historic Integrity

Although a very significant component of America's mining industry, historic flotation mills are rare across the United States, with few possessing an intact building, machinery or associated structures The Silver King Mill is in excellent structural condition and though the exterior has seen some deterioration, it retains integrity of design, materials and workmanship. After the mill closed, some of the equipment was salvaged and natural elements adversely affected the abandoned site. The neglected mill has also been a prime target for vandalism. Yet, the building stands today with the machinery and equipment still in their place of use so it retains remarkably high degree integrity of feeling and association. With little change to the site, the mill retains integrity of location and setting with the site providing the physical context of an historic concentrating mill.

2. Dorr Thickener Tank

Structure (S11) Photos No. 38 and 39
Construction date: 1930 Contributing Resource

Just southwest of the mill lies the huge circular Dorr Thickener Tank, approximately 120 feet diameter and 12 feet high. Erected in 1930[25], the new tank was used to recover thousands of gallons of water for reuse, by thickening and dewatering the mill tailings (Figure 23). A rake rotated slowly over the bottom of the tank, which sloped gently toward the center. The rake moved the waste-rock that settled into a thickened suspension on the bottom to a central discharge pipe. The rake revolved at a speed sufficient to move the waste-rock as fast as it settled. The clarified water overflowed and then pumped back uphill to the Mill Water Tank.

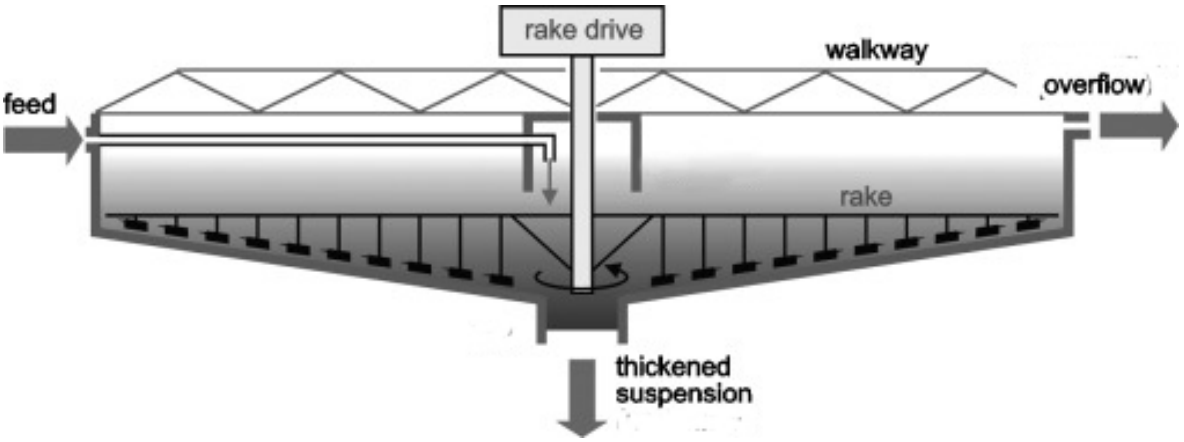


Figure 23. Diagram of Thickener Tank showing water recovery through dewatering.
Source: https://www.sciencedirect.com/topics/engineering/thickener. Accessed 6/20/2024.

[25] "Mining Matters" *Park Record* , February 21, 1930

Historic Integrity
The tank was buried in the early 2000s under an agreement with the EPA but the entrance is still visible verifying the structure's location. At many other mines across the country, environmental concerns have resulted in wholesale removal of mills, equipment, even the ground they sat on, whether or not they were hazardous sites. The impact of burying the structure does not affect the integrity of location and association as the huge mound of dirt and entrance are still visible confirming the site adjacent to the Silver King mill. However, aspects of design, materials and workmanship have been greatly impacted. As an archeologic resource, the structure still may retain some integrity of design since it could be excavated to provide a valuable glimpse into the Silver King's ore processing efforts. The integrity of feeling and setting are mostly lost since the buried tank cannot easily evoke any sense of the mining refinement process that occurred here.

3. Mill Water Tank

Structure (S12) Photo No. 40
Construction date: 1921 Contributing Resource

Since water was the key liquid to carry the crushed ore to each of the next stages of the concentration process, extreme tremendous effort was made to recover as much as possible. After filtering the concentrate and thickening the waste rock, the clarified water was returned to three water tanks located about 100 feet above the base of the mill. The Silver King relied upon gravity to pressurize the plumbing, so these tanks were located upslope from the mill.

One large 40-foot-diameter, 15-foot-deep wood water tank remains, that supplied the vast amount of water required for the ore processing. Concrete piers of varying heights support and level the structure on the steep hillside. The construction method is similar to the other water tanks located at the Silver King mine site, consisting of vertical redwood planks secured by multiple iron straps.

Historic Integrity:
The water tank suffers from severe deterioration. Many of the iron straps have failed and the some of the vertical wood planks have collapsed inward. The roof is missing entirely. Because the water tank is failing, the design and workmanship have been greatly impacted. But as a ruin, the large water tank still retains historic integrity in the other areas. The structure still conveys its function of water storage and retains integrity of location, feeling, setting and, due to its relationship and correlation with the Silver King mill, integrity of association.

4. Mill Fire Hose Shacks 1 & 2

Structures (S13 & S14) Photos No. 41 and 42
Construction date: 1900s Contributing Resource

Two very small red structures are located west of the mill, one above and one below the covered tramway grade. [26] Like the fire hose shacks located south of the Shaft House, these wood frame structures are both approximately five feet wide by four feet deep, clad with board-and-batten siding with a gable roof clad with wood shingles. Both, at one time, were painted red. Both also have a single door opening but probably never featured a door. Neither structure is insulated so the framing, rafters, wall and roof sheathing are exposed on the inside. No equipment remains inside either shack. Neither structure has a foundation, only wood sill plates, with the downhill shack sitting directly on grade. The uphill shack sits on a rock wall consisting of irregular courses of ashlar sandstone masonry.

Historic Integrity

The design of these small shacks reflects the historic technology for fire suppression at an industrial site in the early 20th century. The design, materials and workmanship are expressed in the vernacular method of construction and the plain finishes. Both were probably designed and constructed by the carpenters and miners who worked at the Silver King at that time. The uphill shack retains its association and relationship to the beneficiation mill. However, the downhill shack may have slid a few yards from its original site, given its precarious location on the hillside, held in place by the new aspen growth. This movement and the aspen trees growing around it impact but do not substantially detract from the aspects of setting or feeling and both fire hose shacks are contributing elements in the historic district.

MINE TRANSPORTATION RESOURCE

1. Aerial Tramway Towers 38 & 39

Structure (S16 & S17)	Photo No. 44
Construction date: 1901	Contributing Resource

This linear feature comprises 39 steel towers, ranging in height from 16-feet to 65-feet high, stand along the route of the 7,300-foot-long Bleichert-type double-rope aerial tramway that passes through the district. Only two of the steel towers are located within the Silver King Coalition Mine Historic District boundary, with the remaining 37 towers located contiguous to but outside the boundary.

Built in 1901, the aerial tramway transported the Silver King ore to the railroad yards in Park City year-round, in spite of the winter weather, accumulating snow, and difficult mountainous terrain. The Bleichert system used two sets of steel ropes. A larger stationary carrying rope linked the upper and lower terminals. The buckets were suspended from this cable by wheels. A second, smaller and lighter rope, the traction rope, provided a continuous loop that pulled the

[26] The local newspaper noted that "Three new fire stations have been erected outside [the mill]." "Silver King Mill," *Park Record,* December 12, 1899.

buckets along the carrying rope. Although the original 80 buckets are gone, much of the wire rope survives on the ground.[27]

The A. Leschen and Sons Rope Company of St. Louis supplied their patented automatic double-rope tramway system. Although normally installed on wood towers, the Silver King needed towers that would survive the harsh mountain conditions so instead sections of 4x4 inch angle iron produced by the Gillette-Herzog Company of Minneapolis, MN were used to fabricate the towers. The distance between towers varies from 200 to 300 feet, closer together on steeper terrain. The tensioner station that provided additional support and stability, as the tramway passed over the crest of the ridge, still stands today.

Although rusted, the towers remain in stable condition and shrubs and bushes are removed from the foundations annually. The ladders, two steel crossarms and pulleys remain on each of the towers. One steel crossarms is located at the top of the tower, to support the stationary track cable, and the second, about three-feet below, accommodates the moving traction rope. Each is wide enough to permit the buckets to swing in the wind and not strike the towers. Most of the towers sit on a sandstone masonry foundation but a few are anchored onto poured concrete, probably replaced when the masonry deteriorated. The tramway ceased operating in 1953, when the Silver King plant shut down.

Historic Integrity

Since the ski resort opened in 1963, two towers located on the ski runs, have been moved and now lie in the woods at the side of the Payday and Widowmaker ski runs. The remaining thirty-seven towers maintain their original alignment thus the linear feature retains integrity of location, design, workmanship and materials. Some forest re-growth of aspen and pine trees has occurred along the mountainous route however this does not detract from the integrity of feeling or setting. The loss of the wire ropes and buckets and more especially the upper stories of the Sampler Building which served as the unloading station does diminish the sense of connectedness and integrity of association of the aerial tramway with the industrial mining operations at the Silver King.

2. Sampler Building Foundation Walls

Structure (S15) Photo No. 43
Construction date: 1901 Contributing Resource

The Sampler Building Foundation Walls, consists of three sandstone walls (Figure 24).

Wall 1 - a small low retaining wall on the slope
Wall 2 - a large free-standing wall and
Wall 3 - a third large retaining wall.

[27] The buckets moved by gravity to the lower loading station, on Park Avenue in Park City, at the fourth-floor level, 85 feet above ground. Known locally as the Coalition Building, the structure was listed on the National Register of Historic Places but burned in 1981.

All are located between the mill and Shaft House. Built of irregular courses of ashlar masonry, the foundation supported the five-story Sampler Building (Figure 25), was constructed in 1901.

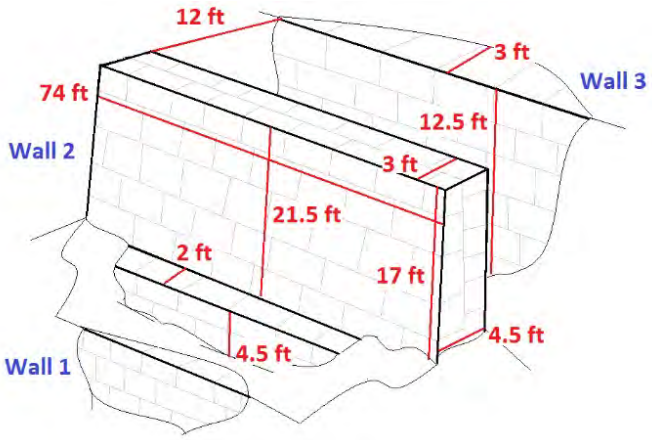


Figure 24. Dimensions and arrangement of the remaining foundation walls.
Source: SWCA, *Preservation Plan for Historic Mining Resources.* 2015. Page 110.

Figure: 25. Silver King Sampler Building
Source: Pop Jenks Collection,
Park City Museum.

Inside the sampler, high-grade ore from the mine was crushed and sampled before being loaded directly into the buckets of the aerial tramway. An incline conveyor hauled ore concentrates from the mill up to the third floor of the Sampler Building (Figure 25). Before being transported on the aerial tramway, all material was sampled by two men, one representing the buyer and one representing the Silver King. Tramway buckets of ore left from the top floor, where four receiving bins automatically unloaded incoming coal or any other supplies. The incline conveyor sent the coal back down to the mill. The automatic equipment meant the Sampler could be run with as few as just one man.

Historic Integrity

The most significant change to this resource is the loss of the wood Sampler Building, which was torn down by the mine company around 1965. The remaining foundation walls of the Sampler are in fair overall condition. The slope was regraded during the environmental remediation work in the early 2000s and the Sampler ruins, particularly Wall 1 and Wall 3, are now somewhat buried in the moved fill. This regrading appears to have pushed Wall 3 outward slightly at the top. However, the twenty-one-foot-high foundation Wall 2 is a monumental, highly visible element of the complex, standing dramatically between the Shaft House and Mill.

The Sampler Building Foundation Walls remain in their original location. Due to their visibility directly between the Shaft House and Mill, the walls indicate the building's strategic importance for the flow of ore at the Silver King and association to all the surface structures operations. However, key aspects of how the Sampler operated and fundamental components are lost so the

design, feeling and setting are compromised in that regard. The diminished historic integrity of this structure does not substantially impact the historic integrity of the Silver King surface plant and site.

3. Covered Tramway Grade

Structure (S19) Photo Nos. 22
Construction date: 1898 Contributing Resource

Low-grade or milling ore was delivered up to the shaft collar in 16-cubic-foot steel ore cars. The cars were then gathered into a train and trammed along the covered tramway by an electric locomotive to the mill's upper loading station. The Silver King expected to operate year-round so covered the grade to combat the high mountain climate. Today, the tramway grade is still highly visible with some of the narrow-gauge iron rail extant.

Historic Integrity

Due to harsh environment, long-term abandonment and neglect, most of the wood cover structure is gone from the tramway grade, except for the 100-foot-long portion closest to the mill. However, the grade retains its integrity of location with the alignment and imprint on the landscape easily recognizable as a surface tramway route. This transportation feature conveys the sense of connectedness from the Shaft House to the Beneficiation Mill, demonstrating integrity of association. The dilapidated tramway cover by the mill contributes to the aspect of setting, retaining original design, materials and workmanship. The linear feature contributes to the historic qualities of the Silver King Coalition Mine Historic District.

4. Haul Road

Structure(S20) Photo No. 49
Construction date: 1891 Contributing Resource

The haul road was the principal artery that allowed ore cars on narrow-gauge rails and later dump trucks to deliver waste rock to the Silver King waste rock dump. Miners underground drilled and blasted then shoveled the resultant waste rock into an ore car which was loaded onto the cage and hoisted above ground. The Silver King generated enough rock and ore car traffic underground to warrant hiring mine laborers known as "muckers" who specifically loaded empty ore cars with rock.

By 1913, the haul road had expanded to three tracks wide, providing approach of the waste dump from one direction and ability leave in the other and room for storage of empty ore cars.[28] Miners could "hand-tram" a single ore car or trains of ore cars were pulled by draft animals and later small electric battery-powered locomotives.

[28] Howard, L.O., "The Silver King Coalition Mines," *Salt Lake Mining Review*, November 30, 1913.

Historic Integrity

This lineal feature is so obviously a road that it now serves as a popular mountain bike trail. This current use does not negatively impact the resources integrity of location, setting, feeling and location.

Noncontributing Features

1. **Bonanza Chair lower loading station**
   Construction date: 1997 Photo No. 47
   Noncontributing Structure (S21)

In 1997, the Park City Mountain Resort removed the thirty-four-year-old gondola, replacing it with two new six-person high-speed chair lifts. The base of the new Bonanza lift is sited 110 feet from the Silver King Shaft House. A ski run was graded at the same time to allow skier access to the chairlift. Since the Bonanza chair lift was not present during the period of significance and does not relate to the documented historic significance of the historic district, it is classified as a noncontributing structure. The chairlift does not substantially detract from the integrity of the Silver King Coalition Mines Historic District.

Historical Integrity of Historic District

Location and Setting

The Silver King Coalition Mine Historic District retains integrity of setting and location. The setting is generally remote, located three miles from the town of Park City, in the narrow gully called Woodside Gulch. Except for 75 years of deterioration, much of the site has remained unaltered ever since surface operations stopped in the 1950s. The disturbances and impact of the mining operations on the mountain terrain are still very evident. The waste rock is a bold and distinctive element of the mine's historic landscape with a considerable amount of the bare material still exposed. The huge size correlates to the Silver King's extensive underground workings. The setting and feeling convey the remote nature of mining in the Park City Mining District's rugged landscape from the early 1890s through the 1950s.

The site is intruded upon by recent skiing industry infrastructure. The base of the modern high-speed Bonanza chair lift sits north of the Shaft House building. A modern ski run, accessing this chairlift, lies on the waste dump, overlapping the tramway grade used to ship ore between the shaft and mill. The registration requirements of the *Historic Mining Resources of Park City* MPDF state "Maintaining the overall form and massing of the historic resource is the most important factor when evaluating the impact of non-historic intrusions which are acceptable if

they do not overwhelm the original resource."[29] The chair lift loading station and ski run do not overly compromise the setting and only have a minor negative impact on the overall historic integrity of the district. This industrial mine surface plant, though somewhat unsightly in the mountain setting and appearing dilapidated, still holds all the vestiges of historic mining activity.

Feeling, Association and Design

The historic district invokes a strong sense of feeling, especially since the abandoned nature of the site reflects the boom-and-bust cycles of Park City's historic mining industry. The key mining components remain visible and convey a strong sense of connectedness to the Silver King's mining operation. The site retains many related mine structures, from extraction (shaft, headframe and Shaft House) to refinement (mill building) and transportation off the mountain (aerial tramway towers). The registration requirements of the *Historic Mining Resources of Park City* MPDF state:

> Integrity of design, feeling and association is particularly crucial to the eligibility as a Mine Historic District. Sites should contain a set of mining related buildings, structures, machinery and other features that convey a strong sense of connectedness and ability to discern the historic mining operation. Sites are still acceptable with missing buildings and structures if there are enough extant buildings, structures, ruins or remnants to provide an understanding of the site's use.[30]

Although some components of the surface mining operation at the Silver King are missing, such as the Sampler building and covered tramway, the extant buildings along with foundations, grades, and other deteriorated remains retain good historic integrity and reveal the complete mining system at the Silver King.

Materials, workmanship

Despite abandonment of the mining operations decades ago, the extant buildings and other resources in the historic district retain good historical integrity of the original workmanship. The Historic Mining Resources of Park City, Utah MPDF states, "Intact buildings, engineered structures and machinery are rare and important examples of Park City's extensive mining industry. These resources reveal how miners adapted conventional mining architecture or engineering to local conditions and provide integrity of workmanship."[31] All the extant buildings and structures demonstrate this adaptive design, with modifications necessary to fit the surface plant at the head of a narrow mountain canyon. Again, although now unused and deteriorated, the various features still retain enough historic integrity to convey their original construction and use.

[29] Morrison Sandra, *Historic Mining Resources of Park City, Utah Multiple Property Documentation Form*, National Register of Historic Places. 2023.
[30] Morrison, *Historic Mining Resources of Park City, Utah MPF*.
[31] Morrison, *Historic Mining Resources of Park City, Utah MPF*.

Following the surface plant's closing in the 1950s, little repair or restoration work has occurred. The registration requirements of the MPDF also state, "It is understood that because of long-term abandonment these resources will lack some aspects of integrity in design, materials and workmanship and will need to be evaluated on a case-by-case basis." [32] Minimal remodel work occurred in the 1970s on the exterior of the Change House and Warehouse with the installation of one garage door on each building. Overall, however, the historic materials and workmanship of these two buildings were retained. In the ensuing 50-plus years, the garage metal doors have rusted and deteriorated so do not detract from the historic workmanship and materials.

Most recently the shaft was closed for safety reasons, under the direction of the Utah Division of Oil, Gas & Mining and utilizing federal funds from the Abandoned Mine Reclamation Program. The mining contractor reports:

> We filled the top of the shaft with [Polyurethane Foam] PUF and then put a concrete cap over the PUF and encased the foundations for the legs on the headframe in concrete to stabilize the headframe. It is now guaranteed to never fall over.[33] (See Figure 26).

The National Park Service has tested several different applications of PUF to close abandoned mine openings and found that, "PUF has proven to be a useful material for mine closures, especially in remote areas, sites with access and disturbance restrictions."[34]

Figure 26. Capping of the Silver King 3-compartment shaft in the summer of 2023. Source: Brian Buck, Friends of Ski Mining Mountain History. 2023

[32] Morrison, *Historic Mining Resources of Park City, Utah MPF*.
[33] Clark Martinez, Email message to author, January 16, 2024
[34] John E. Burghardt, Geologist, *Polyurethane Foam Applications in the Closure of Abandoned Mine Openings.* National Park Service Geologic Resources Division. August 1994. http://npshistory.com/publications/mines/puf-1994.pdf.

Summary

The individual features of the Silver King Coalition Mine Historic District – shaft, shaft house, warehouse, change house, transformer building, mill, aerial tramway, water tanks, fire hose shacks, along with the huge waste rock dump – are little altered, other than deterioration, from their original appearance and possess high degrees of historic integrity of location, design, setting, materials, workmanship, feeling, and association. The historic district still conveys the operation of a large-scale "Bonanza" mine and mining surface plant; a snapshot of the flow of ore and waste rock during the mine's era of sustained production of ore, 1891 to 1953. The general form and lack of ornamentation of these vernacular industrial buildings and structures gives them significance as a utilitarian large-scale industrial mining complex. The Silver King Coalition Mine Historic District retains its historic integrity and its multitude of contributing components combine to convey the image of Park City's most historically significant mining operation.

8. Statement of Significance

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

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

Criteria Considerations
(Mark “x” in all the boxes that apply.)

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

Areas of Significance
(Enter categories from instructions.)
INDUSTRY
ENGINEERING
ARCHEOLOGY

Period of Significance
1891 to 1953

Significant Dates
1891
1892
1901-02
1907
1921-1928
1937

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

Cultural Affiliation
Undefined

Architect/Builder
N/A

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

The Silver King Coalition Mine Historic District, Park City, Summit County, Utah is a representative large-scale industrial mining complex significant under Criteria A, C and D. Under **Criterion A,** the district is significant in the area of Industry representing a large-scale silver and lead mining and milling complex, historically one of the most productive in Park City and in Utah in general. The company's cost-effective operations resulted in phenomenal profits which allowed ambitious acquisition of adjacent mining operations. Reinvestment in state-of-the-art equipment expanded production and created a massive industrial complex that is still mostly intact, though abandoned decades ago. The historic district is further significant under **Criterion C** in the area of Engineering as an excellent representative example of large-scale silver mine engineering, technology and surface plant construction. The historic district possesses a collection of intact buildings, structures, equipment and mining and milling features indicative of the adaptation of mining to Park City's mountains. These distinctive characteristics of a "bonanza" mine and mill operation are little altered and the processing pattern of ore production is clearly evident. The mining and milling technology and engineering installed at the complex from the 1920s through the 1930s, much still extant, were state-of-the-art for the time. Finally, the district is also significant under **Criterion D** in the area of Archeology for its historic archaeological deposits that have the potential to yield important information. In the area of Industry, deposits could clarify the relationship between the mining and milling processes and, in the area of Social History, inform on the economic status, health, and even dietary preferences of workers at the Silver King. The Period of Significance includes all the years the surface plant operated from the sinking of the Silver King shaft in 1891 to 1953, when Park City's mining companies merged and the Silver King ceased surface operations. The Silver King Coalition Mine Historic District is nominated under the "Discovery & Mining Boom Era 1868-1893," "Mature Mining Era 1894-1930" and "Mining Decline 1931-1982" contexts as described in the *Historic Mining Resources of Park City, Utah* Multiple Property Submission. It meets the registration requirements for the "Mine Historic District" property type. Although impacted by neglect and long-term abandonment, the Silver King is evocative of the highly successful "bonanza" mine of Park City and retains its integrity of location, design, materials, workmanship, and association to its period of significance 1891-1953.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A Significance

Industry

The Silver King Coalition Mine Historic District is significant under **Criterion A** in the area of Industry because it represents the immensely profitable potential of the silver mining industry in Park City and Utah. From 1875 until 1983, the Park City Mining District produced almost 16 million tons of ore, making it the third largest producer of non-ferrous metallic minerals in Utah and the largest source of silver in the United States for several years in the late 19th century. Of this enormous amount, about one-third was extracted from the Silver King mine.[35]

> *Silver-lead mining in the neighborhood of Park City has made this county long famous as one of the most important mining centers in the United States…Among the magnificent properties in the Park City district the Silver King still holds undisputed sway as leader.* [36]
>
> -Director of the U.S. Mint, 1903.

Many of Park City's mines were short lived due to lack of adequate working capital or from quickly exhausting their high-grade ore bodies. Instead, the Silver King prospered and burgeoned for 60 years. Many of Park City and Utah's large mining operations were the focus of rampant speculation and heavy outside investment by capitalists looking for high returns. Instead, the Silver King owners were a small group of local investors well aware of local trends and the national boom-and-bust cycles typical of the mining industry. These men rocketed the mine to an industrial scale. They guarantee long-term success by seizing expansion opportunities through mergers and acquisitions, relying upon their own mining expertise and keeping financial control.

Mergers are a constant theme in Park City's mining history and the most vivid example is the Silver King. Five local men strategically and rapidly formed the giant Silver King Coalition Mines company in less than two decades. In 1891, at the Silver King claims nos. 1, 2, 3 & 4 in Woodside Gulch west of Park City, a 750-foot-deep shaft was sunk. The "gritty mining men" had invested in a "blind hole" as the Salt Lake Herald newspaper called the prospect.[37]

The Silver King was the brainchild of the young miner Thomas Kearns and his mentor David Keith, Superintendent of the Anchor Mine. Pursuing their ambition, they had previously leased the established and proven Mayflower mine for 12 months. To raise additional capital, complement their business expertise, spread the risk and, presumably, keep operating costs low,

[35] David A John, *Geology and Mining History of the Park City Mining District, Mining Districts of Utah*. (Utah Geological Association Publication 32, 2006), 67.
[36] Director of the Mint, *Production of Precious Metals in the United States during the Calendar Year 1902*. (Washington: Government Printing Office 1903), 204.
[37] "Caught in the Daily Roundup," *Salt Lake Herald-Republican*, September 29. 1892.

they persuaded successful local miner John Judge and respected local accountant Albion Emery along with Windsor Rice, manager of various other local mining enterprises, to join their venture. Soon the Mayflower was shipping 50 tons of high-grade ore daily valued at $2,500[38], providing sufficient initial working capital to purchase the adjacent Silver King claims[39] and begin founding a mining empire.

The Silver King owners relied on their accumulated knowledge and expertise of efficient mining operations along with their combined understanding of Park City's geology. By closely holding all the shares, they avoided the machinations of outside investors. Instead of grasping the profits, the owners sank their earnings into new equipment and operational upgrades.[40] Thirty-year-old Thomas Kearns worked on site while the considerably older partners continued working their "day jobs" at other Park City mines.[41] The local newspaper declared in 1894:

> The Silver King mine is one of the most skillfully and conveniently opened mines… Not only is it a perfect mine as regards the skill and judgment used in opening it, but it is a wonder as an ore producer.[42]

As the price of silver dropped rapidly throughout 1890s, Park City's small mines struggled. The fortunate timing of this "bust" cycle, however, provided rich opportunities for the Silver King as the company snapped-up the Mayflower, Northland-Nevada, Fairview, Park City Group, Woodside, Massachusetts and Alliance.[43] Exploration began for ore bodies in the Alliance Tunnel, which had been constructed by Judge and Keith back in 1889-1890. At the annual

[38] Original leasers also included Willian Bennet, Con Hunt and Peter Royce. ("Another Strike," *Park Record,* April 27. 1889. "Nearing the End," *Salt Lake Herald-Republican,* April 6, 1892. "About the Mines," *Park Record,* May 5, 1889. "Mines and Mills of Utah," *Salt Lake Herald-Republican,* December 25, 1891) Apparently Judge, Emery and Rice bought out the other lease holders.

[39] The Silver King ground was purchased for $65,000 in 1892. "Said to be a bargain… the purchasers will take out [that] amount of ore in very short time" *(*"Sale of the Silver King," *Salt Lake Tribune,* April 24, 1892). The Silver King produced almost 3,000 tons of ore in 1892 with net value of $94,000 (Boutwell. *Geology and Ore Deposits of the Park City Districts.* page 180). The profit was immediately invested in surface plant improvements including shaft house and hoisting machinery, with an estimated value of $100,000 ("Great is Park City," *Salt Lake Herald-Republican,* December 25, 1892).

[40] The 150,000 shares were all were assigned to the principals: Kearns, Keith, Emery, and Judge each received approximately 17%, Rice (10%) while two of the original owners of the Silver King claims retained ownership W.H Dodge (13%), and David. D. Erwin (8%). No shares were made available for public purchase. ("Silver King Mining Company," *Salt Lake Times,* August 23, 1892).

[41] David Keith worked at the Ontario for eight years then as Superintendent of the Anchor Mine until he retired in 1900 ("The King Sampler," *Park Record,* June 9, 1900). Thomas Kearns worked in various Park City mines from the early 1880s. ("An Important Day," *Salt Lake Herald-Republican,* April 3, 1892). Until a few months prior to his death of miners' consumption (silicosis) in 1892, 47-year-old John Judge had managed the Daly Mine ("Death of John Judge," *Salt Lake Times,* September 15, 1892). Albion Emery served as Park City Postmaster then continued working locally as a well-respected accountant. He also represented Summit County in the Utah Territorial Legislature and died just two years after Judge in 1894. Both men left their Silver King holdings and growing fortunes to their wives.

[42] "A New Compressor," *Park Record,* November 12, 1929.

[43] Boutwell, *Geology and Ore Deposits of the Park City Districts*, 179.

stockholders meeting, the company reported that with these acquisitions, it now possessed the largest amount of mineral ground owned by any mine company in Utah.[44]

The Silver King poured silver, lead and zinc into the nation's Gilded Era industrialization and turned ore into wealth. In less than 10 years, the company had paid almost $2.5 million in dividends to its small number of stockholders. So lucrative and effectively managed, all the principals had become fabulously rich "Bonanza Kings". Emery's widow Susanna, with holdings estimated at $2 million and monthly income of $12,000 earned the title Utah's Silver Queen. "Probably one of the wealthiest widows in the west" a Salt Lake newspaper reported.[45]

Kearns remained as Superintendent in charge of the day-to-day operations and according to one newspaper man "has displayed spending judgment and sagacity".[46] To keep production levels high, Kearns kept up to 100 miners in active exploration, locating new ore bodies. This was often more miners than the number actually extracting ore.[47] Under the headline "Park City's Stupendous Performance," the *Salt Lake Herald* newspaper wrote in 1901:

> This mine is becoming well and favorable known throughout the country as almost any in the whole Rocky Mountain region. The most of its stock is held by comparatively few shareholders and unlike most of the mining investors in the state, they are investing their profits at home.[48]

The most substantial consolidation occurred in 1907. The Silver King Mining Company merged with scores of nearby mining groups, encompassing 2,088 acres and forming the new company the Silver King Coalition Mines Company.[49] Now captains of Utah's mining industry, David Keith and Thomas Kearns retained control by holding 60% of the company between them.[50] The rest of the stock became widely available, offered locally on the Salt Lake Exchange. Kearns retained day-to-day control as General Manager, announcing "We shall get right down to business at once…The new company starts off with a good treasury."[51] All mining operations were merged, centered around the Silver King shaft and surface plant.[52] The new company now controlled an additional 1,400 acres of contiguous undeveloped ground".[53]

Metal prices plummeted again during the Great Depression taking a toll on the company's finances, but production was not completely paralyzed. By successfully diversifying, lead and

[44] "Now Owns Alliance," *Salt Lake Herald-Republican,* January 16, 1900.
[45] "Mrs. Emery to Marry," *Salt Lake Herald-Republican,* October 9, 1899.
[46] "Park City, the Great Bonanza Camp," *Salt Lake Herald-Republican,* December 31, 1899.
[47] *Ibid.*
[48] "Park City's Stupendous Performance," *Salt Lake Herald-Republican,* December 29. 1901.
[49] The Kearns-Keith, Crescent, Apex, Boss, St. Louis Magnolia, Baltimore, Pinyon Ridge, Odin, Belmont and Jupiter Mining companies were all absorbed including 297 patented mining claims ("King Coalition Annual is Held," *Salt Lake Herald-Republican,* May 18, 1909.)
[50] "Silver King Coalition," *Salt Lake Herald-Republican,* June 20. 1907.
[51] "Mining Matters," *Park Record,* May 25, 1907.
[52] "Silver King Deal Closed," *Salt Lake Herald-Republican,* May 22, 1907.
[53] "Silver King Coalition Buys Silver--King Consolidated," *Park Record,* May 23, 1924.

zinc sales contributed about half to the company's declining income in 1934. Drastically cutting wages kept 500 Park City miners on the payroll but any profit had vanished. Due to the Silver King's industrial scale, it weathered the down-turn in the market, one of the darkest and longest economic depressions in U.S. mining industry.

The minerals industry began to pull out of its slump with the approach of World War II. Armament created a demand for base-metals, including lead and zinc, which literally took over the Silver King production and by 1947, almost three-quarters of income came from these two metals. However, after WWII, due to large stockpiles of metal across the nation, market prices crashed. Suddenly unprofitable, the great Silver King was faced with one last merger – one that included all Park City's mine companies still hanging on – into United Park City Mines Company. All operations at the Silver King surface plant terminated in 1953. The heyday of silver mining was over for Park City and Utah.

Shrewd management by a small group of five skilled and knowledgeable local miners had created a nationally recognized "bonanza mine" from an assortment of small mines and claims. Through diligence and prudent outlays, production surged and profits stockpiled. Conveniently, as the Silver King's available capital amassed in the early 1900s, the price of mining equipment and machinery dropped even while it became increasingly sophisticated and efficient. The sheer number and type of machines for sale ensured constant improvement of the mine surface plant and the technology used underground. The Silver King proved bigger was better, large-scale industrial mines could not only financially weather downturns in the silver market but successfully survive and even thrive the boom-and-bust cycles of hard-rock mining.

Criterion C Significance

Engineering

The Silver King Coalition Mine Historic District is significant under Criterion C in the Area of Engineering as it demonstrates nearly the full extent of the resources used in a moderate-size mining operation. Although time has taken its toll on the condition of the various resources in the district, and only foundations remain in some instances, the collection of buildings, structures and objects provides near complete representation of the Silver King Mine operation. The various resources also reflect the owners' investment in and installation of the most up-to-date equipment and technologies available in 1901 and in later upgrades in the1920s and 1930s. Financing the modern aerial tramway, larger hoisting works and updated beneficiation equipment, all extant today, formed a first-class mining and milling operation. The site also demonstrates the company's innovative means to adapt surface plant construction and ore production to Park City's steep, rugged mountainous terrain.

> *The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees.*
>
> - John Mason Boutwell, 1921[54]

With an eye firmly centered upon profitability, the Silver King consistently improved operations by upgrading the surface plant, installing modern technology to increase production and capture rates, and implementing automated processes to lower payroll costs. For example, by the late 1890s, the Silver King was extracting 3 to 4 million pounds of high-grade ore each month.[55] With the wood headframe too light to meet the hauling demand, it was replaced with steel construction 1902. Typical of production-class A-frame headframes, the Silver King headframe is sixty-two feet high, fabricated from steel and embedded into a well-built concrete foundation inside the Shaft House, all signifying significant production.

To solve their transportation problems -- down steep mountainous terrain and during winter blizzards resulting in mammoth snow accumulation -- the Silver King constructed the latest in transportation technology, a Bleichert double-rope type aerial tramway. To speed construction, the contract was awarded to a local company, the Mine and Smelter Supply Company of Salt Lake City, with completion due in just 90 days. Costs were reduced by requiring much of the work be undertaken by Silver King miners supervised by the Mill Foreman John Breckenridge Fleming. Salt Lake City engineer C.P. Brooks surveyed the route and within two months eight men were scattered along the course excavating the tower foundations, followed closely by masonry foreman Neil Bonner and his crew. The total cost was estimated to reach $25,000. On June 6, Foreman Fleming oversaw the first loaded bucket sail effortlessly down the new transportation system, which functioned using gravity and, amazingly, required only two miners to operate. The innovative Bleichert systems offered advantages such as larger buckets that could carry more ore, upwards of 500 pounds each, and could cover greater distances. But these systems required advanced engineering and were considerably more expensive so only the large and well-capitalized companies, such as the Silver King, were able to justify the cost. Today, the 39 towers of the aerial tramway, complete with sandstone foundations, crossarms and sheeve wheels, demonstrate the land transportation systems used to connect mines with distant railroads. The individually designed towers were a mining engineering challenge. Each tower's design minimized the quantity of construction materials and matched the rugged mountain topography, while creating a structure that could withstand complex forces. These included the downward stress exerted by the weight of the cable and ore buckets, the horizontal pull on the cable created by starting and stopping the system and the sideways pressure of any wind. The towers are a rare survival dating from 1901.

Mining engineering has played an important part in the progress of technology in the concentration of ore. At the end of the nineteenth century, most silver mines had exhausted their supply of easily processed high-grade ore and looked to concentrate the abundant low-grade ore

[54] Boutwell, *Geology and Ore Deposits of the Park City Districts,* 180.
[55] "Another Bonanza," *Park Record,* August 12, 1899.

while diversifying beyond silver to separate out the valuable lead and zinc. Mining engineers developed the flotation process to solve this dilemma, a process that increased recovery of metals while reducing cost.[56] The construction of the flotation mill at the Silver King in 1921 followed by a technological upgrade of equipment in 1928 served to overcome the Silver King's separation problem. The previous long-term stockpiling of silver-lead-zinc-bearing low-grade ore was resolved.

When the twenty-year-old concentration mill burned down in 1921, the Silver King Coalition Mines company Officials stated that the fire,

> . . .was not altogether a misfortune . . . the company feels that the way has been providentially cleared for the erection of a more efficient mill . . . because of the improvements in metallurgical processes and methods of constructing mills, [we] will erect a plant capable of effecting a much higher recover of metal at greatly reduced cost.[57]

The Silver King Mill played a fundamental role in the continued profitability and success of the mine. Distinctive within historic district, the building embodies the distinctive characteristic of the type engineered for mountain terrain with its large size and sloped profile and terraces of stepped foundation. The custom-designed and engineered frame not only supported the walls and roof but also the supporting system of driveshafts and belts that ran the machinery. The construction methods are typical of the mining industry with the design adapted for the terrain and to meet the particular requirements to process the Silver King ore. The mill building enclosed the ore treatment under one roof and enough equipment remains inside to identify the froth flotation treatment including crushing, concentrating, drying and power. Although some of the specific pieces are missing, these steps can be approximated in the ore automated ore-flow process. The Silver King Coalition Mine Historic District is the most complete collection of mining-related resources in Park City, no other mine site better conveys methods and equipment used to produce silver, lead and zinc. Overall, the collection of extant resources in the historic district retains very good historic integrity, particularly given 70 years of abandonment, and is a near complete representation of the mining operation when it was in full production.

Criterion D Significance

Archeology

The Silver King Coalition Mine Historic Site is significant under Criterion D in the Area of Archeology since archaeological deposits within the historic district boundary can be expected to reveal historic material that reflects workplace behaviors, material-use patterns, and aspects of the Silver King mining operations. The structures once bustled with around-the-clock activity so

[56] Bunyak, Dawn. *Frothers, Bubbles and Flotation*. National Park Service. Division of National Register Programs. MPS D-1320. 1992. http://npshistory.com/publications/frothers-bubbles-flotation.pdf.
[57] "Fire Clears Way for New Plant," *Salt Lake Tribune*, January 29, 1921.

amongst the historic buildings and structures there is potential for discovery of subsurface deposits that could reveal more about the Silver King surface plant. Buried material may also have accumulated in recesses of waste rock dumps, thick boiler clinker dumps and amongst the refuse layers in waste rock dumps, where workers threw industrial refuse. Deposits amid privies and housing locations areas may include artifacts capable of enhancing current understanding of mining's social and economic structures, culture, ethnicity and miners' lifestyles including the miners' daily behavior, diet, health, workplace status. Workplace privy pits would be especially valuable because they can possess personal items representing workers in their environment. As with domestic privy pits, miners may have disposed of articles under secrecy or accidentally dropped items of value.

Minorities and women are often mute in our interpretation of the past. Archaeological survey and excavation may offer a glimpse of everyday life at the Silver King mine and give a voice to these missing workers.

Sub-surface deposits could also yield information on economic globalization and industrialization of Park City, Utah and the American West. The Silver King developed rapidly during the late nineteenth century, a tumultuous period in the expansion of worldwide capitalism. The Silver King became part of a modern world economy as silver was shipped out of Utah with prices set in the global marketplace. Meanwhile, very few essential goods and everyday items were locally manufactured (in Park City or Utah), instead arriving from other regions in America and Europe.

Research questions that the site has potential to answer or confirm include the following:

1. Does the historical and archaeological record provide evidence for the ethnicity, religion, or socioeconomic class of the miners who lived and worked at the Silver King? Is there any evidence of a more affluent "middle class" living at the site?
2. Did families and/or women ever reside, participate in activities or even visit at the Silver King? Is there any evidence of family life, and how does this compare to those deposits that might represent single male miners?
3. Is there any evidence of laundry workers, cooks or other work typically performed by women or ethnic minorities such as Chinese?
4. What were the diet, health and recreational pursuits of the miners working or living at the Silver King?
5. Is the integration of the local economy into the global marketplace reflected by the archeological evidence? What are the origins of the archeological remains of consumer goods or miners tools?

Summary

The Silver King Coalition Mine Historic District, Park City, Summit County, Utah is significant under Criteria A, C and D. The large-scale industrial mining complex, the most productive in Park City and, today, the most complete collection of mining-related resources in Park City, is

significant under Criterion A in the area of Industry, significant under Criterion C in the area of Engineering and significant under Criterion D for the potential of historic archaeological deposits to yield important information in the areas of Industry and Social History. The period of significance is 1891, when the mine first started operation, to 1953, when surface operations ceased.

9. Major Bibliographical References

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

A. Leschen & Sons Rope Company. *Half a Century of Rope Making 1857 to 1907.* St. Louis Mo: A. Leschen & Sons Rope Company, 1907. Available at https://archive.org/details/halfcenturyofrop00lesc

Bunyak, Dawn. *Frothers, Bubbles and Flotation*. National Park Service, Division of National Register Programs, MPS D-1320, 1992.

Boutwell, John Mason. *Geology and Ore Deposits of the Park City Districts, Utah*. United States Geological Survey. Professional Paper 77. U.S. Washington, D.C: Department of the Interior, 1921.

Comp, T. Allan. *Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City, Summit County, UT*. Survey number: HAER UT-22-A. Historic American Engineering Record (Library of Congress), 1973. Available at: http://www.loc.gov/item/ut0090/

Silver King Mining Company, Covered Tramway, Park City West, Park City, Summit County, UT. Survey number: HAER UT-22-C. Historic American Engineering Record. 1973 Available at: https://www.loc.gov/item/ut0092/

Dailey M.J., *Mining Methods and Cost of the Silver King Coalition Mines Co., Park City, Utah*. Information Circular, Department of Commerce – Bureau of Mines. November 1930.

Ege, Carl L. *Selected Mining Districts of Utah*. Utah Geological Survey, Miscellaneous Publication 05-5. 2005.

Engineering and Mining Journal. New York. 1866-2014. Available at https://archive.org/details/pub_engineering-and-mining-journal

Digitalnewspapers.org:
Park Record. Various issues
Salt Lake Herald-Republican. Various issues
Salt Lake Mining Review. Various issues

Salt Lake Tribune. Various issues

Director of the Mint, *Production of Precious Metals in the United States during the Calendar Year 1902*. Washington: Government Printing Office, 1903.

Hampshire, David, Martha Bradley and Alan Roberts. *A History of Summit County*. Utah Centennial County History Series, 1998.

John, David A. *Geology and Mining History of the Park City Mining District, Mining Districts of Utah*. Utah Geological Association Publication 32, 2006.

Morrison, Sandra. *Historic Mining Resources of Park City, Utah* Multiple Property Documentation Form. Document on file at the Utah State Preservation Office. 2023.

1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.

Murphy, Miriam B. *Utah History Encyclopedia: Thomas Kearns*. University of Utah Press, Salt Lake City. 1994. Available at https://www.historytogo.utah.gov/?s=thomas+kearns

Noble, Bruce J. and Robert Spude. *Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties.* National Register Bulletin, U.S. Department of the Interior, Revised 1997.

Park City Municipal Corporation and Preservation Solutions. *Historic Site Form – Historic Site Inventory*. Park City Municipal Corporation. 2010.
Historic Site Inventory of Silver King Mine Site—Boarding House.
Historic Site Inventory of Silver King Mine Site—Boarding House Vault.
Historic Site Inventory of Silver King Mine Site—Change House.
Historic Site Inventory of Silver King Mine Site—Fire Hose Shacks and Stone Wall.
Historic Site Inventory of Silver King Mine Site—Hoist House.
Historic Site Inventory of Silver King Mine Site—Stores Dept Building.
Historic Site Inventory of Silver King Mine Site—Water Tanks.
Available at https://www.parkcity.org/departments/planning/historic-site-inventory

Powell, Allan Kent. *Utah History Encyclopedia: David Keith.* University of Utah Press, Salt Lake City. 1994. Available at https://www.uen.org/utah_history_encyclopedia/k/KEITH_DAVID.shtml

Sanborn, D.A. *Sanborn Fire Insurance Maps of Park City*. J. Willard Marriott Library, University of Utah, Salt Lake City. Sanborn Map Company, New York. 1886, 1891,1907.

Stott, George F. *Mining and Milling of the Complex Lead and Zinc Ores in the Park City District, Utah.* Master of Science in Mining Engineering Thesis. Utah School of Mines: University of Utah, 1916.

SWCA Environmental Consultants, *Preservation Plan for Selected Historic Mining Resources at the Park City Mountain Resort*. SWCA Report No. 15-721 prepared for VR CPC Holdings, Inc, December 31, 2015.

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

Twitty, Eric. *Reading the Ruins: A Field Guide for Interpreting the Remains of Western Hardrock Mines*. Masters Thesis. Denver: University of Colorado, 1999.

Whitley, Collen, David Hampshire and Hal Compton. *From the Ground Up: The History of Mining in Utah*. Logan: Utah State University Press, 2006.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____ previously determined eligible by the National Register
____ designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
_X_ recorded by Historic American Engineering Record # HAER UT-22-A through E
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_X_ State Historic Preservation Office
____ Other State agency
____ Federal agency
_X_ Local government
_X_ University
_X_ Other
Name of repository: Park City Historical Society

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property: 31 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 40.632952° Longitude: -111.516363°
2. Latitude: 40.633108° Longitude: -111.510764°
3. Latitude: 40.631956° Longitude: -111.509075°
4. Latitude: 40.630181° Longitude: -111.509239°
5. Latitude: 40.630283° Longitude: -111.515272°

Or UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:
2. Zone: Easting: Northing:

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

This boundary is a smaller polygonal segment of two larger tax parcels. The 2,470 acre PCA-S-98-PCMR-1 parcel is owned by TCFC Leaseco LLC and includes the shaft house, change house, warehouse, water tanks A& B. The 145.4 acre PCA-S-98-PCMR parcel is owned by United Park City Mines Co. and includes the mill, transformer house, sampler building foundation walls, water tanks D & E and the waste rock dump. The boundary of the Silver King Coalition Mine Historic District is an area that encompasses the current visible extent of the historical mining site. The boundary contains physical remnants of the mine site—the water tanks, mill, aerial tramway towers, shaft house, change house, warehouse, transformer house and waste dump. Archaeological remains from other processing buildings, now gone, may possibly be found within the boundary area as well. See map for detailed boundary.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the extant buildings, structures and site features (however, only two towers of the long, linear aerial tramway are included) that were historically associated with the Silver King Coalition Mine site, along with the immediate surrounding area sufficient to convey the historical setting of the site.

---

11. Form Prepared By

name/title: Sandra Morrison
organization: prepared for Friends of Ski Mountain Mining History
street & number: 7621 Vista Circle
city or town: Park City state: Utah zip code: 84098
e-mail: randsmor@xmission.com
telephone: 435-901-0403
date: September 19, 2024

---

12. Owner

name: United Park City Mines Co.
contact: David Smith
street & number: P.O. Box 1450
city or town: Park City state: UT zip code: 84060
e-mail: dsmith@taliskermountain.com
telephone: 435-200-8400

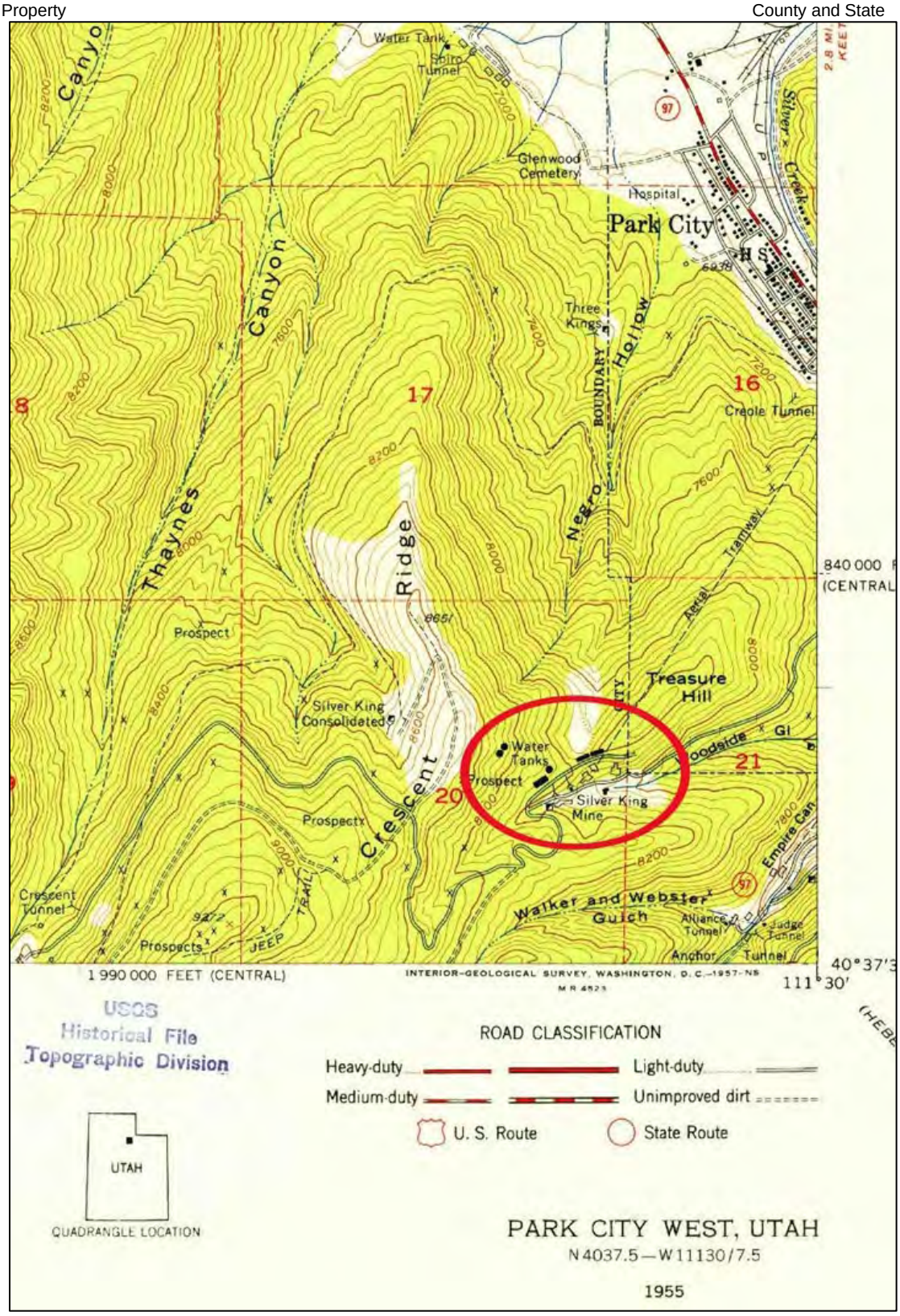
Maps and Photographs (see separate photographs word doc)

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.



Map 1. Silver King Coalition Mine Historic District location

Map 2. Silver King Coalition Mine Historic District coordinates boundary

Map 3. Silver King Coalition Mine Historic District boundary and features

Map 4. Silver King Coalition Mine Historic District photo key

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

Photo Log

Name of Property: Silver King Coalition Mine Historic District

City or Vicinity: Park City County: Summit State: Utah

Photographer: Sandra Morrison

Date Photographed: November 2023, May 2024

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

Photo No. 1 Overview and physical environment of the site. Camera facing west

Photo No. 2 Overview and physical environment of the site. Camera facing south

Photo No. 3 Overview and physical environment of the site. Camera facing north

Photo No. 4 Overview and physical environment of the site. Camera facing east

Photo No. 5 Overview and physical environment of the site. Camera facing west.

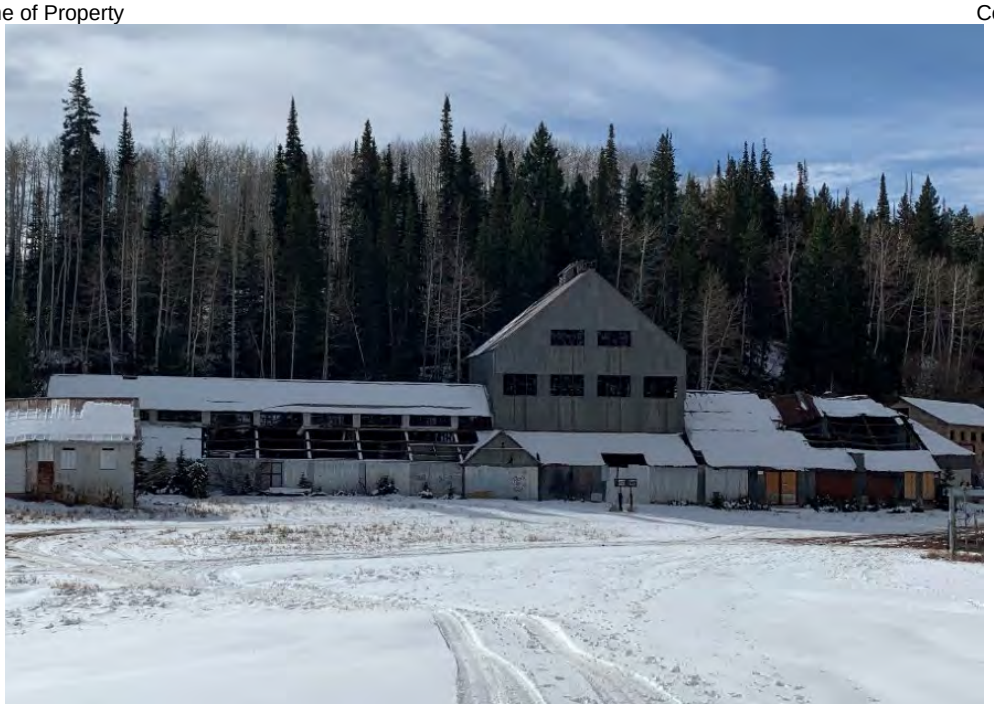


Photo No. 6 North (primary) elevation of the Silver King Shaft House. Camera facing south

Photo No. 7 Detail of Silver King Shaft House windows. Camera facing south

Photo No. 8 West elevation of the Silver King Shaft House. Camera facing east

Photo No. 9 East and north elevations of the Silver King Shaft House. Camera facing west

Photo No. 10 North (primary) elevation of the Chante House. Camera facing south

Photo No. 11 East elevation of the Change House. Camera facing south-west

Photo No. 12 West elevation of the Change House. Camera facing north-east

Photo No. 13 Detail of window and front door of the Change House. Camera facing south

Photo No. 14 North (primary) elevation of the Warehouse. Camera facing south

Photo No. 15 West and north elevations of the Warehouse. Camera facing south-east.

Photo No. 16 South and East elevations of the Warehouse. Camera facing north-west

Photo No. 17 East and north elevations of the Warehouse with Shaft house in rear. Camera facing south-west

Photo No. 18 South (primary) elevation of the Silver King Mill. Camera facing north

Photo No. 19 West elevation of Silver King Mill. Camera facing east.

Photo No. 20 South and west elevations of Silver King Mill. Camera facing north-east.

Photo No. 21 South elevation of Silver King Mill. Detail showing covered tramway with concrete ore loading bins below. Camera facing north.

Photo No. 22 Tramway road and unloading at the Silver King Mill. Camera facing east.

Photo No. 23 Detail of east elevation showing boiler room, chimney, coal bin and water tank. Camera facing north-west.

Photo No. 24 North (primary) elevation of the Transformer House. Camera facing south

Photo No. 25 East and north elevations of the Transformer House. Camera facing south-west.

Photo No. 26 South elevation (constructed into the hillside of the Transformer House. Camera facing north

Photo No. 27 Overview of waste rock dump, transformer house and substation located east of the shaft house. Camera facing east.

Photo No. 28 Coal bunker with corner of Shaft House visible on right. Camera facing south.

Photo No. 29 West elevation of water Tanks A & B. Camera facing east

Photo No. 30 East elevation of water Tanks A & B. Camera facing north-west.

Photo No. 31 East elevation of Boarding House Vault with Water Tanks A & B uphill. Camera facing west.

Photo No. 32 North elevation of water Tanks C, D & E. Camera facing south

Photo No. 33 North elevation of Fire Hose Shack 1. Camera facing south

Photo No. 34 North elevation of Fire Hose Shack 2. Camera facing south

Photo No. 35 North elevation of Fire Hose Shack 3. Camera facing south.

Photo No. 36 North elevation of Fire Hose Shack 4. Camera facing south

Photo No. 37 West elevation of Dorr Thickener Tank with Silver King Mill on left. Camera facing east.

Photo No. 38 North elevation of Dorr Thickener Tank entrance with waste dump in background. Camera facing south.

Photo No. 39 South elevation of Silver King Mill Water Tank. Camera facing north

Photo No. 40 South elevation of Mill Fire Hose Shack 1 and stone wall. Camera facing north

Photo No. 41 South elevation of Mill Fire Hose Shack 2. Camera facing north

Photo No. 42 East elevation of Sampler Building Foundation Walls. Camera facing north.

Photo No. 43 North elevation of Aerial Tramway Tower 39 with Shaft House in background. Camera facing south.

Photo No. 44 East elevation of Surface Transformer Substation. Camera facing east.

Photo No. 45 South elevation of Bonanza Chairlift with Shaft House and Change House in background. Camera facing south.

Photo No. 46 North elevation of Waste Dump. Camera facing south.

Photo No. 47 Remains of collapsed Water Tank C. Camera facing north.

Photo No. 48 Haul Road heading east to waste dump (on the right and beyond the substation). Camera facing east.

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.
Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Spencer J. Cox
Governor

Deidre M. Henderson
Lieutenant Governor

Donna Law
Executive Director
Utah Department of Cultural and Community Engagement

Christopher Merritt
State Historic Preservation Officer
Utah State Historic Preservation Office

July 18, 2024

REBECCA WARD
PARK CITY CLG

Dear Rebecca:

We are pleased to inform you that the historic property listed below will be considered by the Utah National Register Review Committee for nomination to the National Register of Historic Places:

SILVER KING COALITION MINE HISTORIC DISTRICT, PARK CITY, SUMMIT COUNTY

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing on the National Register provides recognition and assists in preserving our Nation's heritage. Listing of a property provides recognition of its historic significance and assures protective review of federal projects that might adversely affect the character of the historic property. If the property is listed on the National Register, tax credits for rehabilitation and other beneficial provisions may apply.

Listing in the National Register does not place limitations on the property by the federal or state government. Public visitation rights are not required of owners. The government will not attach restrictive covenants to the property or seek to acquire them.

One of your responsibilities as a Certified Local Government (CLG) is to review pending National Register nominations of properties within your community. This is required, in part, to detect any errors in fact, but also to provide local insight or knowledge concerning the property. Please have your historic preservation commission review the enclosed draft nomination and return the enclosed review form with the appropriate signatures. We would appreciate hearing back from you prior to the board meeting.

You are invited to attend the virtual State National Register Review Committee meeting at which the nomination will be considered. The Committee will meet on Thursday, September 19, 2024, at 10:00 a.m. Here is a link to the meeting: https://utah-gov.zoom.us/j/83634094164?pwd=VUlkbFl5dHVQSk5paDNWa1RybUFNZz09

Should you have any questions about this nomination before the meeting, please contact Cory Jensen of the Historic Preservation Office at 801/245-7242 or at coryjensen@utah.gov.

Sincerely,

Christopher W. Merritt, Ph.D.
State Historic Preservation Officer

Enclosure

NATIONAL REGISTER NOMINATION EVALUATION SHEET
Certified Local Governments / Historic Landmark Commissions

The following property is being nominated to the National Register of Historic Places and will be reviewed by the Utah State Historic Preservation Review Board at its next meeting

PROPERTY NAME:

ADDRESS:

_____ OK _____ Concerns **INTEGRITY:** Major alterations or additions? New materials? Altered setting? Moved? etc.

_____ OK _____ Concerns **DESCRIPTION:** Is the property adequately described? Have contributing and non-contributing features been clearly identified?

_____ OK _____ Concerns **SIGNIFICANCE and CONTEXT:** Has the appropriate criterion been used? Has it been justified? Is the context sufficient in breadth and depth to support the claims of significance?

_____ OK _____ Concerns **FACTS AND SOURCES:** Are the appropriate and best sources used? Are key dates and facts accurate?

_____ OK _____ Concerns **SUPPORTING MATERIALS:** Adequate photos, maps, drawings, etc.?

_____ The Commission recommends that the property or properties appear to meet the National Register criteria and should be listed in the National Register.

_____ The Commission recommends that the property or properties do not appear to meet the National Register criteria and should not be listed in the National Register.

_____

Signature of Commission Chair (or Designee) Date

Return to: coryjensen@utah.gov

_____

Name of Local Historic Preservation Commission

Silver King Coalition Mine Site

Background

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

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

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

Analysis

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

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

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

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

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

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

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

adopted by the City Council in July 2009 and is set forth in Title 15-11 (Historic Preservation) and Title15-15 (Definitions)
*As noted in National Register Bulletin 42, "a mining property may be judged to have integrity as a **system** even though individual components of the system have deteriorated over time". This site does not effectively convey the collective image of a historically significant mining operation because of substantial alterations made to the site and the cumulative number of components (buildings and structures) that have been removed from the site over time. The number and condition of extant resources at this site seems substantial, but important elements of the mining operations--tramways, conveyors, and other ancillary structures--have been removed. The extant resources are not sufficient to convey a sense of the complete mining system and/or operation at this site. Therefore, the site is not eligible for listing in the National Register, and consequently, does not meet criterion (b) of the Title 15-11-10(A)(1).*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Boarding House

Address: 40°37'25.26"N 111°31'25.14"W *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

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

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

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Residential
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: Commercial
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 1999 and 2009
☑ historic: dates unknown

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☑ other: HAER, 1971.

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

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

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

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

---. DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

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

---. Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

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

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

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
"Death of David Keith." Park Record [Park City] 19 Apr. 1918: 1. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
"Hon. A.B. Emery." Park Record [Park City] 16 June 1894: 2. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 30 Nov. 1913: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <http://digitalnewspapers.org>
Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.
Larsen, Ken Shelton. "The Life of Thomas Kearns." MA thesis. University of Utah, 1964
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.
Murphy, Miriam B. Thomas Kearns. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <historytogo.utah.edu.gov/people/thomas_kearns.html>
Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.
Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].
Sanborn, D.A. "Sheet 14, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1900. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1907. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co.,1929. *Hal Compton Research Library*. Park City Historical Society & Museum. 12 Dec. 2009. Electronic.
---. "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>
Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.
Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.
Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.
Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

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

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

General Condition of Exterior Materials:

☑ Good (Well maintained with no serious problems apparent.)

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

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

☐ Uninhabitable/Ruin

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

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

Foundation: Concrete.

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

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

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

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

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

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

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

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

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

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

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1895

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

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

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☑ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

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

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

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

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

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

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

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

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

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

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

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation): The building is associated with the Silver King Mine and its principal owners David Keith and Thomas Kearns.

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

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

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

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

Photo No. 1: South oblique. Camera facing north, 2009.
Photo No. 2: Primary façade detail. Camera facing northwest, 2009.
Photo No. 3: Primary façade detail. Camera facing northeast, 2009.
Photo No. 4: Primary façade detail. Camera facing northwest, 1999.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

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

Address: 40°37'53.31"N 111°30'50.88"W *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

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

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

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☐ building(s), main	☐ Landmark Site	Date:	Original Use: Residential
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☑ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 1999 and 2009
☑ historic: dates unknown

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☑ other: HAER, 1971.

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

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

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

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

---. DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

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

---. Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

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

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

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
"Death of David Keith." Park Record [Park City] 19 Apr. 1918: 1. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
"Hon. A.B. Emery." Park Record [Park City] 16 June 1894: 2. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 30 Nov. 1913: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <http://digitalnewspapers.org>
Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.
Larsen, Ken Shelton. "The Life of Thomas Kearns." MA thesis. University of Utah, 1964
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.
Murphy, Miriam B. Thomas Kearns. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <historytogo.utah.edu.gov/people/thomas_kearns.html>
Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.
Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].
Sanborn, D.A. "Sheet 14, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1900. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1907. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co.,1929. *Hal Compton Research Library*. Park City Historical Society & Museum. 12 Dec. 2009. Electronic.
---. "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>
Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.
Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.
Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.
Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

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

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

General Condition of Exterior Materials:

☐ Good (Well maintained with no serious problems apparent.)

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

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

☐ Uninhabitable/Ruin

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

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

Foundation: concrete.

Walls: concrete.

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

Windows/Doors: One steel door.

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

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

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

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

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

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

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

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1915

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

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

1. Historic Era:
   ☐ Settlement & Mining Boom Era (1868-1893)

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

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

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

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

> *The Silver King Mine is situated in Woodside Gulch, I mile southwest of Park City (178).*
>
> *The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).*
>
> *The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).*
>
> *The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).*

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

> *In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.*
>
> *The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s. Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.*

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation): David Keith and Thomas Kearns.

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

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

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

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

Photo No. 1: Southwest elevation. Camera facing northeast, 2009.
Photo No. 2: South oblique. Camera facing north, 1999.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Change House

Address: 40°37'50.52"N 111°30'51.20"W *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

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

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

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Industrial
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 1999 and 2009
☑ historic: dates unknown

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☑ other: HAER, 1971.

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

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

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

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

---. DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

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

---. Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

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

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

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
"Death of David Keith." Park Record [Park City] 19 Apr. 1918: 1. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
"Hon. A.B. Emery." Park Record [Park City] 16 June 1894: 2. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 30 Nov. 1913: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <http://digitalnewspapers.org>
Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.
Larsen, Ken Shelton. "The Life of Thomas Kearns." MA thesis. University of Utah, 1964
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.
Murphy, Miriam B. Thomas Kearns. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <historytogo.utah.edu.gov/people/thomas_kearns.html>
Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.
Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].
Sanborn, D.A. "Sheet 14, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1900. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1907. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co.,1929. *Hal Compton Research Library*. Park City Historical Society & Museum. 12 Dec. 2009. Electronic.
---. "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>
Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.
Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.
Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.
Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

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

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

General Condition of Exterior Materials:

☐ Good (Well maintained with no serious problems apparent.)

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

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

☐ Uninhabitable/Ruin

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

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

Foundation: Concrete.

Walls: Concrete.

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

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

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

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

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

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

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

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

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

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1910

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

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

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☑ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

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

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

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

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

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

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

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

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

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

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

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

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation): The site is generally associated with the Silver King Mine and its principal owners David Keith and Thomas Kearns.

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

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

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

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

Photo No. 1: Northeast oblique. Camera facing southwest, 2009.
Photo No. 2: North elevation. Camera facing south, 2009.
Photo No. 3: West elevation. Camera facing east, 2009.
Photo No. 4: Northeast oblique. Camera facing southwest, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Hoist House

Address: 40°37'51.12"N 111°30'49.81"W *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

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

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

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Industrial
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 1999 and 2009
☑ historic: dates unknown

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☑ other: HAER, 1971.

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

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

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

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

---. DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

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

---. Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

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

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

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
"Death of David Keith." Park Record [Park City] 19 Apr. 1918: 1. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
"Hon. A.B. Emery." Park Record [Park City] 16 June 1894: 2. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 30 Nov. 1913: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <http://digitalnewspapers.org>
Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.
Larsen, Ken Shelton. "The Life of Thomas Kearns." MA thesis. University of Utah, 1964
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.
Murphy, Miriam B. Thomas Kearns. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <historytogo.utah.edu.gov/people/thomas_kearns.html>
Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.
Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].
Sanborn, D.A. "Sheet 14, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1900. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1907. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co.,1929. *Hal Compton Research Library*. Park City Historical Society & Museum. 12 Dec. 2009. Electronic.
---. "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>
Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.
Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.
Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.
Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

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

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

General Condition of Exterior Materials:

☐ Good (Well maintained with no serious problems apparent.)

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

☑ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.): Extremely deteriorated, broken windows, collapsed sections, building is not secured against entry.

☐ Uninhabitable/Ruin

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

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

Foundation: Concrete.

Walls: Steel structure clad in corrugated metal.

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

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

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

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

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

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

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

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

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

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1910

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

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

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☑ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

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

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

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

> *The Silver King Mine is situated in Woodside Gulch, I mile southwest of Park City (178).*
>
> *The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).*
>
> *The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).*
>
> *The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).*

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

> *In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.*
>
> *The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s.*

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

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

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

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

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

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

Photo No. 1: Northeast oblique. Camera facing southwest, 2009.
Photo No. 2: Northwest oblique. Camera facing southeast, 2009.
Photo No. 3: West elevation. Camera facing east, 2009.
Photo No. 4: East elevation. Camera facing west, 2009.
Photo No. 5: South elevation detail. Camera facing north, 2009.
Photo No. 6: Northeast oblique. Camera facing southwest, 1999.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Mill Building

Address: 40°37'57.2" N 111°30'39.1"W *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

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

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

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Industrial
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 1999 and 2009
☑ historic: dates unknown

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☑ other: HAER, 1971.

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

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

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

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

---. DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

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

---. Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

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

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

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
"Death of David Keith." Park Record [Park City] 19 Apr. 1918: 1. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
"Hon. A.B. Emery." Park Record [Park City] 16 June 1894: 2. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 30 Nov. 1913: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <http://digitalnewspapers.org>
Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.
Larsen, Ken Shelton. "The Life of Thomas Kearns." MA thesis. University of Utah, 1964
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.
Murphy, Miriam B. Thomas Kearns. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <historytogo.utah.edu.gov/people/thomas_kearns.html>
Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.
Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].
Sanborn, D.A. "Sheet 14, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1900. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1907. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co.,1929. *Hal Compton Research Library*. Park City Historical Society & Museum. 12 Dec. 2009. Electronic.
---. "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>
Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.
Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.
Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.
Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Industrial / None No. Stories: 8

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

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

General Condition of Exterior Materials:

☐ Good (Well maintained with no serious problems apparent.)

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

☑ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.): Extremely deteriorated, collapsing in several areas, not secured against entry, damaged windows and doors.

☐ Uninhabitable/Ruin

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

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

Foundation: Concrete.

Walls: Corrugated metal panels.

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

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

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

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

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

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

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

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

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

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1921

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

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

1. Historic Era:

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

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

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

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

> *The Silver King Mine is situated in Woodside Gulch, I mile southwest of Park City (178).*
>
> *The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).*
>
> *The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).*
>
> *The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).*

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

> *In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.*
>
> *The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s. Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.*

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

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

Photo No. 1: South elevation. Camera facing north, 2009.
Photo No. 2: West elevation. Camera facing east, 2009.
Photo No. 3: Southeast oblique. Camera facing northwest, 2009.
Photo No. 4: West elevation-upper section. Camera facing east, 2009.
Photo No. 5: East elevation detail. Camera facing west, 2009.
Photo No. 6: Southeast oblique. Camera facing northwest, 1999.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

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

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

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

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

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

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☐ building(s), main	☐ Landmark Site	Date:	Original Use: Industrial
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☑ building(s), accessory			
☑ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 2009
☑ historic: dates unknown

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☑ other: HAER, 1971.

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

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

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

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

---. DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

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

---. Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

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

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

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
"Death of David Keith." Park Record [Park City] 19 Apr. 1918: 1. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
"Hon. A.B. Emery." Park Record [Park City] 16 June 1894: 2. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 30 Nov. 1913: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <http://digitalnewspapers.org>
Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.
Larsen, Ken Shelton. "The Life of Thomas Kearns." MA thesis. University of Utah, 1964
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.
Murphy, Miriam B. Thomas Kearns. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <historytogo.utah.edu.gov/people/thomas_kearns.html>
Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.
Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].
Sanborn, D.A. "Sheet 14, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1900. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1907. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co.,1929. *Hal Compton Research Library*. Park City Historical Society & Museum. 12 Dec. 2009. Electronic.
---. "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>
Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.
Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.
Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.
Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

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

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

General Condition of Exterior Materials:

☐ Good (Well maintained with no serious problems apparent.)

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

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

☐ Uninhabitable/Ruin

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

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

Foundation: Shacks - none. Stone wall - stone

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

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

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

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

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

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

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

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

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

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

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

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

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1900

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

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

1. Historic Era:
   ☐ Settlement & Mining Boom Era (1868-1893)
   ☑ Mature Mining Era (1894-1930)
   ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

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

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

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

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

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

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

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

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

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

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

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

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

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

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

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

Photo No. 1: Fire hose shacks located north of the mill building, 2009
Photo No. 2: Stone wall near mill building, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

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

Address: 40°37'50.57"N 111°30'45.82"W *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

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

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

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Industrial
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 1999 and 2009
☑ historic: dates unknown

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☑ other: HAER, 1971.

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

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

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

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

---. DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

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

---. Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

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

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

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
"Death of David Keith." Park Record [Park City] 19 Apr. 1918: 1. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
"Hon. A.B. Emery." Park Record [Park City] 16 June 1894: 2. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 30 Nov. 1913: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <http://digitalnewspapers.org>
Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.
Larsen, Ken Shelton. "The Life of Thomas Kearns." MA thesis. University of Utah, 1964
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.
Murphy, Miriam B. Thomas Kearns. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <historytogo.utah.edu.gov/people/thomas_kearns.html>
Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.
Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].
Sanborn, D.A. "Sheet 14, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1900. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1907. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co.,1929. *Hal Compton Research Library*. Park City Historical Society & Museum. 12 Dec. 2009. Electronic.
---. "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>
Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.
Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.
Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.
Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

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

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

General Condition of Exterior Materials:

☐ Good (Well maintained with no serious problems apparent.)

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

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

☐ Uninhabitable/Ruin

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

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

Foundation: Concrete.

Walls: Steel structure and wood frame.

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

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

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

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

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

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

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

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

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

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1910

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

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

1. Historic Era:
   ☐ Settlement & Mining Boom Era (1868-1893)
   ☑ Mature Mining Era (1894-1930)
   ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

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

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

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

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

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

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

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

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

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

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

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

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

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

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

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

Photo No. 1: Northeast oblique. Camera facing southwest, 2009.
Photo No. 2: Southeast oblique. Camera facing northwest, 2009.
Photo No. 3: West elevation. Camera facing east, 2009.
Photo No. 4: North elevation. Camera facing south, 1999.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Transformer House

Address: 40°37'50.81"N 111°30'42.31"W *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

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

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

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Industrial
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 1999 and 2009
☑ historic: dates unknown

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☑ other: HEAR, 1971.

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

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

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

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

---. DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

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

---. Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

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

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

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
"Death of David Keith." Park Record [Park City] 19 Apr. 1918: 1. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
"Hon. A.B. Emery." Park Record [Park City] 16 June 1894: 2. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 30 Nov. 1913: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <http://digitalnewspapers.org>
Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.
Larsen, Ken Shelton. "The Life of Thomas Kearns." MA thesis. University of Utah, 1964
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.
Murphy, Miriam B. Thomas Kearns. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <historytogo.utah.edu.gov/people/thomas_kearns.html>
Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.
Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].
Sanborn, D.A. "Sheet 14, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1900. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1907. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co.,1929. *Hal Compton Research Library*. Park City Historical Society & Museum. 12 Dec. 2009. Electronic.
---. "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>
Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.
Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.
Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.
Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

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

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

General Condition of Exterior Materials:

☐ Good (Well maintained with no serious problems apparent.)

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

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

☐ Uninhabitable/Ruin

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

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

Foundation: Stone.

Walls: Stone

Roof: Standing seam metal material.

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

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

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

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

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

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

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

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

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1905

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

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

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☑ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

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

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

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

> *The Silver King Mine is situated in Woodside Gulch, I mile southwest of Park City (178).*
>
> *The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).*
>
> *The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).*
>
> *The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).*

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

> *In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.*
>
> *The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s. Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.*

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation): Prominent businessmen and owners David Keith and Thomas Kearns owned the mine when the building was constructed.

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

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

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

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

Photo No. 1: North elevation. Camera facing south,2009.
Photo No. 2: West elevation. Camera facing east, 2009.
Photo No. 3: East elevation. Camera facing west, 2009.
Photo No. 4: Northwest oblique. Camera facing southeast, 1999.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Silver King Mine Site - Water Tanks

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

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

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

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

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☐ building(s), main	☐ Landmark Site	Date:	Original Use: Industrial
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☑ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 1971, 1999, and 2009
☑ historic: dates unknown

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☑ other: HAER, 1971.

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

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

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

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

---. DT of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

---. General View of Water Tanks (wood) from East. 1971. Silver King Mining Company, Water Tanks, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

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

---. Mine Shaft Bldg from W. 1971. Silver King Mining Company, Mineshaft & Main Hoist, Woodside Gulch, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>

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

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

---. GV of Mill from S. 1971. Silver King Mining Company, Ore Mill, Park City West, Park City vicinity, Summit County, UT. *Historic American Engineering Record*. *American Memory*. Library of Congress. 7 Mar. 2009. <http://hdl.loc.gov/loc.pnp/hhh.ut0094>
Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
"Death of David Keith." Park Record [Park City] 19 Apr. 1918: 1. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.
"Hon. A.B. Emery." Park Record [Park City] 16 June 1894: 2. *Utah Digital Newspapers: Creating Citizen Historians.* J. Willard Marriott Library. 6 Oct. 2009 <http://digitalnewspapers.org>
Howard, L. O. "The Silver King Coalition Mines". Salt Lake Mining Review. 30 Nov. 1913: 1. *Utah Digital Newspapers: Creating Citizen Historians*. J. Willard Marriott Library. 13 Oct. 2009 <http://digitalnewspapers.org>
Jenkins, J.E. Silver King Mine. N.d. *Pop Jenks Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1987.2.146. Electronic.
Knowles, C. R. "Report of Committee XIII On Water Service: Specifications for Wooden Water Tanks, 50,000 Gallons Capacity." Proceedings of the Twenty-First Annual Convention of the American Railway Engineering Association, March 16-20, 1920. Chicago: American Railway Engineering Association, 1920. Google Books. Nd. 10 Dec. 2009 <http://books.google.com>
Larsen, Ken Shelton. "The Life of Thomas Kearns." MA thesis. University of Utah, 1964
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.
Murphy, Miriam B. Thomas Kearns. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <historytogo.utah.edu.gov/people/thomas_kearns.html>
Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.
Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
Park City Historical Society & Museum. Silver King Mine and Mill complex: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].
Sanborn, D.A. "Sheet 14, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1900. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1907. J. Willard Marriott Library. 1 Dec. 2009. <http>//www.lib.utah.edu/digital/sanborn/>
---. "Sheet 15, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co.,1929. *Hal Compton Research Library*. Park City Historical Society & Museum. 12 Dec. 2009. Electronic.
---. "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>
Silver King Mine. N.d. *Bea Kummer Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1984.1.43. Electronic.
Silver King Mine. N.d. *Park City Mountain Resort Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1999.4.178. Electronic.
Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
Walter Bros. Silver King Mine. N.d. *Bob Graham Collection. Hall Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009 Photo #1993.5.10. Electronic.
Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

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

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

General Condition of Exterior Materials:

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

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

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

☐ Uninhabitable/Ruin

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

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

Foundation: They appear to have concrete foundations.

Walls: Wood planks on end with iron straps.

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

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

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

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

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

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

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

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

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

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

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c.1894 - c.1906

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

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

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☑ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

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

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

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

> *The Silver King Mine is situated in Woodside Gulch, I mile southwest of Park City (178).*
>
> *The Silver King consolidated case at present writing is in the courts. The property has been increased by adding to the original three claims several groups, including the Mayflower, Alliance, Massachusetts, Fairview, Park City, Kearns-Keith, and Woodside, until in 1904 it embraced 80 claims. Early in 1907 the McGregor group was taken up and all the holdings were consolidated under the name of Silver King Coalition Mines Co (179).*
>
> *The policy of the management from the outset has been to have the best. This policy has been followed not only in the mechanical equipment of the mine, but also in all surface improvements, including provisions for employees. The Silver King shaft is equipped with a steel gallows frame, a Corliss engine of high power and efficiency, a complete compressor plant, a machine shop, and a change house. Other surface improvements include an attractive boarding and bunkhouse, in which are the mine office, a sampler, a concentrating mill, and a aerial tramway (180).*
>
> *The concentration mill, erected in 1898, is equipped in two duplicate units, to treat about 200 tons a day (180).*

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

> *In its heyday, at the beginning of the 20th century, the Silver King Mine Company was almost a community in itself. There were three boarding houses with over 100 men. There was an assay office for assessing mineral content, a machine shop, a superintendent's house, a mill, a loading station for the tramway caring ore down into Park City and a pig farm.*
>
> *The Silver King Mine Co. was known internationally for the fortunes it made for its investors. Thomas Kearns became a U.S. Senator; David Keith became president of the Salt Lake Tribune newspaper; and Albion Emery's widow Susannah became known as Utah's Silver Queen. John Judge died of silicosis (a lung disease caused by exposure to dust in the mines), which claimed most miners in their 40s or 50s. Judge's name was memorialized in many Salt Lake buildings and institutions. In the 1960s, Jim Ivers' grandson was instrumental in developing Treasure Mountains Resort, now Park City Mountain Resort.*

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation): Individuals most commonly associated with the Silver King Mine are David Keith, Thomas Kearns, Albion Emery, and John Judge:

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

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

Albion B. Emery (1846-1894) was born in Maine and moved around a lot within the Rocky Mountain west until he settled in Park City in 1880. He worked with the Daly Mining Company and served as the Postmaster in Park City from 1881 to 1886. Emery purchased an interest in the Mayflower claim in 1889 and became one of the partners in the Silver King Coalition Mines Company. Emery died of an acute illness while traveling in California. At the time of his death, Mr. Emery was the Speaker of the Utah House of Representatives, the first gentile to hold that position (*Treasure Mountain Home: Park City Revisited*, page 53 and *The Park Record*, June 16, 1894, Page 2).

John Judge (1845-1892) was born in Ireland. His family immigrated to the United States in 1846 and purchased a farm in Moriah, New York. John worked in the iron mines near the farm and later fought in the Civil War. He married Mary Harney in 1867 moved to Salt Lake City where he worked as a guard at the territorial prison before going to work in 1889 as a foreman at the Daly Mine in Park City. He was awarded a contract to construct the Alliance Mine drain tunnel, which he successfully completed. He met David Keith and Thomas Kearns and became a part owner of the famous Silver King Mine. He was one of 23 Park City millionaires and built a house on South Temple (later demolished - date unknown) and his widow (1841-1909) contributed to the construction of the Cathedral of the Madeleine, Judge Memorial Hospital and the Judge Building. He died in September 1892 at the age of 48. (*Treasure Mountain Home* and *The Park Record*, September 17, 1892, Page 3).

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

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

Photo No. 1: Water Tank A, north elevation. Camera facing south, 2009.
Photo No. 2: Water Tank A, southwest elevation. Camera facing northeast, 2009.
Photo No. 3: Water Tank B southeast elevation. Camera facing northwest, 2009.
Photo No. 4: Water Tank B, northwest elevation. Camera facing southeast, 2009.
Photo No. 5: Water Tanks D & E, north elevation. Camera facing south, 2009.
Photo No. 6: Water Tanks D & E, south elevation. Camera facing north, 2009.
Photo No. 7: Water Tank C (collapsed), 2009.
Photo No. 8: Water Tank F (collapsed), 2009.
Photo No. 9: Water Tanks A & B, southwest elevation. Camera facing northeast, 1999.
Photo No. 10: Water Tank D, west elevation. Camera facing east, 1999.

Boarding House (south oblique), 2009

Boarding House (primary façade detail), 2009

Boarding House (primary façade detail), 2009

Boarding House (primary façade detail), 1999

Boarding House Vault, 2009

Boarding House Vault, 1999

Change House (northeast oblique), 2009

Change House (north elevation), 2009

Change House (west elevation), 2009

Change House (northeast oblique), 1999

Hoist House (northeast oblique), 2009

Hoist House (northwest oblique), 2009

Hoist House (west elevation), 2009

Hoist House (east elevation), 2009

Hoist House (south elevation detail), 2009

Hoist House (northeast oblique), 1999

Mill Building (south elevation), 2009

Mill Building (west elevation), 2009

Mill Building (southeast oblique), 2009

Mill Building (west elevation - upper section), 2009

Mill Building (east elevation detail), 2009

Mill Building (southeast oblique), 1999

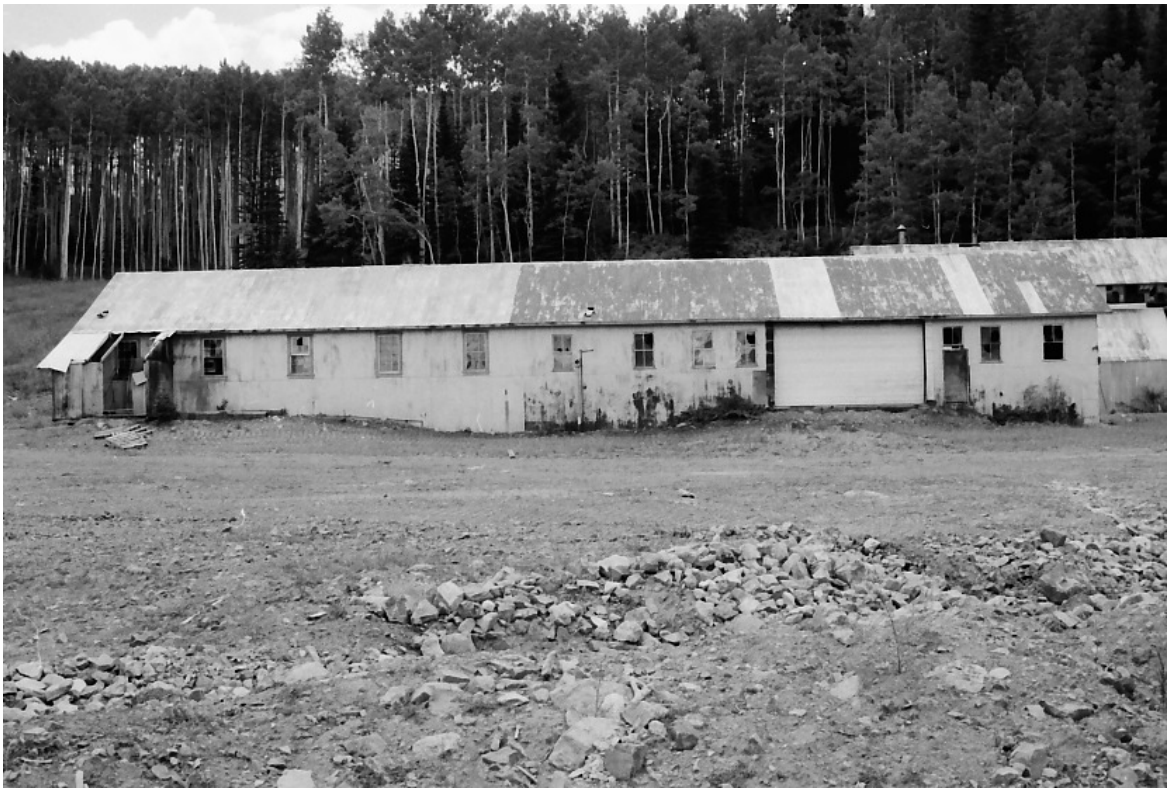
Fire Hose Houses located north of the Mill Building, 2009

Stone Wall near Mill Building, 2009

Stores Dept Building (northeast oblique), 2009

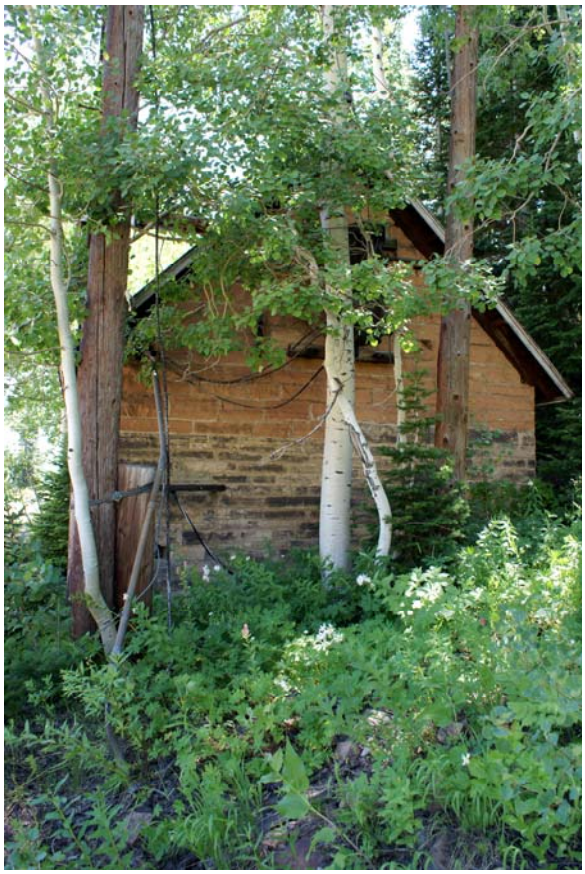
Stores Dept Building (southeast oblique), 2009

Stores Dept Building (west elevation), 2009



Stores Dept Building (north elevation), 1999

Transformer House (north elevation), 2009



Transformer House (west elevation), 2009

Water Tank A (north elevation), 2009

Water Tank A (southwest elevation), 2009

Water Tank B (southeast elevation), 2009

Water Tank B (northwest elevation), 2009

Water Tanks A & B (northwest elevation), 1999

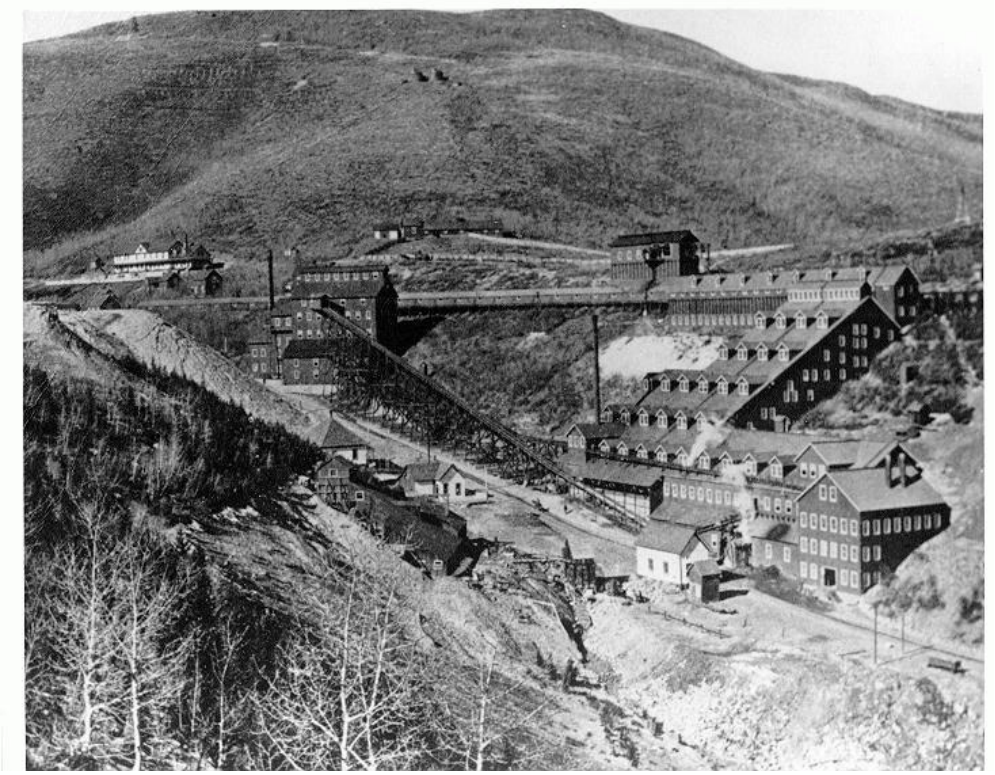
Water Tank D (west elevation), 1999

Water Tanks D & E (north elevation), 2009

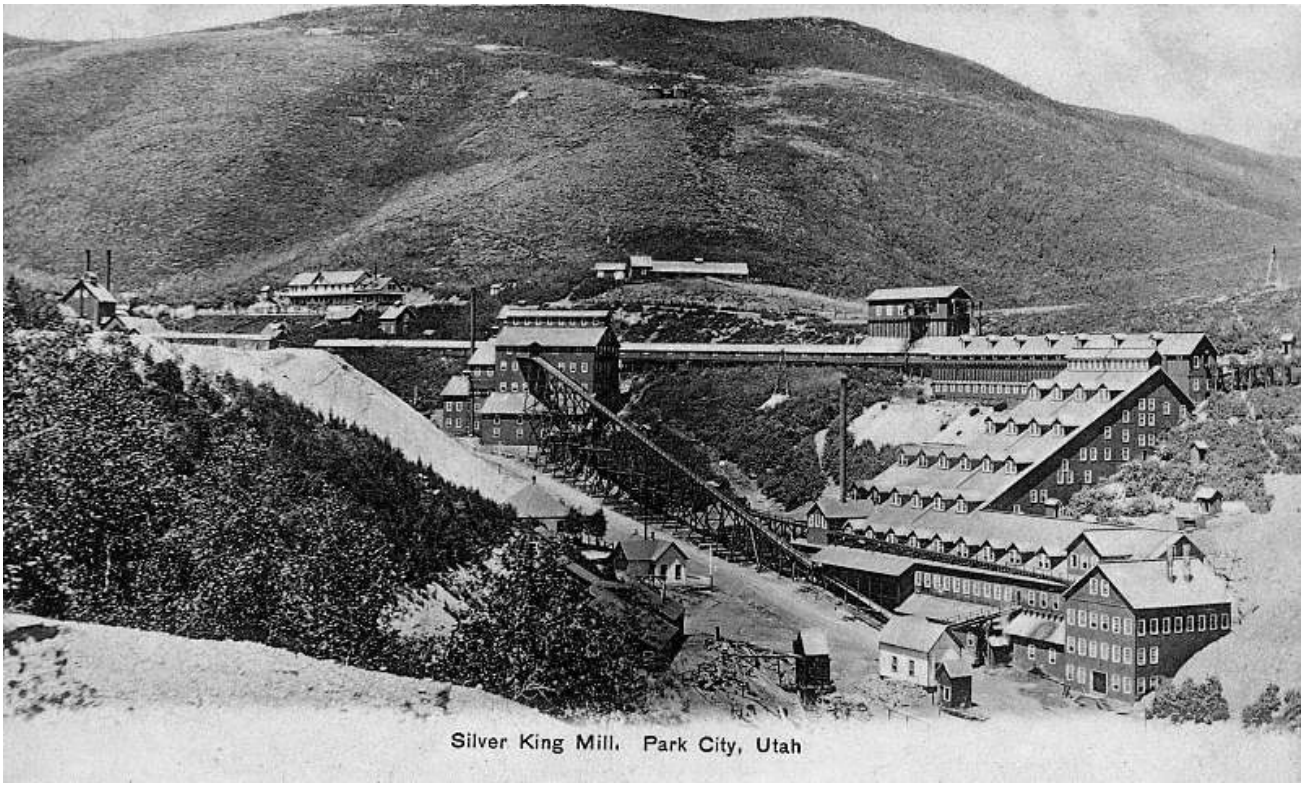
Water Tanks D & E (south elevation), 2009

Water Tank C, 2009

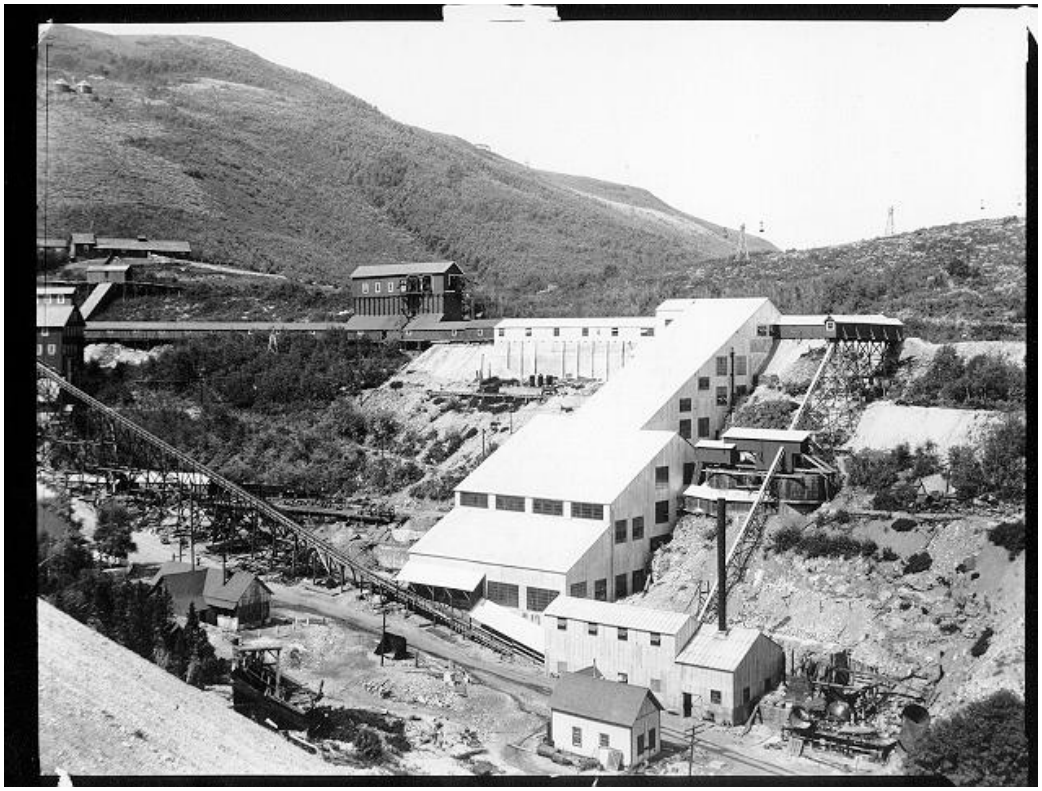
Water Tank F, 2009



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



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



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

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

Transformer House (east elevation), 2009

Transformer House (northwest oblique), 1999

Table 4. Silver King Consolidated Mine: Tramway Counterweight Condition Assessment

Architectural Element	Feature	Description	Condition	Severity
Foundation	Sill plates	Short, likely reused sections of dimensional lumber of varying dimensions used as sill plates for vertical posts	Minor compression; weathering	1
	Rock	Large boulder, north buttress resting on	No observed issues	1
Vertical members	Posts	Six wood members bolted together: four 7 × 7–inch members on either side of two 7 × 11–inch members	Minor rot at grade	2
Diagonal bracing members	Diagonal braces for posts	7 × 7–inch dimensional lumber	Detachment; not resting on ground/providing support	3
	Diagonal braces for stringers	2 × 4–inch dimensional lumber	Fastener loss and detachment	4
	North buttress	7 × 11–inch dimensional lumber	No observed issues	1
	South buttress	7 × 11-inch dimensional lumber	Severe rot; material loss	5
Horizontal members	Horizontal bracing	7 × 7-inch dimensional lumber	Weathering/drying; detachment/fastener loss	3
	Girts	Dimensional lumber	Rot at ends; physical damage; weathering/drying	5
	Stringers	7 × 11–inch dimensional lumber	Severe rot; physical damage; weathering/drying	5
Fasteners	Bolts	Metal bolts of varying dimensions	Shifting/loosening; drying of wood around bolts	4
	Bolt plates	Bent metal bolt plates	Loose	3
I-Beam	I-Beam	Steel I-beam resting on top of horizontal beams and stringers	Rust; corrosion; poor attachment	1
				Overall Condition Rating: 5

***Note*: The "severity" column included in this table refers to the severity of condition issues discussed here. Issues are ranked from 1 to 5, with 1 representing good and 5 representing extremely poor conditions. A severity rating of 1, therefore, might mean that no immediate action is required, whereas a rating of 4 or 5 indicates that correction of condition issues is vital to the long-term stability of the resource.**

4.2. Silver King Coalition Mine Site

As the owner of one of the most significant mines in Park City (briefly the top-producing silver mine in the world), in its heyday, the Silver King Mining Company was a key player in Utah silver mining (Comp 1973a:2). First incorporated in 1892, the company began expansion of its shaft site in 1893. Although comparatively empty and remote today, during its years of operation, the Silver King site would have been a hive of activity. The Silver King Mining Company (known later as the Silver King Coalition Mines Company, and eventually as the Park Utah Consolidated Mining Company) was well known for its policy "to have the best" (Boutwell 1912:180, as cited in PCMC and Preservation Solutions 2010g:4; Bowes 2000:22, 26, 33). In 1897, construction began for the large mill located on the slope below the mine shaft (outside the boundaries of this survey) and for its connecting tramway for transporting ore (no longer extant); by 1901, the tramway was in use (Bowes 2000:23–24). By 1912, in addition to the mill, tramway, and hoist house, the site also included a machine shop, a change house, a boarding house, and a bunk house (Boutwell 1912:180, as cited in PCMC and Preservation Solutions 2010g:4). Before the installation of the electric-powered hoist in 1937, these buildings and structures would have been heated by exhaust steam from the hoist house (Heitzman 1937, as cited in Comp 1973a:5).

Extant buildings at the Silver King Mine site that were surveyed for this report include Water Tanks A and B; the Timbers Shaft; the Boarding House Vault; the Hoist House; the Fire Shed; Fire Hose Houses 1, 2, and 3; the Stores Department Building; the Change House; the Sampler; and the Boarding House (albeit moved from its original location) (Figure 25). Several buildings and structures, including the Silver King Mill and Transformer House, were just outside the boundary of the survey but are integral and highly important elements of the site.

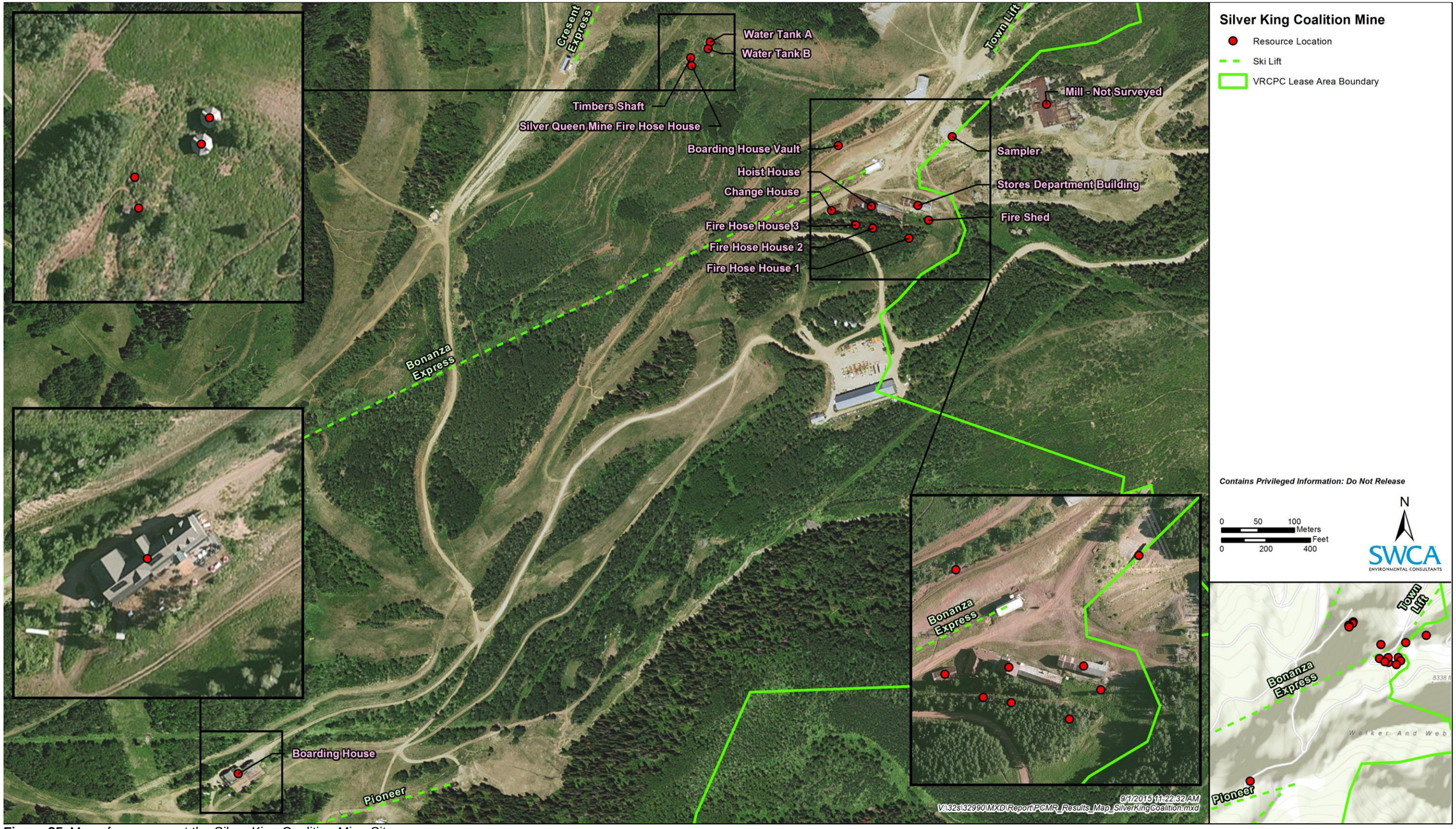


Figure 25. Map of resources at the Silver King Coalition Mine Site.

This page intentionally blank

4.2.1. Historic Photographs of Silver King Coalition Mine Site

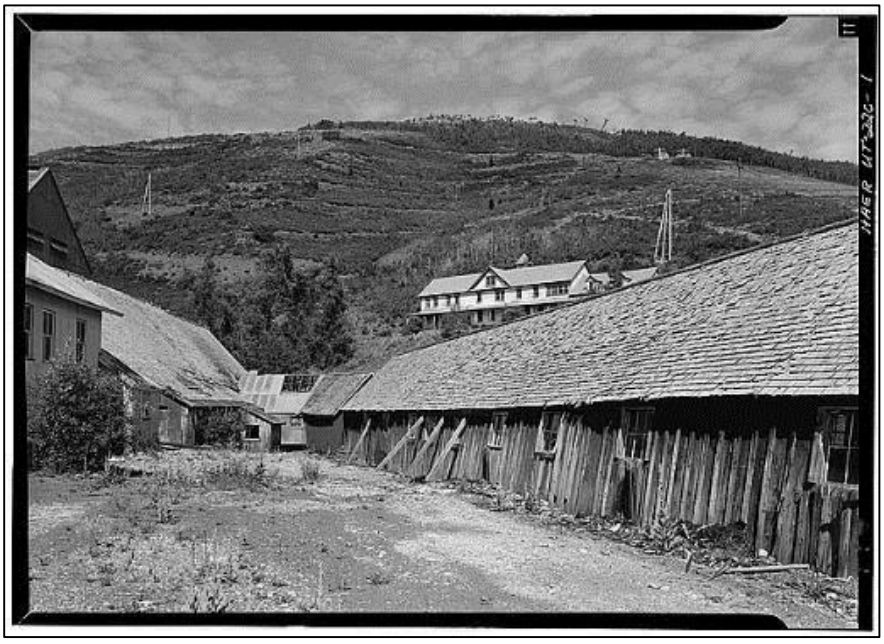


Figure 26. The Silver King Mine site in 1971. Extant resources include the Hoist House and Stores Department Building (at far left), the Boarding House in its original location on the hillside, and Water Tanks A and B near the top of the hill. Photograph courtesy of the Library of Congress. Library of Congress, Prints & Photographs Division, HAER, HAER UT-22-C-1.

Figure 27. The Silver King Mine site in 1971. Extant resources include the Stores Department Building and the Hoist House, at far left, and the Boarding House at right (since relocated). Photograph courtesy of the Library of Congress. Library of Congress, Prints & Photographs Division, HAER, HAER UT-22-C-4.

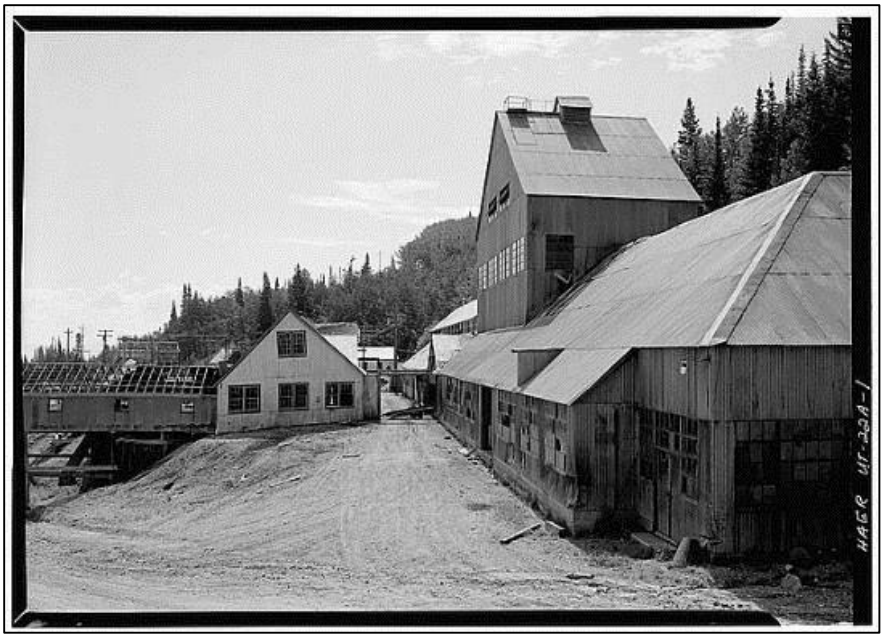


Figure 28. The Silver King Mine site in 1971. The only extant resource is the Hoist House, at right; at left, the tramway building and covered bridge were used to transport ore to the mill but have since been removed. Not visible is the Stores Department Building, which lies behind the tramway building. Photograph courtesy of the Library of Congress. Library of Congress, Prints & Photographs Division, HAER, HAER UT-22-A-1.

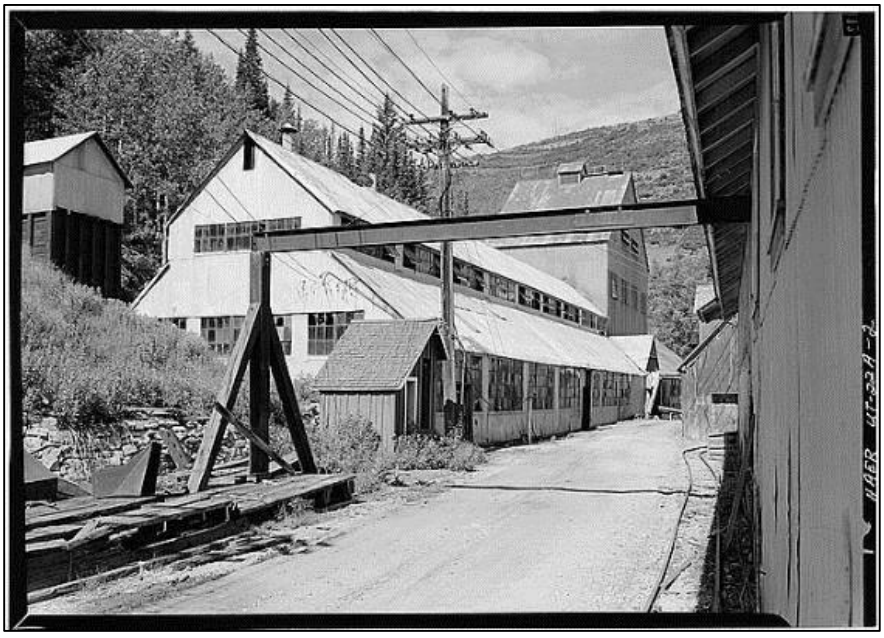


Figure 29. The Silver King Mine site in 1971. Visible are the Hoist House (center), Stores Department Building (foreground on right), Fire Shed (in front of the Hoist House), and coal storage bin (with upper walls and gable roof intact) behind the Hoist House, all of which remain. Photograph courtesy of the Library of Congress. Library of Congress, Prints & Photographs Division, HAER, HAER UT-22-A-2.

4.2.2. Silver King Coalition Mine: Water Tank A[5]

According to a historical marker posted on the tank ca. 1999, the tanks are built of redwood and were constructed in 1894 and 1906. Although sometimes referred to as the Silver Queen tanks (most likely because of their proximity to the Silver Queen ski run), the tanks were actually a part of the Silver King Coalition Mine complex (see Figure 25). They were fed by a pipe from Shadow Lake, near the Jupiter ski lift, and provided water for the Silver King mine and mill (PCMC n.d. [1999c]). Water Tank A appears to be of earlier date, although this is not clarified on the plaque or HSI (PCMC and Preservation Solutions 2010i).

4.2.2.1. PHOTOGRAPHS

Figure 30. Silver King Coalition: Water Tank A (facing east).

[5] This resource is also identified on the PCMC/VRCPC map as the Silver Queen Water Tank (see Figure 1).

Figure 31. Silver King Coalition: Water Tank A (facing northwest). Note that the structure is out of plumb, and some metal bands are displaced and loose as a result.

Figure 32. Silver King Coalition: Water Tank A (facing south).

Figure 33. Silver King Coalition: Water Tank A (facing southwest).

4.2.2.2. DESCRIPTION

Water Tank A stands on a terrace cut into a steep slope (Figures 30–33). Accessed by a dirt road approximately 200 feet up the hill, or by a network of hiking and mountain biking trails, the tank overlooks the Silver King Coalition Mine site to the southeast. Water drains down the hill and may accumulate on the terrace, but the soil appears to be relatively well drained. A small amount of vegetation also grows on the open slope near the water tanks, primarily grass and shrubs, but also small stands of aspen.

According to PCMR staff, the water tanks are visited during the summer by bikers and hikers using the trail network, but less visited during the winter because the structures are mostly hidden from view until skiers have passed them on the Silver Queen run to the north. However, their prominent position on a mostly open slope above the Silver King mine site and Bonanza chairlift makes them highly visible throughout the year.

Water Tank A stands approximately 15 feet in diameter. The foundation type is unclear because the exterior wall boards sit directly on grade. The circular walls themselves are constructed of vertical wood planks that taper gently inward toward the top of the tank; these range in size from 2 × 7 inches to 2 × 5 ½ inches and are bound with metal bands on the exterior (PCMC n.d. [1999c]). The interior of the tank could not be accessed, and the method of wall framing is not known. The bands themselves, at one point numbered and painted (although most paint is now lost), measure 3 inches wide. A trench approximately 2 feet wide and varying from 1 to 3 feet deep has been excavated around the base of the tank to remove excess fill that holds moisture against the wall boards, a condition that has caused severe rot in the past.

An octagonal hipped roof finished with wood shingles caps the tank, with eaves enclosed by a wood fascia and soffit. Although the walls have no openings, the roof supports two wood-shingled dormers on the east and west sides; the dormer windows have been boarded. Although no longer used for water storage, the tank retains the painted wood gauge originally used to measure the water level (see Figure

31). Overall, it appears that little has changed about the water tank. Perhaps the most significant alteration is the use of new hardware to connect the metal bands.

4.2.2.3. CONDITION ASSESSMENT

A comparison with photographs taken in 2009 indicates no significant changes (PCMC and Preservation Solutions 2010i), and Water Tank A is in good condition (Table 5). As noted by the interpretive plaque, the water tanks were repaired in 1994, and for the most part, these repairs remain effective. Severe past deterioration of the wall base is evident, although this deterioration does not currently appear to be increasing (presumably due to trenching around the wall base and resultant improvement of site drainage) (Figure 34). Some minor-to-moderate issues exist as well, as listed in Table 5, including structural movement such that walls are out of plumb, the loss and weathering of roof shingles, weathered and damaged boards on the sides (particularly near the wall base), and the displacement of metal bands (Figure 35). Although the earlier repairs have been largely effective in maintaining the condition of the tank thus far, they are now over 20 years old. Both the original structure and the repairs require maintenance to ensure the continued preservation of the tank.

Figure 34. Silver King Coalition: Water Tank A (facing west). Board walls. Note weathering and rot near grade from past accumulations of soil, which have held moisture against the wall base.

Figure 35. Silver King Coalition: Water Tank A (facing west). Wall and metal bands. Note new attachment hardware on some bands, corrosion of metal pipe fixture, and weathered boards.

Table 5. Silver King Coalition Mine: Water Tank A Condition Assessment

Architectural Element	Feature	Description	Condition	Severity
Walls	Boards	Vertical redwood boards	Material loss; rot (particularly at and near grade); burrowing by animals (including possible damage to wall boards); weathering; shifted boards; out of plumb (leaning toward N)	2–4
	Metal bands	3-inch metal bands	Loose and displaced (particularly 10, 11, and 12 from bottom, wood wedges added to 1 to hold in place); paint loss	3
Roof	Roof	Wood shingle	Material loss (minor loss of shingles); drying/cupping	2
	Soffit	Sawn wood boards	Evidence of birds/animals nesting; spaces between boards; physical damage (detached)	2
	Fascia	Wood board	Physical damage (detached); weathering	2
Fenestration	Dormers	Wood shingle walls and roof	Material loss (minor loss of shingles); drying/weathering	1
Hardware	Pipe	Metal pipe	Corrosion; material loss (severe, holes through metal)	2
	Water level gauge	Wood with painted numbers	Paint loss (severe); weathering	2
				Overall Condition Rating: 2

***Note*: The "severity" column included in this table refers to the severity of condition issues discussed here. Issues are ranked from 1 to 5, with 1 representing good and 5 representing extremely poor conditions. A severity rating of 1, therefore, might mean that no immediate action is required, whereas a rating of 4 or 5 indicates that correction of condition issues is vital to the long-term stability of the resource.**

4.2.3. Silver King Coalition Mine: Water Tank B[6]

4.2.3.1. PHOTOGRAPHS

Figure 36. Silver King Coalition: Water Tank B (facing southeast).

Figure 37. Silver King Coalition: Water Tank B (facing north).

[6] This resource is also identified on the PCMC/VRCPC map as the Silver Queen Water Tank (see Figure 1).

Figure 38. Silver King Coalition: Water Tank B (facing south).

Figure 39. Silver King Coalition: Water Tank B (facing southwest).

4.2.3.2. DESCRIPTION

Water Tank B stands on a terrace cut into a steep slope immediately south of Water Tank A (see Figure 25). Site conditions, visibility, and public importance are the same as that discussed for Tank A (see Figures 36–39).

Water Tank B is very similar to Water Tank A but is of slightly more uniform construction. The tank stands approximately 15 feet in diameter. The foundation type is unclear because the exterior wall boards sit directly on grade. The circular walls themselves are constructed of vertical sawn wood planks that taper gently inward toward the top of the tank; these range in size from 2 × 7 inches to 2 × 5 ½ inches and are bound with metal bands (PCMC n.d. [1999c]). The bands themselves, at one point numbered and painted (although most paint is now lost), measure from 2 ½ to 3 ½ inches wide; two rounded metal rods approximately 1 inch in diameter also encircle the bottom of the walls. A trench approximately 2 feet wide and varying from 1 to 3 feet deep has been excavated around the base of the tank to remove excess fill that holds moisture against the wall boards, a condition that has caused severe rot in the past.

An octagonal hipped roof finished with wood shingles caps the tank, with eaves enclosed by a wood fascia and soffit. Although the walls have no openings, the roof supports two wood-shingled dormers on the east and west sides; the dormer windows have been boarded. Although no longer used for water storage, the tank also retains the wood gauge originally used to measure water level. Overall, it appears that little has changed about the water tank. Perhaps the most significant alterations are areas where metal was welded to the metal bands, presumably to add additional support.

4.2.3.3. CONDITION ASSESSMENT

Water Tank B is in good condition. The tank appears in at least one available historic photograph (see Figure 26) but at a distance too great for meaningful comparison other than to note that the white or light-colored paint on the water level gauge was relatively intact. A comparison with 2009 photographs does not indicate any significant changes in the last 6 years (PCMC and Preservation Solutions 2010i).

As noted by the interpretive plaque, the water tanks were repaired in 1994, and these repairs remain largely effective. Severe past deterioration of the wall base is evident, although this deterioration does not currently appear to be increasing (presumably due to improved site drainage after the trenches were cut around the tanks) (Figure 40). Some minor-to-moderate issues, presented in Table 6, exist as well, including the loss and weathering of roof shingles, weathered and damaged boards on the sides (particularly near the wall base), the displacement of metal bands, and damage inflicted by nesting and burrowing animals (Figures 41 and 42). Although the earlier repairs have been largely effective in maintaining the condition of the tank thus far, they are now over 20 years old. Both the original structure and the repairs require maintenance to ensure the continued preservation of the tank.

Figure 40. Silver King Coalition: Water Tank B (facing east). Wall boards. Note rot and weathering of boards, as well as recent trenching to reduce moisture at the wall base.

Figure 41. Silver King Coalition: Water Tank B (facing south). Animal burrow under foundation. Note also the use of wood wedges to support and hold the metal band in place.

Figure 42. Silver King Coalition: Water Tank B. Bird nest in enclosed eave space.

Table 6. Silver King Coalition Mine: Water Tank B Condition Assessment

Architectural Element	Feature	Description	Condition	Severity
Walls	Boards	Vertical sawn wood boards	Material loss; rot (particularly at and near grade, and particularly on W side); burrowing by animals (possible damage to wall boards), paint loss	4
	Metal bands	3-inch metal bands	Loose; paint loss; corrosion (hole through 4th band from bottom on N side)	3
Roof	Roof	Wooden shingle	Drying/cupping	2
	Soffit	Sawn wood boards	Evidence of birds/animals nesting; spaces between boards; physical damage (detached)	2
	Fascia	Wood board	Physical damage (detached); weathering	2
Fenestration	Dormers	Wood shingle-clad	Material loss (minor loss of shingles)	1
Hardware	Pipe	Metal pipe	Corrosion; material loss (severe, holes through metal)	2
	Gauge		Paint loss (severe); weathering	2
				Overall Condition Rating: 1

***Note*: The "severity" column included in this table refers to the severity of condition issues discussed here. Issues are ranked from 1 to 5, with 1 representing good and 5 representing extremely poor conditions. A severity rating of 1, therefore, might mean that no immediate action is required, whereas a rating of 4 or 5 indicates that immediate correction of condition issues is vital to the long-term stability of the resource.**

4.2.4. Silver King Coalition Mine: Fire Hose House[7]

Figure 43. Silver King Coalition Fire Hose House.

Although the Silver King Coalition Fire Hose House (see Figure 43), located on a steep hill above the main Silver King Coalition Mine site, was identified as a historic mine resource on the map provided by PCMR, examination of the structure revealed that it is a modern building of exclusively post-1970s–era construction and materials (see Figure 25). It was therefore not evaluated as a part of this survey.

4.2.5. Silver King Coalition Mine: Timbers Shaft

Although not originally identified as a resource on the PCMR map, the Timbers Shaft was identified as a historic resource during the survey (see Figure 25). It has therefore been evaluated and included in this report.

[7] Also identified in the PCMC/VRCPC resource map as the Silver Queen Fire Hose House (see Figure 1).

4.2.5.1. PHOTOGRAPHS

Figure 44. Silver King Coalition: Timbers Shaft (facing southeast).

Figure 45. Silver King Coalition: Timbers Shaft (facing northeast).

Figure 46. Silver King Coalition: Timbers Shaft (facing north).

Figure 47. Silver King Coalition: Timbers Shaft (facing west).

Figure 48. Silver King Coalition: Timbers Shaft (facing southwest).

4.2.5.2. DESCRIPTION

The Timbers Shaft stands on a natural bench on a steep slope (see Figures 44–48). Accessed by a dirt road approximately 200 feet up the hill, or by dirt trail, the structure is directly south of Water Tanks A and B and overlooks the Silver King Coalition Mine site to the southeast (see Figure 25). Surface water drains down the hill, but may collect on the relatively flat area on which the Fire Hose House stands. It is surrounded by grass and moderately sized shrubs.

Mostly shielded from view from the Silver King site downhill, its low profile, small size, and poor condition make it less visible, and less popular, than the nearby water tanks. Although visitors, particularly hikers, do see it, it does not form as significant a component of visitors' experiences as other mine resources.

The Timbers Shaft is actually primarily below grade. It takes the form of a rectangular "well" excavated below ground level approximately 12 feet deep, enclosed by four foundation walls and covered by a flat roof slightly above grade that measures approximately 8 × 8 feet. The entrance is built on top of this flat cover, and comprises a doorway approximately 4 feet high and 3 feet wide, covered by a shed roof that matches the width of the door. This shed roof slopes the length of the structure, and meets the flat roof at the west end.

The Timbers Shaft uses an unusual foundation construction technique. Three of the foundation walls (north, east, and west) were built using log crib construction, whereas the fourth foundation wall (south) was made of vertically oriented, squared posts that extend approximately 3 feet above grade (Figure 49). The floor of the well is dirt.

The flat roof of the structure comprises sheets of plywood covered in asphalt roll roofing, and access to the well is through an opening in the east side of the roof. This in turn is protected by the small, wood-framed doorway from which the door is missing but which still retains a strap hinge. It appears that the opening was covered with nailed boards subsequent to the loss of the door; most of these boards are also lost, although two partial examples remain on the sides.

A long shed roof covers the entrance, sloping down from the east to connect with the flat roof on the west side of the structure. The roof is of plywood covered with green asphalt roll roofing. The triangular side-walls of the entrance are finished with manufactured wood siding.

4.2.5.3. CONDITION ASSESSMENT

Based on construction materials and techniques, the below-grade portions of the Timbers Shaft are original, whereas the above-grade portions were built within the last 40 years, likely replacing an earlier covering or roof structure. And, although the former (namely the log crib) is in good condition (see Figure 49), the latter is in poor condition (Figure 50; Table 7). Although no historic or recent photographs exist of the structure, it is obvious that deterioration has been occurring for some time, as discussed in Table 7. Of particular concern is the loss and severe deterioration of the roofing materials; this may be exacerbating other issues such as the deterioration of the walls (see Figure 50). Left uncorrected, these issues will lead to the collapse of the roof or other parts of the non-historic structure, thereby exposing the historic crib to direct weathering.

Figure 49. Silver King Coalition: Timbers Shaft, interior. Evidence of rodent activity.

Figure 50. Silver King Coalition: Timbers Shaft, interior. Deterioration of plywood as a result of roofing material loss and moisture penetration (facing west).

Table 7. Silver King Coalition Mine: Timbers Shaft Condition Assessment

Architectural Element	Feature	Description	Condition	Severity
Foundation	Foundation	Dirt floor	No observed issues	1
	Foundation walls	Log and vertical post construction	Rodent activity (E/W corners of S post wall)	2
Walls	Shed roof walls	Manufactured siding	Weathering	2
Roof	Flat roof	Plywood, covered with asphalt roll roofing	Rot (universal); material loss (asphalt roofing); sagging	4
	Shed roof	Plywood, covered with asphalt roll roofing	Rot (universal); material loss (asphalt roofing); sagging	4
Door	Door hinges	Strap hinge	Corrosion	1
	Entrance covering	Nailed boards	Material loss (severe, almost all boards lost)	3
			Overall Condition Assessment:	**4**

***Note*: The "severity" column included in this table refers to the severity of condition issues discussed here. Issues are ranked from 1 to 5, with 1 representing good and 5 representing extremely poor conditions. A severity rating of 1, therefore, might mean that no immediate action is required, whereas a rating of 4 or 5 indicates that immediate correction of condition issues is vital to the long-term stability of the resource.**

4.2.6. Silver King Coalition Mine: Hoist House

The Hoist House (see Figure 25), the link between the mine and the surface, is perhaps the most important structure still standing at the Silver King site (Figures 51–54). The hoist—originally steam driven and powered by a Corliss engine—was first installed in 1893 as part of an expansion and modernization effort, although a historic investigation has questioned how much of an innovation the new hoist was (Heitzman 1937, as cited in Comp 1973a:5; see also PCMC and Preservation Solutions 2010g). Other mines had been employing electrically powered hoists since the 1880s; as a 1971 Historic American Engineering Record (HAER) survey of the hoist suggests, Silver King's initial decision to use steam power might have been a result of early financial constraints (Comp 1973a:2–4). One additional technologically unusual feature (still present at the site) was the use of flat rather than round cable for the hoists (Comp 1973a:2–3).

The original hoist was an impressive mechanism. As a 1937 article in *Electric Power Facts* described, for the original hoist, the "steam cylinders were 20" in diameter and the stroke was 5-feet [sic]. With 100-lbs. steam, these engines would develop 1000-horsepower at maximum speed … Exhaust steam from the hoist was used for heating purposes in the offices, bunk house, the mill and various other surface workings" (Heitzman 1937, as cited in Comp 1973a:6). Unfortunately, by the 1930s, the boiler plant required replacement, and after analysis, the company decided it would be cheaper to switch to electrical power rather than upgrade the steam system.

As a result, a new hoist was installed in 1937, although some evidence, particularly grooves in the hoist house floor, remains to indicate the original location of the steam-powered hoist. To prevent disruptions in service, the new hoist was installed directly behind the old; when completed, the hoist cables were transferred to the new one (Heitzman 1937, as cited in Comp 1973a:6). The new hoist, a "double reel hoist coupled through a single reduction gear to an electric motor," had a maximum speed of 108 revolutions per minute (Heitzman 1937, as cited in Comp 1973a:7). It could lift a full load from the mine's 1,300-foot level in 48 seconds (Heitzman 1937, as cited in Comp 1973a:8).

Much of the original hoist equipment, including the 1937 hoist works, the compressor, strung flat cables and the gallows frame and shaft entrance, remains in the Hoist House today, providing evidence of the original workings of the Silver King mine.

4.2.6.1. PHOTOGRAPHS

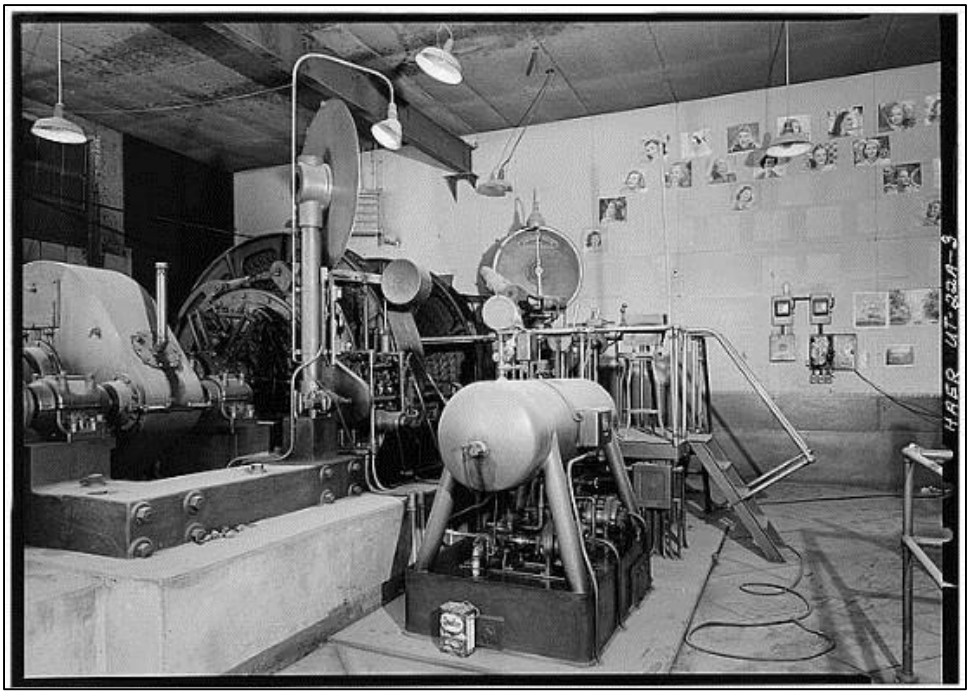


Figure 51. Silver King Coalition. View of the 1937 hoist engine works, taken in 1971. Photograph courtesy of Library of Congress. Library of Congress, Prints & Photographs Division, HAER, HAER UT-22-A-3.

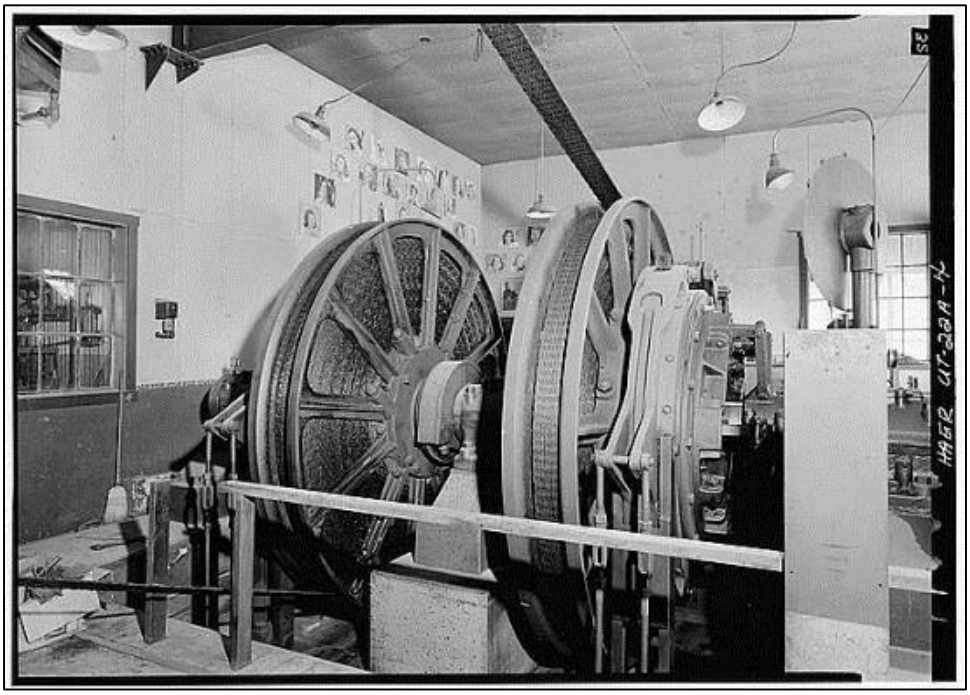


Figure 52. Silver King Coalition. Mine hoist cable reels, 1971. Note unusual flat cable. Photograph courtesy of Library of Congress. Library of Congress, Prints & Photographs Division, HAER, HAER UT-22-A-4.

Figure 53. Silver King Coalition. Hoist gallows frame and interior of hoist house, 1971. Photograph courtesy of Library of Congress. Library of Congress, Prints & Photographs Division, HAER, HAER UT-22-A-5.

Figure 54. Silver King Coalition. Mine hoist, cages, and shaft entrance, 1971. Photograph courtesy of Library of Congress. Library of Congress, Prints & Photographs Division, HAER, HAER UT-22-A-6.

Figure 55. Silver King Coalition: Hoist House, north (primary) façade (facing south).

Figure 56. Silver King Coalition: Hoist House, west side (facing east).

Figure 57. Silver King Coalition: Hoist House, west end of south (rear) side (facing northwest).

Figure 58. Silver King Coalition: Hoist House, hoist tower, south (rear) side (facing northeast).

Figure 59. Silver King Coalition: Hoist House, east end of south (rear) side (facing northeast).

Figure 60. Silver King Coalition: Hoist House, east side (facing north/northwest).

Figure 61. Silver King Coalition: Hoist House, Room 2 showing 1937 hoist works. Compare with Figures 41 and 42.

4.2.6.2. DESCRIPTION

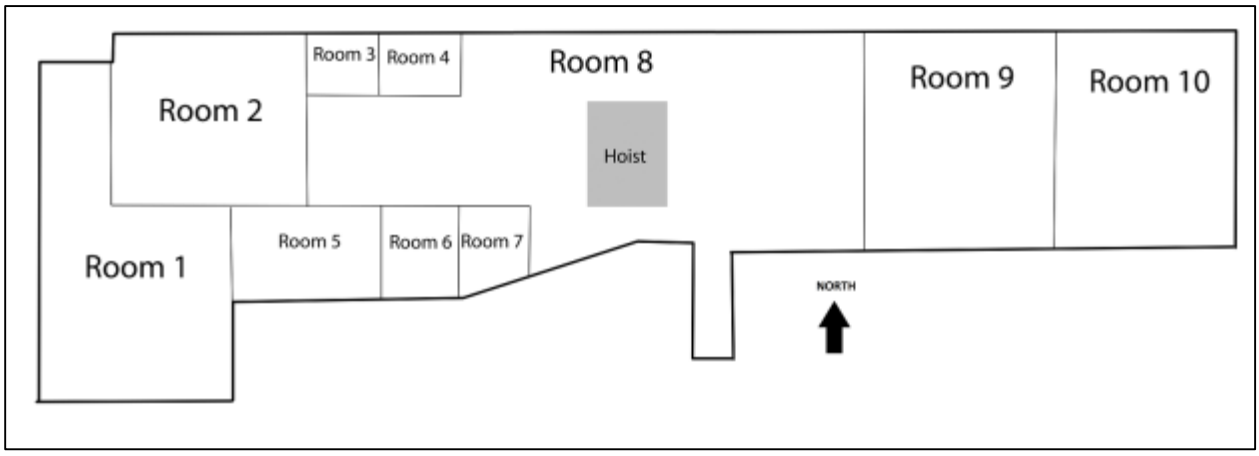


Figure 62. Silver King Coalition: Hoist House floor plan, with room labels (not to scale). Important spaces include Room 1 (furnace and boiler room); Room 2 (hoisting engine room); Room 8 (hoist room); and Room 10 (blacksmith shop).

Standing on a broad, flat terrace below a steep section of hillside, the Silver King Coalition Mine site can be accessed by multiple ski runs (in the winter), the Bonanza ski lift, or a dirt road. A steep talus slope extending below the site leads to a second terrace, upon which the large stone walls of the Sampler stand; further down the slope is the Silver King mill. The Hoist House is built on flat ground but immediately adjacent to a steep, heavily wooded slope rising to the south. This means that snowmelt and surface water flow against the south foundation and wall of the building.

Located directly south of the Bonanza chairlift and near a number of significant ski runs (including Jonesey's Run) and summer access roads and trails, the Hoist House (see Figures 55–61) is one of the largest buildings at the Silver King site and is both highly visible and important for visitors' experiences of Park City's mining history. While recording the site, at least three groups of hikers and bikers stopped to look at the resources, and the Hoist House in particular.

The Hoist House is a long, large, 10-room building, approximately 250 × 50 feet, that encompasses not only the hoist and mine shaft opening but also the 1937 hoist works, boiler, compressor, and spaces designed for a variety of other uses (see Figure 62). The visible part of the foundation is a stem wall of poured concrete extending up to 4 feet above grade, which is supplemented on the south and west walls by a retaining wall of irregularly coursed, quarry-faced stone covered with a layer of cement-based plaster on the interior side.

The metal-framed exterior walls are sheathed in corrugated metal. The framing members vary in dimension and design depending on their function: corner posts are formed from two 8-inch-wide U-channels bolted together to form a member 5 inches deep, whereas the remainder of the wall columns are 12-inch-wide members made from metal lattice sandwiched between angle iron. Horizontal and diagonal bracing members are formed from channel iron, facing upward, and windows are framed with angle iron. Bolts hold the frame against metal plates, which are in turn bolted to the concrete foundation.

The roof is framed with a variety of trusses—for example, a heavily modified fan truss in Room 1 and a heavily modified Fink truss in Room 8 (the main hoist room); one truss in that same room has been even further modified to allow clear passage for the hoist cables. A series of metal purlins are bolted to the top chords of the trusses, to which the corrugated metal roof panels are attached (see Figures 58 and 59).

As with most industrial buildings of similar period, adequate natural light was important, and the Hoist House was originally lit by many windows, some now covered in corrugated metal. Six main types of metal windows were used, as listed below, and multiple types were often used in the same room (Table 8). The windows originally had clear glazing, although nearly all of this is broken or missing. All of the first floor windows have been covered with corrugated metal panels of various types.

- Type 1: 3/6/3 window, with pivoting middle sash
- Type 2: Two 3/6/3 windows, with pivoting middle sash flanking fixed 4 × 5 light window
- Type 3: Fixed 4 × 5 light window
- Type 4: 3 × 5 lights, with pivoting middle sash of 2 × 3 lights
- Type 5: fixed 4 × 4 light window
- Type 6: 3 × 4 light window, likely fixed

Table 8. Silver King Coalition Mine: Hoist House Windows

Room Number	Window Type Description	Location (Façade)	Number
Room 1	Type 1	South	3
	Two Type 1 windows, flanking 2 × 5 fixed transom light	North	1
	Type 3	East (interior wall)	2
Room 2	Type 5	North	2
	Type 2	North	1
Room 3	No windows	–	
Room 4	Type 2	North	1
Room 5	Type 6	North (interior wall)	2
Room 6	Type 5	North (interior wall)	1
Room 7	Type 4	North (interior wall), 1st floor	2
	Type 4	North and east (interior wall), 2nd floor	3
Room 8	Type 3	North wall, 1st floor	1
	Type 6	North and south, hoist tower	8
	6/3 with pivoting top sash	North and south, hoist tower	4
	Type 3	West, hoist tower	2
Room 9*	Type 2	North	2
	Type 3	North	1
	12/12	East (interior)	2
Room 10	Type 2	North	3
	3 × 3 fixed	East	2
	Type 6, possibly pivoting	East	2
Clearstory (Rooms 9 and 10)	Two 2 × 3 pivoting windows, flanking fixed 2 × 5 window	North and south	18†

*** Fenestration patterns for the south side of Room 9 were unclear due to wall damage and patching.**

† Number inferred from overall patterns and remaining hardware: north side clearstory has 9 bays of windows, and remaining windows south side of clearstory show it shares that pattern. However, many windows on the south wall are missing due to roof damage; this number and description therefore may not be accurate.

The interior of the building shares many of the same materials as the exterior. Floors are of poured concrete slabs, except for the area around the mine shaft, where sheets of plywood now cover the ground and the shaft opening. The walls are almost entirely unfinished on the interior, so the wall framing members and corrugated metal cladding are usually visible. Three exceptions are the walls of Rooms 2, 3, and 4, all of which are finished with fiberboard on their interiors—in the case of Room 2, the engine room, the boards were even painted and stenciled (see Figures 51 and 52).[8] The ceilings follow a similar pattern: the framing and corrugated metal roofing are exposed in most, but Rooms 2, 3, and 4 all have fiberboard ceilings suspended from wood framing.

A significant amount of important machinery and built-in fixtures remains, including the original boiler, the 1937 hoist works (including the distinctive original flat hoist cables), the hoist itself, the compressor, electrical equipment, and forges and flues in the blacksmith shop. On the hillside south of the Hoist Room are two cylindrical metal pressure tanks (see Figure 58). Outside the southeast corner of the Hoist House is a large coal bin that delivered coal to the Blacksmith Shop via a chute (Figure 63). The bin is similar to an ore bin and was built from heavy timbers; it could be filled at the top from an access road on the hillside, now overgrown with trees. The bin was originally capped with wood-framed walls and a gable roof, all clad in corrugated metal (see Figure 29), but this has since been lost.

4.2.6.3. CONDITION ASSESSMENT

Although conditions range widely in type and severity, the Silver King Hoist House might broadly be described as in fair condition (Table 9). The building retains a very high degree of historic integrity, but it is suffering from severe and pervasive problems that, left untreated, will lead to increasing structural damage. Of greatest concern is the roof on the south side of the building, which is shaded by the steep hillside behind it, particularly in the winter months, allowing heavy accumulations of snow and ice to develop. When the Hoist House was in use, heat from the blacksmith shop, boiler, and other equipment would have allowed little snow to accumulate, but this is not the case now that the building is vacant. As a result, snow loads have led to the twisting and collapse of purlins and other roof members, and a number of corrugated roofing panels have been damaged or lost as a result (Figure 63–67; see also Figures 57–59). Roof damage and loss have caused accelerated deterioration in newly exposed parts of the building. The other main conditions of concern are the loss of and damage to metal siding, and foundation issues are also present (Figures 68–69).

Comparison with photographs taken in 1971 as a part of a HAER project reveals the steep increase in deterioration. Figure 61, of the hoist engine works in Room 2, shows the loss of ceiling materials and the increasingly moisture-damaged walls when compared with Figures 51 and 52. Although the hoist frame (Figure 53) remains in much the same condition, a comparison between Figures 54 and 70 shows the changes that have occurred to the shaft and hoist, including the removal of the lift cages from the hoist, and the application of plywood sheets over the shaft entrance, much of which appears to be in poor condition. A comparison of historic exterior photographs (see Figures 26–29) with current conditions (see Figures 55 and 56) also shows the dramatically worsened condition of roofing and cladding materials. Interestingly enough, though, it appears that the physical damage to the northwest corner of the building (see Figure 55) had already occurred by 1971 (Figure 28), most likely due to the impact of a vehicle.

[8] The engine room of the Thaynes Hoist House also has painted and stenciled fiberboard walls, a clear indication of the importance of the room and the engineers working there.

Figure 63. Silver King Coalition: Hoist House (facing southeast). Room 10, roof collapse, which has also displaced one of the forge flues. The coal bin is visible outside.

Figure 64. Silver King Coalition: Hoist House (facing east). Room 1, roof damage.

Figure 65. Silver King Coalition: Hoist House (facing south). Room 5, collapse of roof and resultant damage and loss of ceiling. Note detachment of metal purlins supporting roof.

Figure 66. Silver King Coalition: Hoist House (facing south). Room 6, severely twisted purlin.

Figure 67. Silver King Coalition: Hoist House. Room 5, twisted purlins. Note sagging corrugated metal roofing on the south side of the ridge.

Figure 68. Silver King Coalition: Hoist House (facing southwest). Room 8, damage to stone foundation wall.

Figure 69. Silver King Coalition: Hoist House (facing south-southeast). Room 8, early wood bracing in front of collapsed section of stone foundation wall.

Figure 70. Room 8, Silver King Hoist House (facing west/southwest). Mine shaft and hoist. Note plywood on floor, and removal of lift cages from hoist.

Table 9. Silver King Coalition Mine: Hoist House Condition Assessment

Architectural Element	Feature	Description	Condition	Severity
Foundation	Foundation	Poured concrete	Moisture issues (high grade on S side)	2
	Retaining wall	South side	Room 8: physical damage (with wood buttressing)	3
Walls	Cladding	Corrugated metal	Material loss (holes, missing panels); physical damage (bent/folded metal); gaps between exterior elements; corrosion; loose panels	4
	Framing	Metal framing members	No observed issues	1
	Interior cladding	Fiberboard	Moisture damage; material loss (severe)	3
	Interior cladding	Corrugated metal	No observed issues	1
Roof	Roof framing members	Room 1	6 bent purlins	5
		Room 2	2 purlins entirely detached, 1 at top twisted (E end)	5
		Room 3	No observed issues	1
		Room 4	No observed issues	1
		Room 5	5 twisted purlins (W side) 3 lost purlins (E side)	5
		Room 6	No observed issues	1
		Room 7	No observed issues	1
		Room 8	Twisted purlins (SE corner)	5
		Room 9	1 twisted purlin (N side); bowing purlins (S side)	5
		Room 10	Twisted purlins (NE corner); severe twisting and material loss of members (S side)	5
	Corrugated metal roofing	General	Material loss; physical damage (bent/folded); fastener loss/loose panels	5
		Room 1	Material loss (E side); physical damage (bowing panels)	5
		Room 2	Material loss (S side)	5
		Room 3	Loose panels	4
		Room 4	Loose panels	4
		Room 5	Material loss (severe, universal)	5
		Room 6	Material loss (severe, S side)	5
		Room 7	Loose panels	4
		Room 8	Material loss (minor, N side)	5
		Room 9	Material loss (severe, S and N sides)	5
		Room 10	Material loss (severe, S side; moderate, clearstory and N side)	5
Fenestration	Windows	General	Broken panes; corrosion/weathering; damaged framing; obscured by metal panels	4
	Doors	General	Weathering; physical damage/material loss	2
Fixtures*	Hoist	Room 8	Weathering; corrosion	1
	Boiler	Room 1	Material loss; corrosion	1
	Hoistworks	Room 2	Physical damage; moisture issues	1
				Overall Condition Rating: 3

***Note*: The "severity" column included in this table refers to the severity of condition issues discussed here. Issues are ranked from 1 to 5, with 1 representing good and 5 representing extremely poor conditions. A severity rating of 1, therefore, might mean that no immediate action is required, whereas a rating of 4 or 5 indicates that immediate correction of condition issues is vital to the long-term stability of the resource.**

*** Not a comprehensive list of fixtures. Only fixtures of particular significance to the hoist house are included here.**

4.2.7. Silver King Coalition Mine: Fire Shed

4.2.7.1. PHOTOGRAPHS

For a historic photograph of the fire shed, please see Figure 29.

Figure 71. Silver King Coalition: Fire Shed (facing southeast).

Figure 72. Silver King Coalition: Fire Shed (facing northwest).

Figure 73. Silver King Coalition: Fire Shed (facing south).

Figure 74. Silver King Coalition: Fire Shed (facing southwest).

4.2.7.2. DESCRIPTION

The Silver King Fire Shed, a gable-fronted saltbox with a rectangular footprint approximately 6 feet wide and 8 feet long, stands approximately 10 feet east of the Hoist House, at the foot of a low hill down, which water presumably drains (see Figure 25).

The shed is only moderately visible, because it is surrounded by larger and more significant resources like the Hoist House to the west and the Stores Department Building to the north. Conversation with PCMR staff suggests that it does not form a significant part of visitors' experiences of the Silver King site, but it is important historically as one element in a complex, multi-building fire suppression system at the site. This shed is similar in construction to the fire hose houses at the Silver King site.

The shed, which appears to rest on wood sill plates or beams, stands over a significant hole, largely full of loose detritus and building materials (Figures 71–74). The wood-framed walls are clad in vertical board and batten siding and painted red. A wood shingle roof protects the building, and eaves are finished with a wood board fascia.

Two door openings access the north side: one of standard height under the roof peak and a shorter one to the east, which is framed with white painted boards. These doors access two interior spaces, separated by a wood partition wall. On the interior, a wood floor built of dimensional lumber remains. The walls and ceiling are uninsulated and unlined, and the wood framing system, rafters, and roof sheathing are all exposed. A small amount of built-in fire suppression equipment remains, including a hose rack and a hydrant to which hoses could be attached.

4.2.7.3. CONDITION ASSESSMENT

Generally, the fire shed is in poor condition (Table 10). Although no changes to the building have been made since the 1971 HAER recordation of the Silver King mine complex, the shed (built over a large hole or depression perhaps similar to the Fire Hose House on the hill by the water tanks, discussed in Section 4.2.4) has settled and shifted out of plumb in the subsequent years (see Figure 74). The wood shingle roof has also deteriorated significantly since the 1970s, and noticeably from when last photographed in 2009 (see Figure 74 and PCMC and Preservation Solutions).

Table 10. Silver King Coalition Mine: Fire Shed Condition Assessment

Architectural Element	Feature	Description	Condition	Severity
Foundation	Sill plate	Dimensional lumber	Out of plumb; soil accumulation	4
Walls	Framing	Dimensional lumber	No observed issues	1
	Cladding	Board and batten	Paint loss; cracking	2
Roof	Roofing	Wood shingles	Weathering; material loss	5
Doorways	West door	4-panel wood	Physical damage (cracking, loss of hardware); paint loss (minor)	3
				Overall Condition Rating: 4

***Note*: The "severity" column included in this table refers to the severity of condition issues discussed here. Issues are ranked from 1 to 5, with 1 representing good and 5 representing extremely poor conditions. A severity rating of 1, therefore, might mean that no immediate action is required, whereas a rating of 4 or 5 indicates that immediate correction of condition issues is vital to the long-term stability of the resource.**

4.2.8. Silver King Coalition Mine: Fire Hose House 1

4.2.8.1. PHOTOGRAPHS

Figure 75. Silver King Coalition: Fire Hose House 1 (facing southeast).

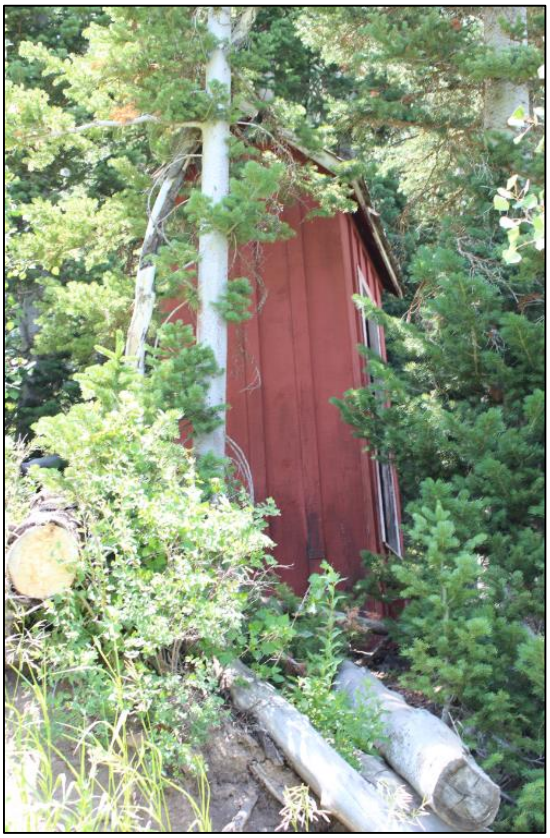


Figure 76. Silver King Coalition: Fire Hose House 1 (facing west).

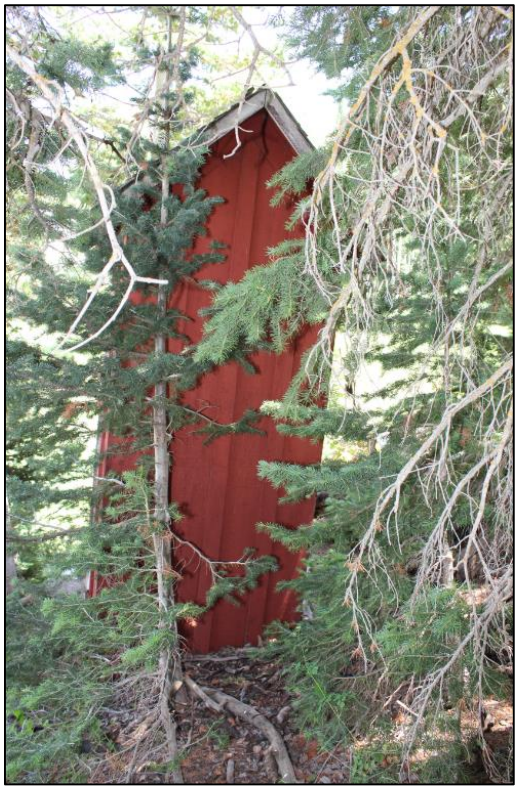


Figure 77. Silver King Coalition: Fire Hose House 1 (facing east).

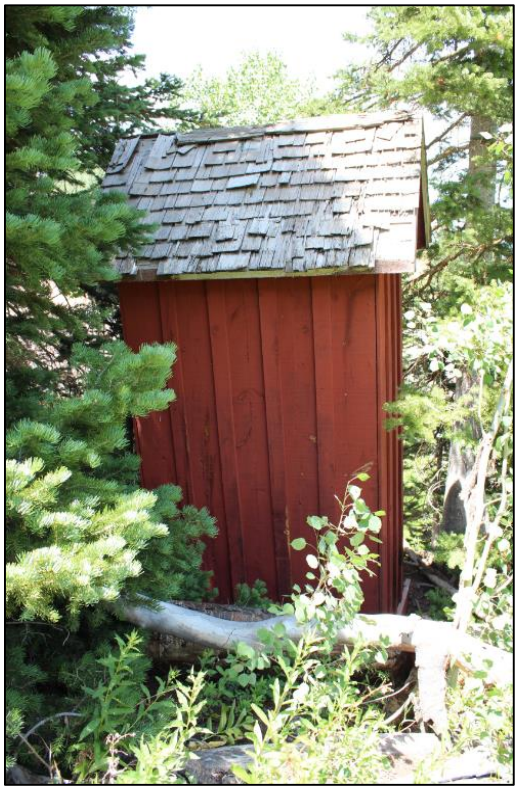


Figure 78. Silver King Coalition: Fire Hose House 1 (facing north).

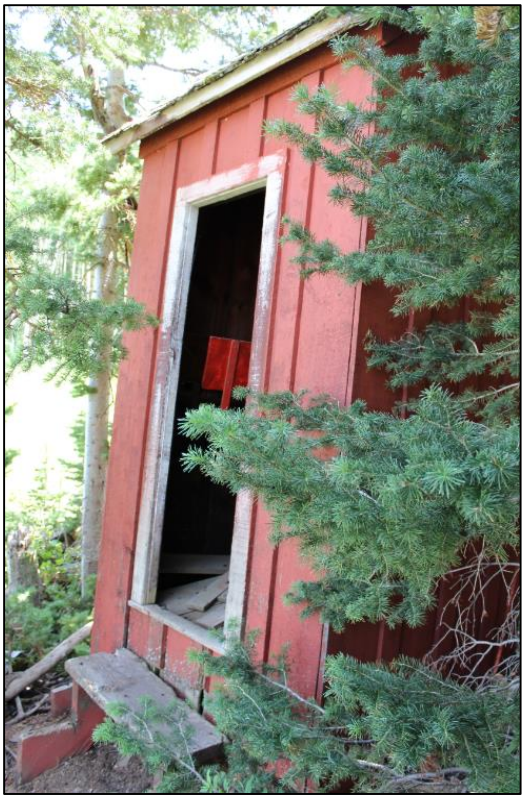


Figure 79. Silver King Coalition: Fire Hose House 1 (facing southeast).

4.2.8.2. DESCRIPTION

Fire Hose House 1 is the furthest east of three such buildings on the hillside to the south of the Hoist House; it sits above an old, overgrown access road that traverses behind the Hoist House (see Figure 25). Drainage primarily follows the slope of the hill. Aspen, fir, shrubs, and grasses encroach on the building and obscure it from view.

Although a ski run (Jonesey's Run) passes the building to the east, Fire Hose House 1 is not conveniently accessible or easily visible, and (based on conversations with PCMR staff) likely does not make up a significant part of the visitor experience of the Silver King site.

The fire hose house measures 4 feet 1 inch deep and 5 feet 2 inches wide and appears to be of a standard type for fire-suppression buildings at the site (Figures 75–79). It does not appear to have a foundation, but the wood-framed walls likely rest on sills laid directly on grade. The bottom ends of the board and batten walls are mostly buried at grade. Boards measure 2 × 10 inches and the building is painted red with white trim. A wood shingle roof caps the building, with eaves enclosed by a wood board fascia.

On the interior, a wood floor built of dimensional lumber remains. The walls and ceiling are uninsulated and unlined, and reveal the wood framing system, rafters, and roof sheathing. A small amount of built-in fire suppression equipment remains, including a hose rack and a hydrant to which hoses could be attached.

4.2.8.3. CONDITION ASSESSMENT

Fire Hose House 1 is in fair condition overall (Table 11). Although no earlier photographs exist for reference, strong physical evidence indicates that the building is suffering from moisture issues at the foundation caused by soil accumulation (see Figure 77), as well as loss of roofing material (see Figure 78); both are serious issues that may lead to rapid structural deterioration in the future. The floor of the interior also appears to be collapsing or damaged (Figure 80). The most serious issues are with the site, however: erosion of the road cut may eventually undermine the building, heavy vegetation inhibits evaporation and exacerbates moisture problems, and tree root growth may be causing displacement.

Figure 80. Silver King Coalition: Fire Hose House 1, interior. Note collapsing floor and original fixtures.

Table 11. Silver King Coalition Mine: Fire Hose House 1 Condition Assessment

Architectural Element	Feature	Description	Condition	Severity
Site	General	Forested hillside	Erosion and bank cutting immediately to north; obscured and impacted by heavy vegetation	3
Foundation	Sill plate	Wood board (approx. 2 × 10 inches)	Soil accumulation leading to moisture issues (S side); rot (minor)	4
Walls	Siding	Painted vertical wood board and batten siding	Paint loss; weathering; rot (at grade); material loss (possibly from animal burrowing/gnawing)	3
	Framing	Wood framing	No observed issues	1
Roof	Roof	Wood shingles	Material loss; weathering and drying out	4
	Ridge cap	Wood	Material loss (severe)	4
	Fascia	Wood	Weathering	2
Interior	Floor	Dimensional lumber	Partially collapsing	2
	Built-in fixtures	Fire suppression equipment	No significant issues observed	1
				Overall Condition Rating: 3

***Note*: The "severity" column included in this table refers to the severity of condition issues discussed here. Issues are ranked from 1 to 5, with 1 representing good and 5 representing extremely poor conditions. A severity rating of 1, therefore, might mean that no immediate action is required, whereas a rating of 4 or 5 indicates that immediate correction of condition issues is vital to the long-term stability of the resource.**

4.2.9. Silver King Coalition Mine: Fire Hose House 2

4.2.9.1. PHOTOGRAPHS

Figure 81. Silver King Coalition: Fire Hose House 2 (facing northwest).

Figure 82. Silver King Coalition: Fire Hose House 2 (facing south).

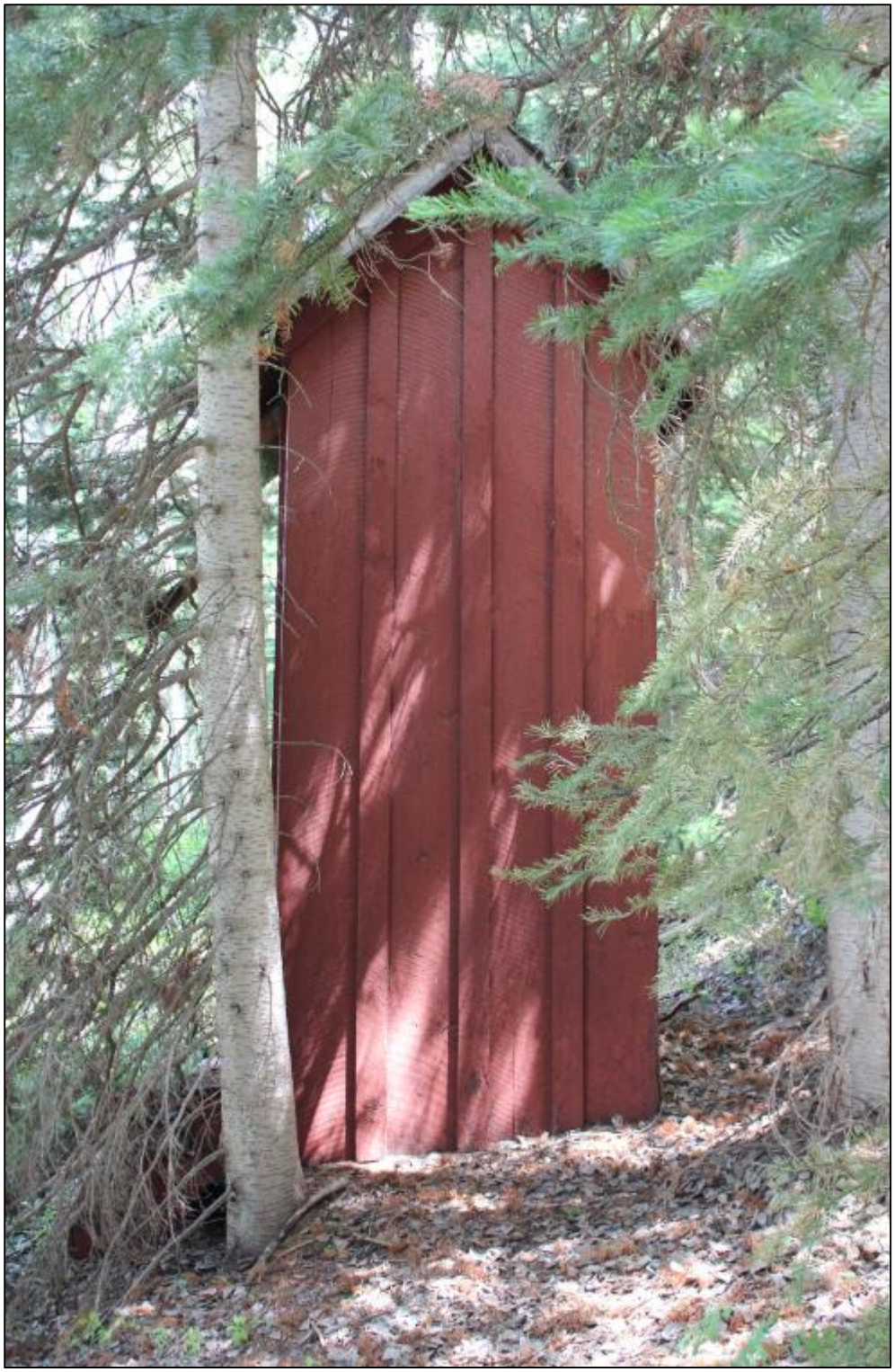


Figure 83. Silver King Coalition: Fire Hose House 2 (facing east).

Figure 84. Silver King Coalition: Fire Hose House 2 (facing northwest).

4.2.9.2. DESCRIPTION

Fire Hose House 2 is one of three such buildings on the hillside south of the Hoist House; it sits above an old, overgrown access road that traverses the hill and is the middle building (see Figure 25). Drainage primarily follows the slope of the hill. Aspen, fir, shrubs, and grasses encroach on the building and shield it from view.

Although close to the Hoist House, Fire Hose House 2 is not visible or conveniently accessible, and (based on conversations with PCMR staff) is not a part of the visitor experience of the Silver King site.

The fire hose house measures 4 feet 1 inch deep and 5 feet 2 inches wide and appears to be of a standard type for fire-suppression buildings at the site (see Figures 81–84). It does not appear to have a foundation, but the wood-framed walls likely rest on sills laid directly on grade. The bottom ends of the board and batten walls are mostly buried at grade. Boards measure 2 × 10 inches, and the building is painted red with white trim. A wood shingle roof caps the building, with eaves enclosed by a wood board fascia. Unlike Fire Hose House 1, Hose House 2 retains its door, constructed of vertically oriented, braced boards; a large white stencil on the door reads "FIRE HOSE 2" (see Figure 82).

On the interior, a wood floor built of dimensional lumber remains. The walls and ceiling are uninsulated and unlined, and reveal the wood framing system, rafters, and roof sheathing. A small amount of built-in fire suppression equipment remains, including a hose rack and a hydrant to which hoses could be attached.

4.2.9.3. CONDITION ASSESSMENT

Fire Hose House 2 is in fair condition overall (Table 12). Although no earlier photographs exist for reference, strong physical evidence indicates that the building is affected by structural movement (see Figure 82), moisture issues at the foundation caused by soil accumulation (see Figure 83), and loss of roofing material (see Figure 84); all are serious issues that may lead to accelerated deterioration in the future. As with Hose House 1, however, the most serious issues are with the site: erosion of the road cut may eventually undermine the building, heavy vegetation inhibits evaporation and exacerbates moisture problems, and tree root growth may be causing displacement.

Table 12. Silver King Coalition Mine: Fire Hose House 2 Condition Assessment

Architectural Element	Feature	Description	Condition	Severity
Site	General	Forested hillside	Erosion and bank cutting immediately to north; obscured and impacted by heavy vegetation	2
Foundation	Sill plate	Wood board (approx. 2 × 10 inches)	Soil accumulation (S, W, E sides); rot; out of plumb	4
Walls	Siding	Painted vertical wood board and batten siding	Out of plumb; paint loss	3
	Framing	Wood framing	No significant issues observed	1
Roof	Roof	Wood shingles	Material loss (severe); weathering and drying out	4
	Ridge cap	Wood	Material loss (severe)	4
	Fascia	Wood	Weathering	2
Interior	Floor	Dimensional lumber	Detritus accumulation	2
	Built-in fixtures	Fire suppression equipment	No significant issues observed	1
				Overall Condition Rating: 3

***Note*: The "severity" column included in this table refers to the severity of condition issues discussed here. Issues are ranked from 1 to 5, with 1 representing good and 5 representing extremely poor conditions. A severity rating of 1, therefore, might mean that no immediate action is required, whereas a rating of 4 or 5 indicates that immediate correction of condition issues is vital to the long-term stability of the resource.**

4.2.10. Silver King Coalition Mine: Fire Hose House 3

4.2.10.1. PHOTOGRAPHS

Figure 85. Silver King Coalition: Fire Hose House 3 (facing southwest).

Figure 86. Silver King Coalition: Fire Hose House 3 (facing southeast).

Figure 87. Silver King Coalition: Fire Hose House 3 (facing northeast).

Figure 88. Silver King Coalition: Fire Hose House 3 (facing northwest).

4.2.10.2. DESCRIPTION

Fire Hose House 3 is one of three such buildings on the hillside south of the Hoist House; it sits above an old, overgrown access road that traverses the hill and is the building farthest to the west (see Figure 25).

Drainage primarily follows the slope of the hill. Aspen, fir, shrubs, and grasses encroach on the building and shield it from view.

Although close to the Hoist House, Fire Hose House 3 is not visible or conveniently accessible, and (based on conversations with PCMR staff) is not a part of the visitor experience of the Silver King site.

The structure measures 4 feet deep and 5 feet 3 inches wide and appears to be of a standard type for fire-suppression buildings at the site (Figures 85–88). Unlike the other fire hose houses, however, it is accessed by a wide wood ladder that leads up to an entry platform or porch measuring 4 feet deep and 5 feet wide. The ladder is bolted to the porch with two bent iron straps. The porch itself is largely lost, but was originally constructed of large dimensional lumber, likely 2 × 12–inch boards.

No foundation is visible and the wood-framed walls likely rest on boards laid directly on grade. The bottom ends of the board and batten walls are mostly buried at grade. Boards measure 2 × 10 inches and the building is painted red with white trim. A wood shingle roof caps the building, with eaves enclosed by a wood board fascia.

On the interior, a wood floor built of dimensional lumber remains. The walls and ceiling are uninsulated and unlined, and reveal the wood framing system, rafters, and roof sheathing. A small amount of built-in fire suppression equipment remains, including a hose rack and a hydrant to which hoses could be attached.

4.2.10.3. CONDITION ASSESSMENT

Figure 89. Silver King Coalition: Fire Hose House 3 (facing north). Detail of roof condition and tree resting on building.

Figure 90. Silver King Coalition: Fire Hose House 3 (facing southwest). Detail of damaged porch, ladder, and erosion of slope.

Fire Hose House 3 is in poor condition overall (Table 13). Although no earlier photographs exist for reference, strong physical evidence indicates that the building is affected by structural movement (see Figure 86), loss of roofing material (Figure 89), and severe physical damage (Figure 90); all are serious issues that may lead to accelerated deterioration in the future. As with Hose Houses 1 and 2, however, serious issues also exist with the site: erosion of the road cut may eventually undermine the building, heavy vegetation inhibits evaporation and exacerbates moisture problems, falling trees have damaged the building (one already rests on the roof) (see Figure 89), and tree root growth may be causing displacement (see Figure 85).

Table 13. Silver King Coalition Mine: Fire Hose House 3 Condition Assessment

Architectural Element	Feature	Description	Condition	Severity
Site	General	Forested hillside	Erosion and bank cutting immediately to north; obscured and impacted by heavy vegetation	2
Foundation	Sill plate	Wood board (approx. 2 × 10 inches)	Soil accumulation (S, W, E sides); rot; out of plumb	4
Ladder	Ladder	Wood ladder (approx. 15 feet)	Physical damage (minor), out of plumb	2
Porch	Porch	Wood board (approx. 2 × 12 inches)	Severe physical damage; material loss; rot	5
Walls	Siding	Painted vertical wood board and batten siding	Out of plumb; minor paint loss	4
	Framing	Wood framing	No significant issues observed	1
Roof	Roof	Wood shingles	Material loss (severe)	5

Table 13. Silver King Coalition Mine: Fire Hose House 3 Condition Assessment

Architectural Element	Feature	Description	Condition	Severity
	Ridge cap	Wood	Material loss (severe)	4
	Fascia	Wood	Weathering	2
Interior	Floor	Dimensional lumber	Minor physical damage	2
	Built-in fixtures	Fire suppression equipment	No significant issues observed	1
				Overall Condition Rating: 4

***Note*: The "severity" column included in this table refers to the severity of condition issues discussed here. Issues are ranked from 1 to 5, with 1 representing good and 5 representing extremely poor conditions. A severity rating of 1, therefore, might mean that no immediate action is required, whereas a rating of 4 or 5 indicates that immediate correction of condition issues is vital to the long-term stability of the resource.**

4.2.11. Silver King Coalition Mine: Stores Department Building

According to the HSI form, this building, sometimes referred to as the carpenter's shop, was likely built between ca. 1900 and 1910, when the Hoist House was constructed. Sanborn maps from 1929 suggest that two small additions to this building have been removed: a small storage room at the east end of the north elevation and a structure labeled "iron rack" on the west elevation (PCMC and Preservation Solutions 2010h).

4.2.11.1. PHOTOGRAPHS

Figure 91. Silver King Coalition: Stores Department Building, north side (facing south).

Figure 92. Silver King Coalition: Stores Department Building, south side (facing northwest).

Figure 93. Silver King Coalition: Stores Department Building, west side (facing east).

Figure 94. Silver King Coalition: Stores Department Building, east side (facing west).

4.2.11.2. DESCRIPTION

The Stores Department Building stands on the broad, flat terrace just north and east of the Hoist House. The area can be accessed by multiple ski runs, including Jonesey's Run, the Bonanza ski lift, and dirt roads and trails (see Figure 25). A steep talus slope extending below the site leads to a second terrace, upon which the Silver King mill stands. The ground around the building is disturbed and uneven, and surface water drainage is sometimes directed against the walls.

Highly visible and accessible from the access road, trails, Bonanza ski lift, and surrounding ski runs, the Stores Department Building contributes to the overall experience of the Silver King Mine site for visitors. However, its utilitarian construction, plain appearance, and lack of interpretive plaque make it less visited and less significant to the experience than the adjacent Hoist House.

A one and one-half story building with a gable roof and rectangular footprint, the Stores Department Building stands approximately 29.5 feet wide and 135 feet long (Figures 91–94). The building has no true foundation, but on the west end, poured concrete piers (with wood forms left in place), ranging in size from 1.5 × 1.5 feet to 3 × 3 feet, as well as additional poured concrete sections, support concrete stringers (approximately 12 × 12 inches). These stringers support multiple floor types above: on the west end, wood floor joists rest across the stringers as support, whereas on the east end, a wood (or possibly plywood) subfloor rests directly on the stringers, above which a concrete floor appears to have been poured.[9]

Wood framed walls, sheathed in corrugated metal panels overlapping at 2-foot intervals, rise from this foundation to support a roof of corrugated metal with wood fascia at the eaves. Three metal flues emerge from the roof; two on the north side and one on the south.

[9] Much of this section of foundation was buried, making an accurate assessment difficult.

Although corrugated metal covered all the building's windows at the time of the survey, and piled equipment on the interior made inspection of the south side impossible, inspection of the north interior side revealed two different window types. On the east end of the building, the windows are in a 2/2 double-hung configuration with wood lintel and apron, whereas they shift at the sixth window from the west end to a 6/6 double-hung configuration without an apron (see Figures 91 and 92). Given the corresponding change in foundation type, it seems likely that the two halves of the building were built at different times.

A variety of doors access the Stores Department Building. Wide, rolling, overhead-type metal "garage" doors open on the north and east sides, whereas three smaller windowless doors made in a variety of different styles provide access on the north side (a wood door), the east side (a metal door), and the west side (a door of diagonally oriented boards fixed to a wood frame).

On the interior, the floors are primarily made of poured concrete slabs, although some wood floors cover the west end. The walls are finished with plywood and are set between large timber posts and braces that support the roof framing. The first floor ceiling is insulated by rolled fiber insulation, which prevents a view of the roof framing system, subroof or ceiling, and the conditions thereof. However, investigation of the second floor revealed a particle board or Masonite ceiling applied over horizontal, shiplapped board sheathing.

Historic photographs indicate that the building was originally physically connected to, and well-integrated with, the larger integrated mine complex. It has since undergone extensive changes, including significant alterations in surrounding grade and the removal of a number of close-standing or attached buildings and structures (see Figures 26–29).

4.2.11.3. CONDITION ASSESSMENT

The Stores Department Building suffers from a number of issues but overall remains in fair condition (Table 14). Of particular concern are problems with the roof and walls, including the loss of fasteners for the metal panels, gaps around flues and vent pipes, and moderate physical damage (Figure 95), as well as possible foundation issues including cracked concrete and rot in the sill plates that are carrying the weight of the poured concrete floor (Figure 96). The presence of large quantities of moldy insulation on the inside is indicative of a damp, unventilated interior and may also present a serious health issue (Figure 97).

Some changes in condition have also occurred over time. In particular, changes in grade around the foundation, as well as some overall deterioration of exterior sheet metal cladding, can be observed between recent photographs and HAER photos from the 1970s. All of the windows in the building have been covered with sheet metal as well, protecting the windows but reducing the visual integrity and interest of the building (see Figure 26 and 29). In general, however, exterior building materials and structural systems appear to be largely intact and functioning correctly.

Figure 95. Silver King Coalition: Stores Department Building. Fastener loss and damage of sheet metal siding, west side (facing east).

Figure 96. Silver King Coalition: Stores Department Building. Foundation problems near north door. Note rotted door frame and cracked concrete.

Figure 97. Silver King Coalition: Stores Department Building. Interior, facing south. Note sagging, moldy insulation.

Table 14. Silver King Coalition Mine: Stores Department Building Condition Assessment

Architectural Element	Feature	Description	Condition	Severity
Foundation	Piers	Cast concrete, ranging from approx. 1.5 × 1.5 feet to 3 x 3 feet	No observed issues	1
	Stringers	Concrete, 12 × 12 inches	No observed issues	1
	Sill plates	Wood members visible on E side	Physical damage (burrowing by animals: E & W sides); rot; material loss (severe) (E side)	5
	Subfloor	Wood; east side	Rot	4
	Floor joists	Wood	No observed issues	1
	Concrete foundation	Poured concrete	Cracking (N and E sides)	2
	General foundation	Uneven grading around building	Moisture issues (grade slopes toward building, encouraging water accumulation, siding corrosion, and possible foundation rot)	4
Walls	Siding	Corrugated metal	Corrosion; gaps between exterior elements (W side); material loss (fasteners/nails); weathering (general); physical damage (bending/folding); use of incompatible repair material	4
	North addition	Remains of building addition extending north	Collapsed; west wall remains	2
Roof	Roofing	Corrugated metal	Corrosion; gaps between exterior elements (especially unflashed gaps at flues/vents); material loss (fasteners/nails)	5
	Eaves	Wood	Physical damage (S side)	3
	Fascia	Wood	Paint loss; physical damage (S side)	3
	Flues	Metal flues	Physical damage (flattened); gaps between exterior elements (between chimney and roofing)	5
Door	Door	Garage door, N side (metal)	Rot (at grade); material loss (board and beams); physical damage (cracked concrete and wood door frame)	3
	Door	Garage door, E side (metal)	Rot; weathering	3
	Door	N side (wood)	Weathering	1
	Door	W side (wood)	Weathering	1
	Door	E side (metal)	Corrosion	1
Interior	Floor	Poured concrete	No observed issues	1
	Walls (main room)	Plywood	No observed issues	1
	Walls (office)	Beadboard	No observed issues	1
	Ceiling (first floor)	Insulation (supported with wire mesh)	Moisture issues (mold); physical damage (severe sagging/detachment)	3
	Ceiling (second floor)	Particle board/Masonite	Moisture issues (where flues go through roof)	3
				Overall Condition Rating: 2

***Note*: The "severity" column included in this table refers to the severity of condition issues discussed here. Issues are ranked from 1 to 5, with 1 representing good and 5 representing extremely poor conditions. A severity rating of 1, therefore, might mean that no immediate action is required, whereas a rating of 4 or 5 indicates that immediate correction of condition issues is vital to the long-term stability of the resource.**

4.2.12. Silver King Coalition Mine: Change House

The exact date of the Change House's construction is unclear and has received some debate by historians. The pediment over the front door bears an inscription of '1917' (the first "1" and the "7" are now missing but their outlines are clear). However, as the HSI form notes, a publication from 1912 makes reference to the Change House, putting its possible date of construction earlier (PCMC and Preservation Solutions 2010e). While the 1907 Sanborn map of the Silver King mine site does not show the Change House, it does appear on the map from 1929 (Sanborn 1907; Sanborn 1929). The building functioned as a place where miners could change into and out of their work clothes and shower, and also to prevent workers from stealing ore (Park City Historical Society & Museum n.d. [ca. 2000], as cited in PCMC and Preservation Solutions 2010e).

4.2.12.1. PHOTOGRAPHS

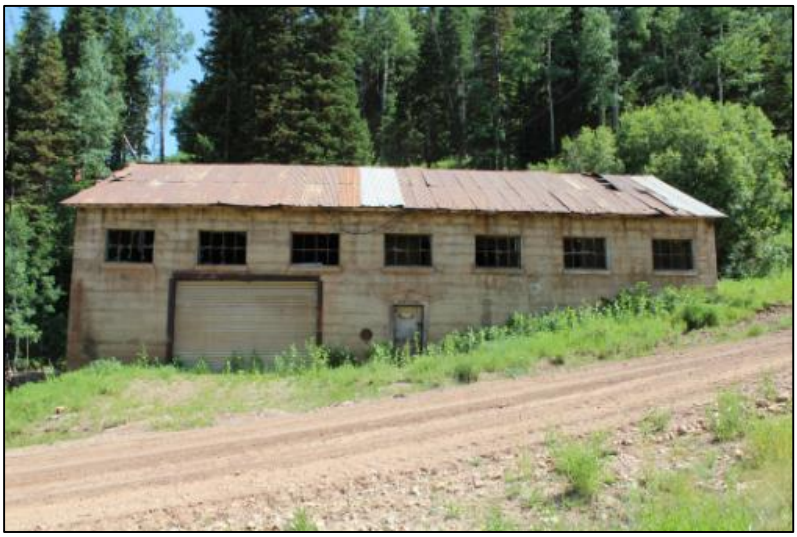


Figure 98. Silver King Coalition: Change House, primary (northwest) façade (facing southeast).

Figure 99. Silver King Coalition: Change House, southwest side (facing northeast).

Figure 100. Silver King Coalition: Change House, rear side (facing southwest).

Figure 101. Silver King Coalition: Change House, northeast side (facing south).

4.2.12.2. DESCRIPTION

The Change House is just southwest of the Hoist House and its primary façade faces northwest. The southwest and southeast walls are built into the steep, wooded hillside and are partially below grade. The northwest and northeast sides are more open and slope away from the building. The site can be accessed by multiple ski runs and the Bonanza ski lift (in winter), as well as dirt roads and trails (see Figure 25). It is highly visible, and a discussion with PCMR staff suggests the Change House forms an important part of the overall experience of the Silver King Mine site for visitors.

A two-story building with a gable roof and rectangular footprint, the Change House measures approximately 32 feet wide and 66 feet long (Figures 98–101). A foundation of poured concrete, likely enclosing a partial basement or cellar area, supports the building. Walls of poured concrete, for which the lift height varies between 11.5 and 13.0 inches, rise from the base to be capped by a roof of corrugated metal.

The roof framing comprises metal trusses spanned by metal purlins. At the gable ends, wood members are set into the angle iron purlins to provide nailers for the wood rake boards. On the northwest and southeast sides, metal brackets extend from the concrete walls to support heavy wood timbers that both form a fascia and support the ends of the corrugated roofing panels.

A large number of rolled steel windows open into the building, all with cast concrete sills. There are seven awning-type windows on the northwest side, all two panes high by four panes wide. The gable ends of the building have one window each, in a 4 × 5 light configuration with an operable middle sash of 2 × 3 panes.

Four doors access the interior. The largest is on the northwest side and, on the exterior, is a rolling-metal, overhead garage-type door. Although presently inoperable, this door would roll up to reveal a wood-framed and boarded opening with a pair of wood-framed, side-hinged, particleboard doors at the center. A smaller person-door also opens on the northwest side: made of diagonal boards held together in a wood frame, it is capped by a pentagonal pediment of raised concrete framing the year "1917," also in raised concrete (although the "1" and "7" have been lost). The interior side of this door is faced with plywood but the metal strap hinges remain in place. Two other doors also provide access: a person-door on the northeast side similar in style to that on the northwest, and a partially buried door made of vertical wood planks on the southwest side that provides direct access to the second story rooms.

On the interior, the northeast half of the building is a two-story space with walls of unfinished concrete and exposed metal roof trusses, although the ceiling is finished with wallboard. The southwest half of the building is divided into a first and second floor. The first floor has two main rooms and a storage area. All have wood-framed walls finished with plywood or gypsum wallboard, and can be accessed by large openings to the northwest section. A wood staircase with walls finished in wood laminate leads to the second story, which is divided into two main rooms on the northwest side and several smaller rooms on the southeast side. The room walls are finished in fiberboard and have some wood trim like baseboards and door frames. The second floor joists appear to be seated directly in the exterior concrete walls.

At one point the Change House was connected to the Hoist House by a shed-roofed, angled passageway, which appears on the 1929 Sanborn map; paint traces on the exterior illustrate where this passage abutted the north wall of the Change House (see Figure 101).

4.2.12.3. CONDITION ASSESSMENT

The Change House is generally in fair condition, as discussed in Table 15. However, a number of serious issues are present that have the potential to cause severe deterioration if left untreated. These include a damaged roof (including one large hole) (see Figure 98 and Figures 102–103); moisture issues visible in the interior (Figures 104 and 105), including severely rotted joists and flooring on the second floor (Figure 104); damage to the concrete walls (Figure 106) and foundation issues such as physical damage; soil accumulation leading to persistent dampness; and biological growth (Figures 106 and 107). Although the concrete construction of the building helps to make it a particularly durable building, all of these issues have the potential to increase in severity and cause further problems. No significant changes appear to have occurred since it was photographed in 2009 (PCMC and Preservation Solutions 2010e).

Figure 102. Silver King Coalition: Change House. Metal bracket supporting eaves (south corner, facing northeast). Note minor damage.

Figure 103. Silver King Coalition: Change House. Damaged roofing, southeast (rear) side (facing north).

Figure 104. Silver King Coalition: Change House. Rotten floorboards and joists, second story of interior, facing southeast.

Figure 105. Silver King Coalition: Change House. Moisture damage to base of fiberboard wall and ceiling on first story of interior, facing west.

Figure 106. Silver King Coalition: Change House, northeast side (facing southwest). Note holes in wall and cracks, as well as evidence of covered walkway (now lost).

Figure 107. Silver King Coalition: Change House, northeast side (facing southwest). Foundation damage, likely from animal activity.

Figure 108. Silver King Coalition: Change House, northeast side (facing south). Foundation/wall damage, including cracks and spalling.

Table 15. Silver King Coalition Mine: Change House Condition Assessment

Architectural Element	Feature	Description	Condition	Severity
Foundation	Foundation	Poured concrete	Physical damage (northeast side); moisture issues (soil accumulation leading to persistent dampness, biological growth)	4
Walls	Walls	Poured concrete	Cracking (moderate, NW and NE sides); holes (possibly intentional)	3
Roof	Cladding	Corrugated metal	Corrosion; loss of fasteners; physical damage (bending/compression, particularly at roof edges; holes)	5
	Eaves	Wood fascia	Material loss (loss and detachment)	3
		Metal brackets	Corrosion (minor)	1
	Truss	Metal angle iron	Corrosion (minor)	2
Windows	General	Metal sashes and frames, multi-paned	Material loss/damage (glass panes); corrosion	3
Doors	Garage door (NW side)	Double plywood swinging door, with exterior metal veneer, with 6 × 6 × ¾–inch metal frame	Inoperable; physical damage (cracked/depressed concrete floor on interior); corrosion (frame)	3
	Door (NW side)	Wood door with wood frame	Physical damage (cracked frame); paint loss/weathering; moisture issues (near grade); material loss (loss of numbers from pediment)	3
	Door (NE side)	Wood door with wood frame	Paint loss; weathering	1
	Door (SW side)	Wood door with wood frame	Weathering; partially buried in accumulated soil; moisture issues	3
Interior	Floor	Framed section floor (wood)	Moisture issues (rot); material loss (second floor, SE wall)	4
	Joists	Wood (second floor)	Rot/moisture issues (second floor, SE wall)	5
	Walls	Plywood	Moisture issues (staining, rot) (minor)	2
	Walls	Gypsum wallboard	Moisture issues (material loss); mold (moderate to severe); physical damage (second floor)	4
	Walls	Wood framing	Moisture issues (rot), moderate to severe on interior of NW side, first floor; SE side, second floor)	4
	Ceiling	Fiberboard	Moisture issues (staining); material loss (under sections with roof loss); physical damage (sagging/detachment), especially on second floor of SW end	4
				Overall Condition Rating: 3

***Note*: The "severity" column included in this table refers to the severity of condition issues discussed here. Issues are ranked from 1 to 5, with 1 representing good and 5 representing extremely poor conditions. A severity rating of 1, therefore, might mean that no immediate action is required, whereas a rating of 4 or 5 indicates that immediate correction of condition issues is vital to the long-term stability of the resource.**

4.2.13. Silver King Coalition Mine: Sampler

Based on historic photographs and diagrams of the Silver King Coalition site, the tall stone walls remaining on the slope below the main terrace were originally part of a Sampler, which was connected to the tramway running between the Silver King Hoist House and the Mill below (not included in this survey) (see Figure 25) (Comp 1973b).

The Silver King Coalition Sampler was first put into operation on June 1, 1901 (UtahRails.net 2015). It would have formed a part of a processing system connected with the mine in which ore was first transported from the Hoist House to the Mill by a tramway, where it was crushed and screened. Silver ore was then separated through the use of Wilfley tables, settled and filtered, and then transported uphill by an inclined tramway on trestles to the Sampler, where it was further crushed and sampled, and then transported by a steel aerial tramway to Park City (Sanborn 1907; Figure 109). The Sampler building included a tramway terminus, an ore sampler and crushers, an engine and oil room, and an autostoker (presumably for a coal-fired boiler or engine). It is unclear which parts of the Sampler the stone walls would have formed or supported, but based on the presence of the storage bin in the 1971 HAER photograph (Figure 110), the walls likely provided, in part, a foundation for the ore sampler and crushers.

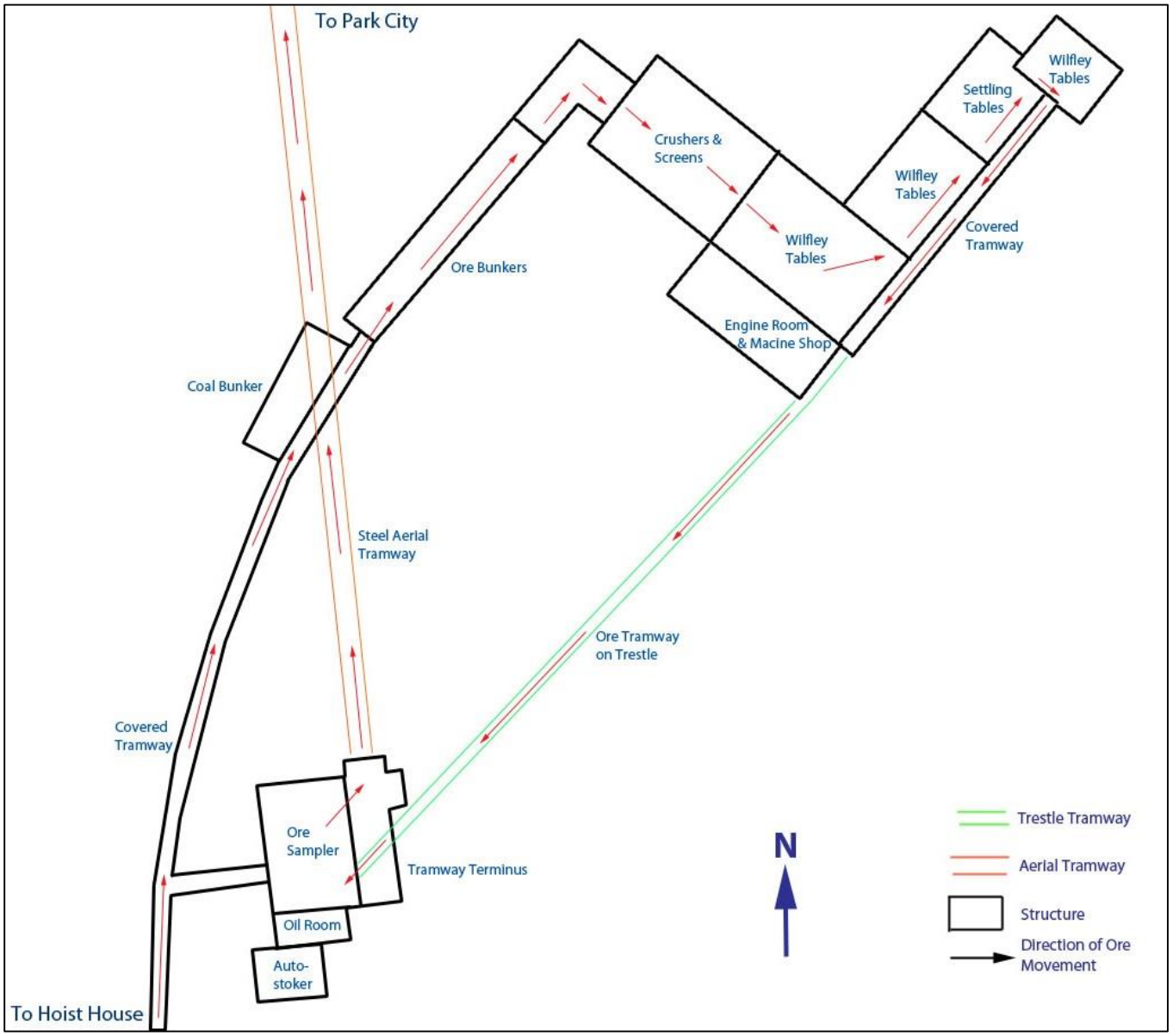


Figure 109. Silver King Coalition: mill complex and Sampler building, roughly as it would have appeared ca. 1907 (based on Sanborn map). Arrows indicate direction that ore was moved from the Hoist House. Image not to scale.

4.2.13.1. PHOTOGRAPHS

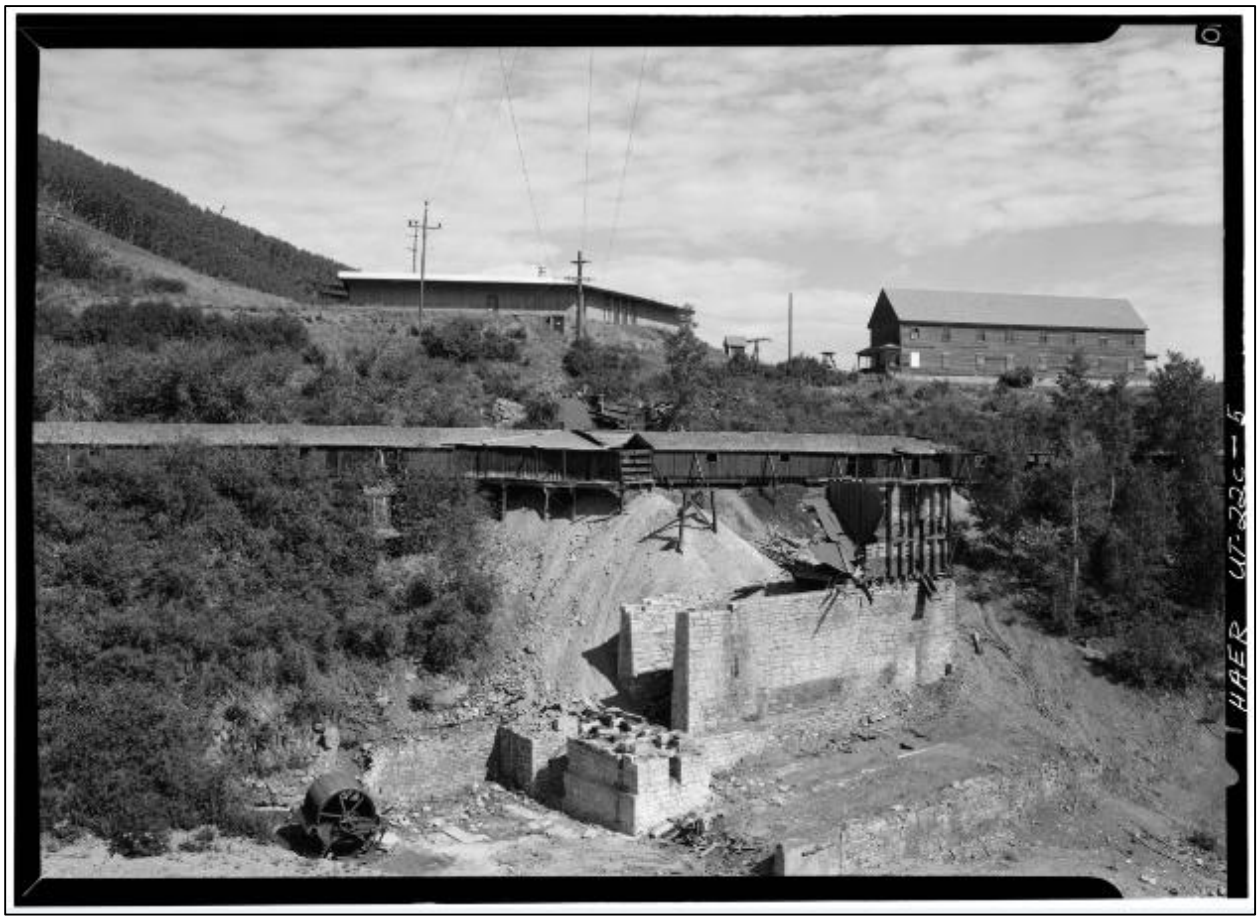


Figure 110. Silver King Coalition: mine tramway and Sampler in 1971. Note the remaining foundation and walls of the Sampler (foreground), as well as the remains of a wood-framed ore bin with a slanted base on top of the walls at the north end; a large stone and concrete equipment platform to the south; and multiple terraces to the east. Other extant resources at the time of the photograph include the covered tramway leading from the Hoist House and as well as a bunk house (on right) and the angle station, an early ski area building that is disused but remains in place today (top center). Photograph courtesy of the Library of Congress. Library of Congress, Prints & Photographs Division, HAER, HAER UT-22-C-5.

Figure 111. Silver King Coalition: Sampler (facing north).

Figure 112. Silver King Coalition: Sampler, Wall 1 (terrace wall, facing southwest).

Figure 113. Silver King Coalition: Sampler, Wall 2 (facing west).

Figure 114. Silver King Coalition: Sampler, Wall 2 (facing southeast).

Figure 115. Silver King Coalition: Sampler, Wall 3 (facing south).

Figure 116. Silver King Coalition: Sampler, Wall 3 (facing north).

4.2.13.2. DESCRIPTION

Three sandstone walls are all that remain of the Silver King Coalition Sampler: a small lower retaining wall below the large wall on the slope (Wall 1); a large, free-standing wall (Wall 2); and another large wall farthest up the slope (Wall 3) (Figure 111–116) (see Figure 117 below for a diagram of the wall arrangement). All are built of random-coursed ashlar masonry, although only the stones on the east face of Wall 2 are carefully finished and dressed. The walls stand on a steep talus slope below the terrace where the Hoist House and Stores Department Building are sited, and just west of the Silver King Coalition Mill (not included in this survey).

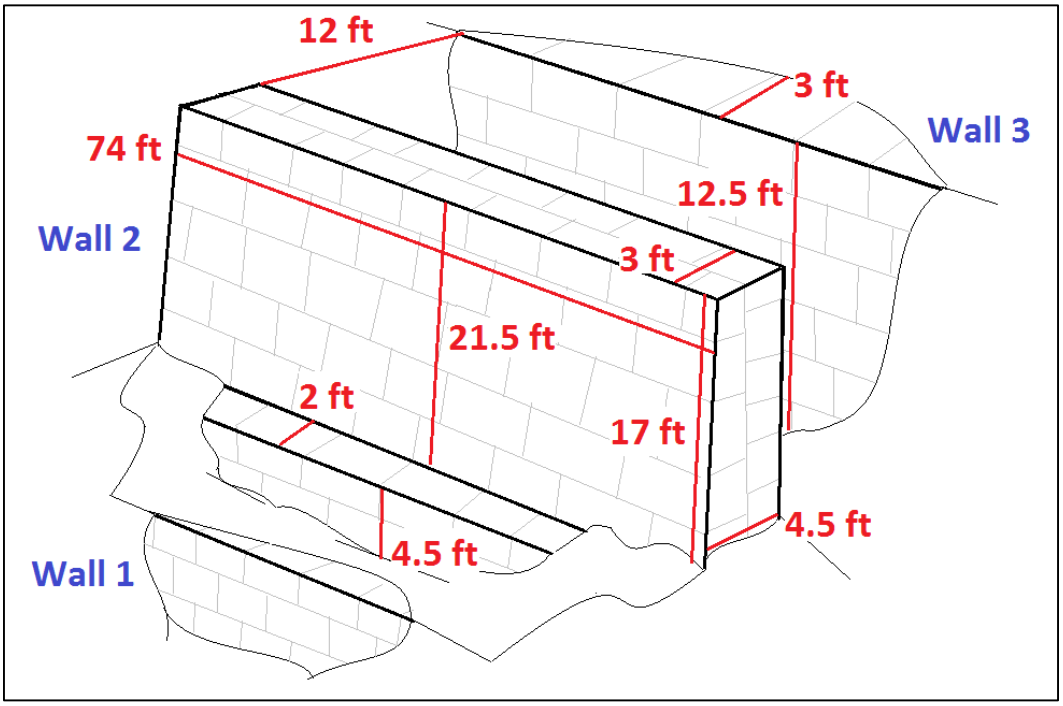


Figure 117. Silver King Coalition: Sampler. Dimensions of remaining walls. Image not to scale.

The ground around the structures is rough and uneven, and surface water drains to either side of the walls. A steep catchment on the south side has been intentionally constructed with large boulders and drainage pipes, whereas the compacted slope to the north is eroding in naturally occurring gullies.

The Silver King area can be accessed by multiple ski runs (in the winter), the Bonanza lift, and dirt roads and trails. Moderately visible from the upper terrace and road, the Sampler ruins are difficult to access due to their location on a steep, rocky scree slope. These difficulties, as well as the unclear purpose of the walls and the lack of signage or interpretation, make them less visited and less significant to the visitor experience than other nearby resources.

The most significant alteration to this resource is its loss of context within the larger milling complex, including the loss of most of the Sampler building, the attached trestle tramway from the mill, and the aerial tramway to Park City, as well as the removal of the covered tramway from the Hoist House. A photograph taken during the 1971 HAER survey of the Silver King Coalition Tramway shows that a number of these elements remained in place (see Figure 110). Today, although the three stone walls remain, the upper parts of the building (including what appears to be an ore bin) have been lost, and the tramway that once stood behind it has been demolished.

4.2.13.3. CONDITION ASSESSMENT

Figure 118. Silver King Coalition: natural erosion gullies on the north side of Wall 2 (facing east).

Figure 119. Silver King Coalition: stone loss, likely as a result of rodent burrowing, Wall 3 (facing northwest).

The remaining walls of the Sampler are in fair condition overall (Table 16). The slope has been considerably regraded since 1971, likely when the tramway and other structures were removed, and most of the Sampler ruins (particularly Wall 1 and Wall 3, as well as the equipment foundations further south) are now buried in fill, which has also been subject to erosion (see Figure 118). This regrading and subsequent slope movement also appear to have pushed Wall 3 outward slightly at the top. Increasing mortar loss and displacement of stones, particularly on the tops of the masonry walls, have likewise occurred in the intervening years (see Figures 116 and 119). What appear to be calcite encrustations (at the north end) and oily deposits (at the south end) on the east face of Wall 2 were also visible in 1971 (see Figure 110), likely a result of leaking water and oil, respectively, from the original structures or equipment above (see Figure 113).

Table 16. Silver King Coalition Mine: Sampler Condition Assessment

Architectural Element	Feature	Description	Condition	Severity
Site	Slope	Loose scree slope	Erosion; shifting fill; active slope settlement; burying of structure in fill	3
Walls	Wall 1	Random-coursed ashlar masonry	Mortar loss; loose/shifted stones; heavily covered with fill	3
	Wall 2	Random-coursed ashlar masonry	Encrustations; mortar loss (west side); loose/shifted stones (at top)	3
	Wall 3	Random-coursed ashlar masonry	Mortar loss; loose/shifted stones; heavily covered with fill	3
				Overall Condition Rating: 3

***Note*: The "severity" column included in this table refers to the severity of condition issues discussed here. Issues are ranked from 1 to 5, with 1 representing good and 5 representing extremely poor conditions. A severity rating of 1, therefore, might mean that no immediate action is required, whereas a rating of 4 or 5 indicates that correction of condition issues is vital to the long-term stability of the resource.**

4.2.14. Silver King Coalition Mine: Boarding House Vault

The Boarding House, constructed in 1896, was an important part of the original Silver King site (see Figure 25). Subject to a series of changes in location and use, it was moved about a half mile up the valley in 1987 and adaptively reused as PCMR's Mid-Mountain Lodge (PCMC n.d. [1999d]). The vault is the only component of the Boarding House remaining at Silver King site, and it provides a visual reminder of where the building used to stand. According to the HSI form, the vault does not appear on Sanborn Fire Insurance maps until 1929 and likely postdates the Boarding House, to which it was originally attached by a 15-foot wood-framed passage (PCMC and Preservation Solutions 2010d).

4.2.14.1. PHOTOGRAPHS

Figure 120. Silver King Coalition: Boarding House Vault (facing northwest).

Figure 121. Silver King Coalition: Boarding House Vault (facing southwest).

4.2.14.2. DESCRIPTION

When the Boarding House was moved up the valley in 1987, the heavy concrete vault was left behind (see Figure 25); it now perches incongruously on an unstable scree slope above an unpaved access road (see Figures 120 and 121). The remaining buildings of the Silver King Mine are arrayed on the broad, flat terrace and valley below, and the area can be accessed by multiple ski runs (in the winter), the Bonanza ski lift, or dirt roads and trails. Drainage for the site follows the slope of the hill into which the vault was built, flowing around the sides of the structure and resulting in erosion and undercutting of the vault.

Located on an open hillside directly above the Bonanza chairlift and overlooking the Silver King mine site, the Boarding House Vault is a highly visible resource. Although somewhat difficult to access in summer due to the loose scree, many skiers pass by on the access road immediately below in the winter, and it is still a significant visual component of the Silver King site and a reminder of the original Boarding House location; the vault is also mentioned on the interpretive plaque on the Boarding House.

The vault is a gable-fronted structure measuring approximately 10 × 10 feet; it has a foundation of approximately 6-inch-deep poured concrete, built directly into the rock outcrop on the hillside. The walls, also of poured concrete in approximately 12-inch lifts, rise from the foundation and extend into the slope of the hill. The presence of corrugated metal on both sides, with corresponding imprints of the corrugation pattern in the concrete, strongly suggest that corrugated metal was used as formwork when the concrete was poured. Although there are no windows, a solid metal door on the front façade accesses the interior. The façade wall is capped by an open pediment finished with a broad, painted wood cornice below the eave.

A wood-framed, gabled roof covers the structure, with wood fascia and soffit enclosing the roofing members on the side; it is unclear if the roof is original to the structure but is important in protecting it from the weather. Asphalt shingles cover the roof; these appear to have been applied directly over an older layer of wood shingles. The most significant alteration to the vault site and structure was the removal of the associated Boarding House.

4.2.14.3. CONDITION ASSESSMENT

In general, the Boarding House Vault is in fair to poor condition (Table 17). Major issues include severe material loss and rot for the roof (Figure 122) as well as extensive erosion of the hillside beneath the vault (Figure 123). The rate of erosion is unclear but, if left uncorrected, will eventually result in damage to or loss of the resource.

Although an earlier photograph of the vault, dating to 2009, exists, the angle makes it impossible to tell the severity of the erosion or the condition of the roof (PCMC and Preservation Solutions 2010d). In other respects, the condition of the structure appears stable.

Figure 122. Silver King Coalition: Boarding House Vault (facing north), roof. Note deteriorated shingles and the hole just visible in the bottom west corner.

Figure 123. Silver King Coalition: Boarding House Vault. Erosion of hillside beneath vault.

Table 17. Silver King Coalition Mine: Boarding House Vault Condition Assessment

Architectural Element	Feature	Description	Condition	Severity
Foundation	Foundation	Approx. 6-inch poured concrete	Erosion (severe): set on rock eroding beneath base, severely undercut	5
Walls	Walls	Poured concrete, approx. 12-inch lifts	Paint loss (on concrete and cornice)	1
Roof	Roof	Asphalt shingles	Material loss (severe, particularly N side of roof); rot/material loss (NW corner); general deterioration	5
	Soffit	Painted wood	Rot (NW corner)	3
	Fascia	Painted wood	Rot (NW corner)	3
Door	Door	Metal	Corrosion (minor)	1
				Overall Condition Rating: 3

***Note*: The "severity" column included in this table refers to the severity of condition issues discussed here. Issues are ranked from 1 to 5, with 1 representing good and 5 representing extremely poor conditions. A severity rating of 1, therefore, might mean that no immediate action is required, whereas a rating of 4 or 5 indicates that immediate correction of condition issues is vital to the long-term stability of the resource.**

4.2.15. Silver King Coalition Mine: Boarding House

The Boarding House, constructed in 1896, was one part of a much larger complex that used to stand near the site of the Silver King Mine shaft (PCMC n.d. [1999d]) (see Figure 25). This complex, which was in full use by 1912, included not only the Boarding House but the Hoist House and its engine, a compressor plant, a machine shop, the Change House, the Sampler, a concentrating mill, and an aerial tramway (Boutwell 1912:180, as cited in PCMC and Preservation Solutions 2010c:4).

Subject to a series of changes in location and use, the Boarding House was moved about a half mile up the valley in 1987 and adaptively reused as PCMR's Mid-Mountain Lodge (PCMC n.d. [1999d]). These changes have also resulted in modifications to the original appearance of the building, including changes in fenestration, siding, and the addition of large decks (see Figure 29).

4.2.15.1. PHOTOGRAPHS

Figure 124. Silver King Coalition: Boarding House, west side (facing east).

Figure 125. Silver King Coalition: Boarding House, south side (facing northwest).

Figure 126. Silver King Coalition: Boarding House, south side (facing northeast).

Figure 127. Silver King Coalition: Boarding House, east side (facing west).

Figure 128. Silver King Coalition: Boarding House, north side (facing southwest).

4.2.15.2. DESCRIPTION

The assessment of the Boarding House (Figures 124–128) focused on historic aspects of the building exterior; areas of significant alteration, such as the large porches or the modern replacement doors and windows, were not surveyed closely. The interior has been completely reconfigured and was not surveyed.

Located on a small terrace cut into a steep hillside, the original façade of the Boarding House looks across the valley to the south and the confluence of several ski runs, including Mid-Mountain, Mid-Mountain Meadow, and Lucky Boy. Accessed by these runs in the winter or by a one-lane dirt road and trails in the summer, the building is well known, highly visible, and in regular use throughout the year, and thus is extremely significant to the experiences of visitors.

A long, two-story building with a complex footprint and cross gabled roof, the Boarding House rests on a foundation of poured concrete of variable height. The building stands approximately 30 feet wide and 150 feet long. The wood-framed walls are finished with painted clapboards, and a wide, hip-roofed porch with decorative turned posts extends across the first floor on the east, west, and south sides. Two different roofing types cap the building: standing seam metal on the porches, and asphalt shingles with eaves enclosed by soffit and fascia on the main roof.

Many windows, largely in their original locations, open to the interior: 26 on the north side, nine on the east, 35 on the south, and six on the west. Almost entirely replacements for the originals, the windows are primarily 1-over-1, double-hung vinyl windows.

The Boarding House has undergone many alterations, including its move in 1987, the addition of large decks on the south side, and full replacement of doors and windows.

4.2.15.3. CONDITION ASSESSMENT

As a rehabilitated building in regular use throughout the year by PCMR, the Boarding House is in excellent condition. Although some minor issues are present (as discussed in Table 18 below), particularly moisture issues at the foundation and above the porch roof (Figures 129 and 130), in general, the building is well preserved. Photographs from an earlier inventory form show that little has changed since 2009 (PCMC and Preservation Solutions 2010c).

Figure 129. Silver King Coalition: Boarding House. Peeling paint above porch roof (west side, facing east).

Figure 130. Silver King Coalition: Boarding House, north side (facing south). Poorly drained area due to uneven grade, resulting in dampness and paint loss on concrete foundation and wood siding.