



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
September 6, 2023**

The Historic Preservation Board of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online with options to listen, watch, or participate virtually. [Click here](#) for more information.

SITE VISIT 4:00PM

Site Visit – The Historic Preservation Board Members Will Visit 1002.5 Norfolk Avenue and 161 Park Avenue, Landmark Historic Sites.

MEETING CALLED TO ORDER AT 5:00 PM.

1. ROLL CALL

2. MINUTES APPROVAL

- 2.A Consideration to Approve the Historic Preservation Board Meeting Minutes from July 5, 2023
[HPB 07.05.2023 Minutes](#)
- 2.B Consideration to Approve the Historic Preservation Board Meeting Minutes from August 2, 2023
[HPB 08.02.2023 Minutes](#)

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. REGULAR AGENDA

- 5.A **161 Park Avenue - Material Deconstruction** - The Applicant Seeks Material Deconstruction Approval to Lift a Landmark Historic Structure, Construct a Basement and New Foundation, Construct a Rear Addition, and Construct a Detached Accessory Building in the Rear Yard. PL-22-05333
(A) Public Hearing; (B) Action
[161 Park Avenue Material Deconstruction Staff Report](#)
[Exhibit A: 161 Park Avenue Material Deconstruction Draft Final Action Letter](#)
[Exhibit B: Proposed Plans](#)
[Exhibit C: Existing Conditions Report](#)
[Exhibit D: Historic Preservation Plan](#)
[Exhibit E: 161 Park Avenue Plat](#)
[Exhibit F: Intensive Level Survey](#)

- 5.B **Mining Resources of Park City Multiple Property Submission Nomination**

to National Register of Historic Places – The Historic Preservation Board will review the draft National Register of Historic Places nomination for the Mining Resources of Park City Multiple Property Submission and forward a recommendation to the Utah State Historic Preservation Office for consideration on September 21, 2023. GI-23-00503

(A) Recommendation to SHPO

[Mining Resources of Park City Nomination Staff Report](#)

[Exhibit A: CLG Notification Letter](#)

[Exhibit B: National Register Nomination Evaluation Sheet](#)

[Exhibit C: Mining Resources of Park City - MPS National Register Nomination Form](#)

[Exhibit D: Rights of Owners and National Register Facts](#)

[Exhibit E: MPS Sample Objection Letter \(Owner\(s\) Only\)](#)

5.C

Little Bell Mine Nomination to National Register of Historic Places – The Historic Preservation Board will review the draft National Register of Historic Places nomination for the Little Bell Mine Site and forward a recommendation to the Utah State Historic Preservation Office for consideration on September 21, 2023. GI-23-00500

(A) Recommendation to SHPO

[Little Bell NRHP Nomination Staff Report](#)

[Exhibit A: CLG Notification Letter](#)

[Exhibit B: National Register Nomination Evaluation Sheet](#)

[Exhibit C: Little Bell Nomination Form](#)

[Exhibit D: 2016 Intensive Level Survey](#)

[Exhibit E: Rights of Owners-NR Facts](#)

[Exhibit F: Little Bell Sample Objection Letter \(Owner\(s\) Only\)](#)

5.D

1002.5 Norfolk Avenue – Modification to Material Deconstruction and Partial Panelization – The Applicant Proposes Modification to the Historic Preservation Board's October 6, 2021 Approval (PL-21-04761) and Requests Panelization of a Landmark Historic Structure. PL-23-05715

(A) Public Hearing; (B) Action

[1002.5 Norfolk Avenue Staff Report](#)

[Exhibit A: Draft Final Action Letter](#)

[Exhibit B: Canyons Structural Letter](#)

[Exhibit C: Valgardson House Movers Letter](#)

[Exhibit D: July 2, 2023 Engineering Report](#)

[Exhibit E: Full Panelization Plan](#)

6. ADJOURN

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 Council meeting attendees who park in the China Bridge parking structure.**

Historic Preservation Board Agenda Item Report

Meeting Date: September 6, 2023

Submitted by: Levi Jensen

Submitting Department: Planning

Item Type: Information

Agenda Section: SITE VISIT 4:00PM

Subject:

Site Visit – The Historic Preservation Board Members Will Visit 1002.5 Norfolk Avenue and 161 Park Avenue, Landmark Historic Sites.

Suggested Action:

Attachments:

Historic Preservation Board Agenda Item Report

Meeting Date: September 6, 2023

Submitted by: Levi Jensen

Submitting Department: Planning

Item Type: Minutes

Agenda Section: MINUTES APPROVAL

Subject:

Consideration to Approve the Historic Preservation Board Meeting Minutes from July 5, 2023

Suggested Action:

Attachments:

[HPB 07.05.2023 Minutes](#)



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
MINUTES OF JULY 5, 2023**

BOARD MEMBERS IN ATTENDANCE: Lola Beatlebrox-Chair, Puggy Holmgren, John Hutchings, Jack Hodgkins

EX OFFICIO MEMBERS: Caitlyn Tubbs, Senior Historic Preservation Planner; Mark Harrington, City Attorney; Rebecca Ward, Interim Planning Director

1. ROLL CALL

MOTION: In the absence of Chair Randy Scott, Puggy Holmgren moved to nominate Lola Beatlebrox to serve as Chair. Jack Hodgkins seconded the motion.

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

Board Member Beatlebrox assumed the Chair and called the meeting to order at 5:03 p.m. A roll call was conducted.

2. MINUTES APPROVAL

A. Consideration to Approve Historic Preservation Board Meeting Minutes from June 7, 2023.

MOTION: Board Member Holmgren moved to APPROVE the Minutes of June 7, 2023, as written. Board Member Beatlebrox seconded the motion.

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

3. PUBLIC COMMUNICATIONS

There were no public communications.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

There were no Staff or Board communications or disclosures.

5. CONTINUATIONS

A. Historic District Design Guideline Illustrations - Work Session.

MOTION: Board Member Holmgren moved to CONTINUE the Work Session to a date uncertain. Board Member Hutchings seconded the motion.

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

6. REGULAR AGENDA

A. 316 Woodside Avenue – Material Deconstruction – Applicant Seeks Approval for Material Deconstruction of a Portion of the Side Façade and Interior Roof Framing of a Significant Historic Structure to Facilitate the Construction of an Addition. PL-21-05087.

Senior Historic Preservation Planner, Caitlyn Tubbs, presented the Staff Report and stated that the request is for a material deconstruction at 316 Woodside Avenue, which is listed as a significant historic structure on Park City's Historic Sites Inventory. The property is in the HR-1 zoning district, which is governed by the Historic District Design Guidelines. It is a corner lot with frontage along Woodside Avenue and the Third Street Stairs public right-of-way. The front of the home faces the Third Street Stairs and the side of the property faces Woodside Avenue, which is more readily visible for vehicular traffic. A historic photo of the home was displayed as well as from Woodside Avenue. In 2022, the Board heard a request to connect a proposed addition to the bay window projection. The Board denied the request and the applicant has returned with an updated design and is requesting material deconstruction of 64 square feet of non-historic siding as well as replacement of the internal roof framing of the historic structure.

Ms. Tubbs reported that earlier in March the Planning Commission heard a Conditional Use Permit ("CUP") and a steep slope CUP for the property. That review is required by the Planning Commission. The location of the home on the lot encroaches into some of the setbacks and since adequate parking needs to be provided for the proposed addition, the applicant requested a setback waiver. The Land Management Code allows the Planning Commission to permit some encroachment into the setback for additions to historic structures. The Planning Commission approved an encroachment of 4 ½ to 5 ½ feet into the front setback for the proposed addition. Instead of connecting the proposed addition to the bump out, which was found by the Board to be historically significant to the house, the applicant has proposed to relocate the transitional element to the rear corner of the side façade. It will connect to a porch that was recently enclosed. The enclosure materials will be removed and are non-historic since the enclosure was added within the last 10 to 20 years.

The proposed elevations were presented. The north elevation serves as the transitional element between the existing historic structure and the proposed addition. Where the

transitional element connects to the historic porch, the applicant has proposed the utilization of porch railings, a column, and some glazing. As a result, that portion of the structure will read as a porch even though it will remain enclosed and provide a connection between the historic structure and the new construction. The 64 square feet of non-historic materials that are proposed to be removed will be in the doorway and on the side of the home.

Ms. Tubbs reported that the other request is to redo the framing of the roof, which will be fully interior. There will be no change to the roof form, shape, or pitch. The applicant wants to vault the interior of the structure to see the architectural lines of the roof and stabilize the roof so that it is structurally stronger. After reviewing the material deconstruction request, staff reviewed the proposal and its potential effects on the historic integrity of the sites. Staff found that there are no detrimental effects to the historic integrity of the site that will not be addressed as part of the Historic District Design Review process or as part of the Historic Preservation Plan when construction takes place. Staff recommended the Historic Preservation Board review the material deconstruction request, conduct a public hearing, and consider approving the request subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval set forth in the draft Final Action Letter.

It was clarified that the Board was considering the material deconstruction, which has nothing to do with the transitional element. Ms. Tubbs confirmed that the Board is considering the removal of the historic materials. The overall design review will take place at a future public hearing with the Planning Director designee at an administrative public hearing.

Board Member Hodgkins commented that the transitional element is part of the Land Management Code and is due to the Historic Preservation Board's requirements to set the historic building apart. Ms. Tubbs stated that the scope of the Board's review is simply related to the historic materials and the removal thereof. Per the Land Management Code, the Planning Director or the Director's designee are the ultimate land use authority for the overall Historic District Design Review. As a result, the request will not return to the Board for the Design Review component.

Chair Bealebrox referenced the upper floor plan and a request was made for additional orientation to the site. It was noted that the garage will open onto Woodside Avenue. The proposed addition will be visible from Woodside Avenue. The proposed addition will sit between the Woodside Avenue right-of-way and the historic structure. It was clarified that the window that was on the porch is not historic. The overall porch form is there, however, the original balusters and railings have been removed.

The applicant, Matt Safchik, commented that the French doors that are on the deck were installed about 20 years ago. They were proposed to be restored back to the Bay window, which was the ruling last time. The bump out is important to the home so they will restore the French doors back to the Bay window and then reopen the doorway on the far left

that served as a storage closet. That historic exit from the home will be used. The doorway from the home to the porch exists but they plan to reopen the historic doorway and use it as the transition. There is an exterior door on the right. The exterior doorway will be reopened and the transition will connect to the former doorway. About half of the deck on the side closest to the stairs will remain and the addition will take the left-hand side closest to the neighbor and furthest from the public stairs.

It was noted that the porch was originally recessed. Someone removed the porch materials and there is an existing historic door that will become interior. That was actually a closet and is what they are proposing to remove. Mr. Safchik commented that the door is on the right side of the porch. The front façade is not being touched and the new construction is as far as possible from the front of the home. He stated that they are being as respectful as possible of the historic home and blocking only the furthest corner from the front. It was noted that there is no construction under the deck.

A question was raised as to whether historic material is being removed. Mr. Safchik indicated that he would like to vault the ceiling. In the process of putting in fire sprinklers as required by the Building Department, he decided to open it up and get some height in the house. In addition, when he purchased the home in 2020, the Structural Engineer pointed out a few concerns with the framing, which they plan to address at the same time. The home is 135 years old and was built in the early mining years. The primary concerns were exterior materials such as eaves and eave details. The applicant will work with the City to ensure that everything is replaced to be as it is currently. The only change in historic materials will be to the reframing from the inside. The most extreme change will involve the removal of some of the existing framing and boards. It was noted that there is structural deterioration inside the attic. They intend to fix that, which may require removing some of the skip sheathing, existing rafters, and cross ties. This will not be visible from the outside. They will maintain the thickness of the fascia boards, details, and view from underneath.

It was clarified that any material removed from the building will be encapsulated within the attic, the eave structure, or under the roof. They are having difficulty dealing with the actual physical structure of the roof. He noted that some of the volume is revealed inside.

A question was raised with regard to what is being removed and what is historic and what is not. Ms. Tubbs' understanding was that the overall framing of the roof is starting to suffer. Without reinforcing or treating it, there could be concern about damage to the overall historic structure. If the roof framing materials are replaced, the overall pitch, form, and height of the historic roof would be required to remain as-is. A question was raised as to whether it will be clear what was replaced. It was suggested that measured drawings be used and a 3D scan. Mr. Safchik stated that they will document every dimension of the roof to ensure that it is replaced exactly as it is now.

It was mentioned that one of the engineers commented that the framing is undersized for the size of the roof. It was determined to be important to fix the structural components

and respect the visual aesthetic of the roof. Some of the details, however, will have to change in terms of the size of the beams.

It was mentioned that a condition of approval could be added that the roof pitch remains unchanged. Board Member Hutchings did not think anyone was concerned about the interior framing. The concern was that that material will not be historic and because the roof is not historic they can change it. If they include a condition of approval that allows for the upgrade to the framing, the condition is that the roof pitch won't change now or in the future.

Condition number 12 was referenced. Mr. Safchik stated that their only intention is to fix the structural issues and open up the drywall so that it is a vaulted ceiling. Ms. Tubbs stated that it is listed as a finding under material deconstruction. She suggested it be duplicated and listed as a condition of approval.

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

Board Member Hutchings expressed support subject to the added condition. Board Member Hodgkins agreed. He asked about the Landscaping Plan and stated that the addition goes in front of the building. As seen from the road it would be desirable to make sure that the historic building can be seen.

Mr. Safchik stated that they have not gotten into detail with regard to the landscaping. There are two large trees on the site. Both will remain in place. They plan to clean up the landscaping and will present the plan once there is some detail. He noted that they do not plan to block the view of the home.

MOTION: Board Member Hutchings moved to APPROVE the material deconstruction at 316 Woodside Avenue subject to the following:

Findings of Fact

1. The Site is located at 316 Woodside Avenue, also known as Lot A of the Thibault Plat Amendment.
2. 316 Woodside Avenue is a Significant Historic Structure on Park City's Historic Sites Inventory.
3. The home was originally constructed c. 1889 and is an L-cottage type house.
4. In 1984, 316 Woodside Avenue was listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.

5. On March 4, 2015, the Historic Preservation Board reviewed a Determination of Significance application (PL-14-02555) and found 316 Woodside Avenue complied with the requirements for a Significant Historic Site.
6. On September 14, 2021, a Historic District Design Review Pre-Application (PL-21-04992) was submitted regarding a proposed addition to the rear of the Historic Site.
7. On November 29, 2021, a Steep Slope Conditional Use Permit (SSCUP) application (PL-21-05086) and Historic District Design Review (HDDR) application (PL-21-05087) were submitted.
8. On May 4, 2022, the Historic Preservation Board determined the small “bump out” on the rear of the Structure was historically significant to the Site (PL-22-05238).
9. On December 16, 2022, a Conditional Use Permit application (PL-22-05483) was submitted to allow the encroachment of the proposed addition into the front setback along Woodside Avenue.
10. On March 8, 2023, the Planning Commission reviewed the SSCUP (PL-21-05086) and CUP (PL-22-05483), conducted a public hearing, and approved the Steep Slope Conditional Use Permit and Conditional Use Permit.

Material Deconstruction

11. The Applicant proposes the Material Deconstruction of approximately 64 square feet of the side and rear façade to facilitate the construction of an addition and attached garage.
12. The Applicant proposes Material Deconstruction of interior roof framing supporting approximately 600 square feet of roofing materials. The form, pitch, shape, and height of the roof will not be altered.
13. Additions to Historic Structures shall be considered only on non-character-defining facades, usually tertiary facades.
14. The construction of the proposed addition will not diminish the Historic Integrity of the Structure as defined in LMC §15-13-2(A) and as demonstrated in the analysis included in the July 5th Staff Report.

15. The Historic Preservation Board approved the Material Deconstruction to accommodate an addition and garage, accessed from the front of the property, subject to the Conditions of Approval below.
16. The Findings for “Complies” from the Analysis of Proposal sections of the Staff Report dated July 5, 2023, are incorporated herein by reference.

Conclusions of Law

1. The proposed addition is located on the secondary façade of the Historic Structure and adjacent to the Woodside Avenue public right-of-way. (LMC §15-13-2(B)(4)(a)(2)).
2. The proposal to construct an addition complies with the requirements set forth in the Historic Residential (HR-1) District (LMC Chapter 15-2.2).
3. The proposal to construct an addition complies with the Design Guidelines for Historic Residential Sites (LMC §15-13-2(B)(4)).

Conditions of Approval

4. The Applicant is responsible for notifying the Planning Department and Building Department prior to proposing any changes to this approval.
5. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning review and approval/denial in accordance with the applicable standards prior to construction.
6. The Applicant must obtain Historic District Design Review approval prior to the submittal of a building permit.
7. An encroachment or access agreement is required for work conducted five feet or less from a lot line or having the potential to encroach on another property.
8. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
9. The Site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.

10. The Applicant shall complete a Historic Preservation Plan, subject to approval by the Chief Building Official and the Planning Director, or their respective designee(s), prior to the submittal of a building permit.
11. The Applicant shall provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan and the relevant documents shall be recorded with Summit County prior to the submittal of a building permit.
12. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Significant Historic Structure could be restored.
13. The Applicant shall abide by an approved Historic Preservation Plan ensuring all historic materials not approved for material Deconstruction are protected during all stages of construction. Additionally, the Applicant shall protect neighboring and adjacent Historic Structures during all stages of construction. Any damage or loss of historic materials outside the scope of this Material Deconstruction approval (on the subject property or neighboring historic structures) shall be reported to the Planning Department immediately.

The motion was seconded by Holmgren.

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

B. 317 Ontario Avenue – Material Deconstruction – Applicant Seeks Approval for Material Deconstruction of a Portion of the Rear Façade of a Significant Historic Structure to Facilitate the Construction of an Addition. PL-22-05451.

Ms. Tubbs presented the Staff Report and stated that the subject property is located at 317 Ontario Avenue and is listed as a significant historic structure on Park City's Historic Sites Inventory List. It is located in the HR-1 zoning district and sits above Marsac Avenue well below the street level of Ontario Avenue. The historic home is seated toward the bottom of the lot. Photos of the site were presented. It was noted that there was a significant alteration made to the historic roof form. There is a large dormer projection that currently serves as access to Ontario Avenue via the deck. The applicant is proposing to utilize the non-historic alteration as a transitional element to connect to a proposed addition. The applicant is looking to create an addition to provide additional living space and off-street parking for the homeowner. The transitional element connects directly to the non-historic projection and bridges the gap between the two masses of structure.

Elevations were presented. The overall slope of the site is fairly steep and the applicant has applied for a Steep Slope Conditional Use Permit, which is pending. From the western elevation, a portion of the historic structure is still obscured from view from the Marsac Avenue public right-of-way, however, the addition will sit above the home and will be visible. It will not block view of the historic structure.

The applicant is requesting material deconstruction of about 62 square feet of siding from the rear of the historic structure. The portion of the siding was shown outlined in red. The materials to be removed will facilitate the proposed connection. As part of the draft Final Action Letter, staff recommended a condition of approval that the salvageable siding be kept and utilized in the event there are other portions of siding on the property that need to be patched. Staff reviewed the impacts on historic integrity on the site and found that they are minimal and will be easily mitigated by reusing any salvageable siding materials. Staff recommended that the Board review the application, conduct a public hearing, and consider approving the material deconstruction request. The applicants were not present.

In response to a question raised, Ms. Tubbs stated that the connection will take place in the footprint of the dormer addition but extend to the full height of the home. It will go down to the first floor and extend up to the ridgeline modification. She explained that the proposed addition is greater than 50% of the historic home's square footage. If it is taller, the transitional element is required. If it is considered a large addition, some additional transitional element depth is required. To her knowledge, there is no prohibition on transitional element space.

A question was raised regarding the roof pitch on the transition. Ms. Tubbs stated that it is an artifact of the existing modification to the roof. The roof modification sits at the ridgeline of the historic roof. To allow for drainage, it was tipped slightly higher toward the back of the dormer. As a result, there is a very slight incline and it appears that the roof pitch is taller. That is, however, an artifact of the existing condition. As it sits, rain washes down the front of the building the way.

Board Member Hodgkins liked the renderings looking from a distance to the hillside. The renderings show the buildings being of a similar color. He thought it would be nice for the historic building to be a different color to appear unique and separated. Perhaps the addition could be another building behind it. He suggested that they read as different structures. He suggested a Condition of Approval be added to change the color. He would want the historic structure to look like it is its own small building independent of the one going in behind it. Ms. Tubbs' understanding was that the applicants have selected their materials but she was not sure if they have come to a conclusion on the overall color scheme of the structure. She offered to follow up on that.

Board Member Holmgren commented that they may be going too far by making color suggestions. Board Member Hodgkins stated that they do not need to make it seem like it is all one building if the intent is to add an addition. He thought it was within their right to have the historic structure stand out as its own building. That would not have to be

done with color and could be in building materials. There was some question as to whether that is in the Board's purview.

Board Member Hutchings recalled that when he built his home he was required to have different siding. Board Member Holmgren considered that to be outside the Board's purview and the job of the Design Review Board. Ms. Tubbs stated that the Historic Preservation Board will not review the request again as it will follow the same design review process through an Administrative Hearing with the Planning Director designee.

City Attorney, Mark Harrington stated that one option was to include a condition that states that during design review, the Planning Director shall give direct attention to universal guideline number 9. New construction should be differentiated from the historic structure while also maintaining compatibility. He agreed that it is the Planning Director's ultimate decision in terms of the design guideline review.

Chair Beatlebrox commented that the architect is Jonathan Degray, who has done many of these marvelous additions. He understands how important the view is. It was suggested that staff direction be given to the applicant rather than imposing a condition of approval.

The applicant, Mary Loudon participated remotely. She thanked the Board Members for their comments and consideration. She heard the comments regarding color, siding, and offsetting the historic structure. They are working with Mr. Degray to maintain the integrity of the historic home.

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

MOTION: Board Member Hodgkins moved to APPROVE the material deconstruction of 317 Ontario Avenue subject to the following:

Findings of Fact

1. 317 Ontario Avenue is a Significant Historic Structure on Park City's Historic Sites Inventory.
2. The home was originally constructed c. 1885 and is a 1.5-story Hall-Parlor style house.
3. In 1984, 317 Ontario Avenue was listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.
4. On November 11, 2022, the Applicant submitted a Historic District Design Review Pre-Application to discuss a potential addition to the Structure.

5. On March 29, 2023, the Applicant submitted a full Historic District Design Review application for a proposed addition.

Material Deconstruction

6. The Applicant proposes the Material Deconstruction of 62 square feet of the existing siding on the rear exterior walls to accommodate an addition to expand the living area of the home and provide an attached garage.
7. Additions to Historic Structures shall be considered only on non-character-defining facades, usually tertiary facades.
8. The Historic Preservation Board approved the Material Deconstruction to accommodate an addition and garage, accessed from the front of the property, subject to the Conditions of Approval below.
9. The Findings for “Complies” from the Analysis of Proposal sections of the Staff Report dated July 5, 2023, are incorporated herein by reference.

Conclusions of Law

1. The proposed addition is located on the tertiary façade of the Historic Structure and adjacent to the Ontario Avenue public right-of-way. (LMC §15-13-2(B)(4)(a)(2)).
2. The proposal to construct an addition complies with the requirements set forth in the Historic Residential (HR-1) District (LMC Chapter 15-2.2).
3. The proposal to construct an addition complies with the Design Guidelines for Historic Residential Sites (LMC §15-13-2(B)(4)).

Conditions of Approval

1. The Applicant is responsible for notifying the Planning Department and Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning review and approval/denial in accordance with the applicable standards prior to construction.
3. The Applicant must obtain Historic District Design Review and Steep Slope Conditional Use Permit approval prior to the issuance of a building permit.

4. An encroachment or access agreement is required for work conducted five feet or less from a lot line or having the potential to encroach on another property.
5. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
6. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.
7. The Applicant shall complete a Historic Preservation Plan, subject to approval by the Chief Building Official and the Planning Director prior to the issuance of a building permit.
8. The Applicant shall provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to the issuance of a building permit.
9. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Significant Historic Structure could be restored.
10. In-line additions shall be avoided.
11. The Applicant shall re-use any salvageable removed original siding material to replace areas of damaged siding on the remainder of the Historic Structure.
12. The Applicant shall reduce the eave overhangs in the side yards to comply with the requirements of LMC §15-2.2-3(J).
13. The height of the proposed addition shall be reduced to comply with the requirements of the Land Management Code prior to the approval of the HDDR.
14. A Steep Slope Conditional Use Permit ("SSCUP") shall be approved prior to the issuance of a Building Permit.

Board Member Holmgren seconded the motion.

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

7. ADJOURN

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

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

The Historic Preservation Board Meeting adjourned at 5:54 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

PENDING APPROVAL

Historic Preservation Board Agenda Item Report

Meeting Date: September 6, 2023

Submitted by: Levi Jensen

Submitting Department: Planning

Item Type: Minutes

Agenda Section: MINUTES APPROVAL

Subject:

Consideration to Approve the Historic Preservation Board Meeting Minutes from August 2, 2023

Suggested Action:

Attachments:

[HPB 08.02.2023 Minutes](#)



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
MINUTES OF AUGUST 2, 2023**

BOARD MEMBERS IN ATTENDANCE: Randy Scott-Chair, Puggy Holmgren, Lola Beatlebrox, Douglas Stephens, Jack Hodgkins, John Hutchings, Alan Long

EX OFFICIO MEMBERS: Caitlyn Tubbs, Senior Historic Preservation Planner; Spencer Cawley, Planner II; Rebecca Ward, Assistant Planning Director

1. ROLL CALL

Chair Randy Scott called the Park City Historic Preservation Board Meeting to order at 5:00 p.m. A roll call was conducted and all members were present, with the exception of Board Member Alan Long, who was expected to arrive later on during the meeting.

2. PUBLIC COMMUNICATIONS

There were no public communications.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Senior Historic Preservation Planner, Caitlyn Tubbs, reported that on June 14, 2023, the Planning Department issued an Emergency Work Waiver Letter for asbestos TSI insulation mitigation and structural stabilization at the Thaynes and Silver King mining complexes. She wanted to share an update on those projects. There had been feedback that the Silver King building was stabilized and the TSI insulation had been removed from that structure. The work at the Thaynes Building was currently underway. Additionally, on July 25, 2023, an Emergency Work Waiver Letter was issued for stabilization of the Alliance Watchman's Cabin. That work was underway.

Planner Tubbs reported that the Historic District Grant Program would reopen for the 2024 fiscal year in the next few weeks. Final touches needed to be made to the application form before it went live. The grant cycle would run through the end of the year. During the Historic Preservation Board Meeting in December, the awardees would be chosen.

Staff was conducting the annual inspections of the Silver King Tramway Towers at the end of the week. There would be photographs taken and the status of the towers would be cataloged. The Historic Preservation Board would receive an update in the future.

Chair Scott noted that the Meeting Materials Packet did not include Meeting Minutes from the last Historic Preservation Board Meeting. Planner Tubbs reported that those Meeting Minutes were still being worked on and would be available at the September meeting.

4. CONTINUATIONS

- A. **161 Park Avenue - Material Deconstruction - The Applicant Seeks Material Deconstruction Approval to Lift a Landmark Historic Structure, Construct a Basement and New Foundation, Construct a Rear Addition, and Construct a Detached Accessory Building in the Rear Yard. PL-22-05333**

MOTION: Board Member Holmgren moved to CONTINUE 161 Park Avenue, Material Deconstruction, to September 6, 2023. Board Member Hodgkins seconded the motion.

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

5. REGULAR AGENDA

- A. **517 Park Avenue - Modification of Approval - The Applicant Proposes Modification to the Historic Preservation Board's July 6, 2022, Approval of Material Deconstruction (PL-21-05118) and Requests Disassembly and Reassembly of the Historic Stone Retaining Wall Along the Right-of-Way at 517 Park Avenue, a Landmark Historic Site, Using Historic Material. PL-23-05748.**

Planner II, Spencer Cawley, presented the Staff Report and stated that the request was for a Modification of Approval at 517 Park Avenue. He reported that the property owner, Jeff Love, and the applicant's representative, Caitlyn Barhorst, were both present. The application pertained to with the Material Deconstruction, Disassembly, and Reassembly of the historic rock retaining wall that was at 509 Park Avenue and 517 Park Avenue. In September 2022, the City Council approved a Plat Amendment that created two lots out of the original 517 Park Avenue location. 517 Park Avenue contained a Landmark Historic Structure and 509 Park Avenue was currently a vacant lot. The historic stone wall extended across both properties. Based on the Historic Site Inventory form, stated:

- "At the front edge of the property, there is a historic, but perhaps not original, three-and-one-half-foot tall retaining wall built of native stone laid in random ashlar coursing. New retaining walls with random rubble course stone veneer flank the driveway to the garage beneath the cross-wing."

The historic stone wall was failing due to snowfall that occurred during the last winter as well as construction activity at the property. Reconstruction was required. The applicant proposed to disassemble the retaining wall and reassemble it along 517 Park Avenue. To achieve that, the applicant proposed to pour a concrete wall where the existing wall

sat. The concrete would then be faced with re-used historic stone. The curved stones and the stone from the steps at 509 Park Avenue would also be re-used to construct the entry at 517 Park Avenue. The future 509 Park Avenue driveway location would not allow for the reconstruction of the wall. A map of the area was shown to Board Members. Planner Cawley explained that the area pictured in red was the area that would be reassembled. The area that was shown in blue was the area that would be deconstructed.

Photographs of the subject property were shared. In 2018, there was an emergency repair done to repair a section of the wall. It was a 10-foot long and 4-foot tall section of the wall and the property owner at the time was required to document the disassembly of the wall and the reconstruction. The property owner was also required to store all historic material on site. There was work done with a planner to accomplish those requirements.

Planner Cawley explained that the Historic Preservation Board would now consider approving the Disassembly and Reassembly of the stone retaining wall to improve the functionality and safety along the right-of-way. The Disassembly of a Historic Structure shall be considered only after the Historic Preservation Board determined that Disassembly and Reassembly was necessary. He noted that the wall could not be reasonably be moved intact, so the proposed Disassembly and Reassembly would abate demolition of the wall. There were several Conditions of Approval outlined in the Staff Report. Conditions 2 through 7 addressed the manner in which the applicant shall repair the wall. Since the proposal was very similar to what was approved in 2018, some of the Conditions of Approval were taken from the previous 2018 approval. Planner Cawley asked that the Historic Preservation Board also consider approving the Material Deconstruction of the historic stone wall, as found in Land Management Code § 15-11.

There were two locations along the wall that the applicant proposed to deconstruct. Planner Cawley reported that there was a 42-square-foot area that was at 509 Park Avenue. It would also include the stairway. At 517 Park Avenue, there was an entryway that was approximately 14 square feet. As for the historic integrity, there was a list that included several items. It showed that the applicant complied with the requirements of the Land Management Code. There were two associated Conditions of Approval. One was related to the setting. The applicant was required to maintain as much of the wall at 509 Park Avenue as feasibly possible and as required by the December 2022 Historic District Design Review. In terms of the material, he explained that the applicant was required to reuse the original stone material when reconstructing the wall at 517 Park Avenue.

In the Historic District Design Review approval for 509 Park Avenue, there were two Conditions of Approval that Planner Cawley felt were important to highlight. The first was: "The Applicant shall integrate the existing retaining wall into the final design to mitigate the changes to topography north of the proposed driveway," and the second was: "The existing historic retaining wall shall be surveyed by a Historic Preservation Professional prior to disturbing the site." Staff also recommended that the applicant obtain a Modification to the Historic District Design Review approval for both 509 Park Avenue

and 517 Park Avenue prior to the issuance of Building Permits. Planner Cawley explained that the Historic Preservation Board could approve, deny, or continue the application.

Board Member Hodgkins wondered if the stairs originally aligned with the front of the historic building. This was confirmed. Board Member Hodgkins asked where that information was obtained. Ms. Barhorst noted that there was an old photograph that was included in a previous Meeting Materials Packet. Mr. Love explained that there was a house on 509 Park Avenue in the 1880s, but was no longer there by the 1940s. As for the stairs that were there, he believed those were to 509 Park Avenue. There was a photograph that was believed to be from the early 1900s and it was possible to see where there was a shadow in front of 517 Park Avenue that appeared to be a separate entrance.

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

Board Member Hodgkins asked for additional clarification about the Conditions of Approval. For instance, the one that referenced reusing existing stone. Ms. Barhorst explained that the staircase at 509 Park Avenue had the original stone steps and the curved stones. Those would be removed and used at 517 Park Avenue. Board Member Hodgkins noted that there was a building uphill that also had a stone wall. He wondered whether there were continuous walls along the street. Ms. Barhorst clarified that the section from the right side of the driveway would not be impacted. Additional discussions were had about the surrounding properties and the walls in place. Ms. Barhorst noted that it would be possible to reuse the stone for the retaining walls leading to the driveway. This would ensure that additional materials were used in the project.

Board Member Beatlebrox asked to view a rendering of 509 Park Avenue. It was noted that it was a conceptual rendering, so it would not be perfectly to scale. The setback on the garage was defined by the code. Mr. Love stated that it would be similar to 517 Park Avenue. He reported that the garage was added to 517 Park Avenue in 1992. There was a similar setback for the garage proposed as there was for 505 Park Avenue and 517 Park Avenue. Part of the reason the steps at 509 Park Avenue had been proposed to be moved to 517 Park Avenue was because the existing steps did not work. Mr. Love hoped the stones could be reused as they were more fitting at 517 Park Avenue.

MOTION: Board Member Beatlebrox moved to APPROVE the Disassembly and Reassembly and Material Deconstruction at 509 and 517 Park Avenue, subject to:

Findings of Fact

1. The property is located at 517 Park Avenue.
2. The site is in the Historic Residential (HR-1) Zoning District.
3. The property is listed with Summit County as Parcel number PC-73.

4. The property contains a T/L cottage constructed circa 1888 and is on the Park City Historic Sites Inventory as a Landmark Historic Structure.
5. A historic stone retaining wall sits at the front property line of 509 and 517 Park Avenue.
6. The Applicant is the property owner of 509 and 517 Park Avenue.
7. A Financial Guarantee is in place for the remodel of 517 Park Avenue. Further Guarantee requirements will be determined during the Planning Department review of the Modification of Historic District Design Review Approval for 509 and 517 Park Avenue.
8. The stone retaining wall is failing due to significant snowfall this past winter and the construction activity associated with 517 Park Avenue. Heavy machinery accessed the site through 509 Park Avenue with ramps over the wall. The wall requires deconstruction to abate further deterioration.
9. The Applicant proposes to disassemble a portion of the retaining wall, pour a new concrete retaining wall in the same location, and face the concrete wall with stone re-used from the existing wall. The Applicant also proposes to re-use the curved stones and stone steps from the neighboring property (509 Park Avenue) to create the assumed historic entry to 517 Park Avenue from the sidewalk.
10. 509 Park Avenue received Historic District Design Review (HDDR) Approval on December 8, 2023, to construct a new Single-Family Dwelling (PL-22-05313).
11. In May 2018, the Planning Department issued an HDDR waiver letter for the emergency repair of a 10-foot-wide by four-foot-tall section of the retaining wall at 517 Park Avenue.
12. The repairs in 2018 required the property owner to construct a new concrete wall behind the existing historic wall location, planning for footings and drainage, and attach the historic stones to the concrete wall so it is not visible from Park Avenue.
13. The Applicant provided photos with their application that show the capstones present today are not original.
14. Vertical break lines in the wall identify where the stairs originally accessed the site.

15. Because of the unique circumstances of the Historic stone wall, it is not possible to reasonably move the wall intact. Furthermore, due to the failure of the wall, the proposed disassembly and reassembly will abate demolition of the Historic Structure. The Applicant proposes to repair the wall in the same manner as approved in 2018 by the Planning Department.
16. The Historic Preservation Board shall consider approving the Disassembly and Reassembly of the historic stone retaining wall to improve the functionality and safety of the wall along the public Right-of-Way.
17. The historic stone retaining wall is considered a Structure as defined by the Land Management Code.
18. Disassembly of a Historic Structure shall be considered only after it has been determined by the HPB that disassembly and reassembly is necessary as outlined in LMC § 15-11-14.
19. Because of the unique circumstances of the historic stone wall, it is not possible to reasonably move the wall intact. The proposed disassembly and reassembly will abate demolition of the Historic Structure.
20. The Applicant proposes to repair the wall in the same manner as approved in 2018 by the Planning Department.
21. The Historic Preservation board shall consider approving the Material Deconstruction of the historic stone wall pursuant to LMC § 15-11-12.5.
22. The Applicant proposes deconstruction of approximately 42 square feet (3.5 feet tall by 12 feet wide) at 509 Park Avenue to accommodate the approved driveway for the yet-to-be-constructed Single-Family Dwelling.
23. The new stairway opening at 517 Park Avenue is approximately 14 square feet (3.5 feet tall by four feet wide). The Applicant proposes deconstruction of this portion of the stone wall to reconstruct the stone stairs and entryway by utilizing the curved stones from the existing entry at 509 Park Avenue.
24. Reconstruction of Historic Structures and features must be constructed in such a way that the Historic Integrity of the Structure is not diminished.
 - a. Location: Complies – The proposal is to deconstruct the stone wall at the future driveway entrance of 509 Park Avenue and the future stairway entry at 517 Park Avenue. The Applicant will then reconstruct the entry to 517 Park Avenue with the material taken from 509 Park Avenue. The remainder of the wall at 517 Park Avenue will be disassembled, a concrete wall poured in the same location, and

- then reassemble the stone on the façade of the concrete retaining wall. The stone wall will remain in the same location as it sits today.
- b. Design: Complies – The proposed work on the stone wall will not detract from the Historic Character of the Site. The reassembled portion of the stone wall will appear identical to what exists today. The reconstructed stairway entry at 517 Park Avenue is the assumed location of the original entry to the Site.
 - c. Setting: Condition of Approval 8 - The existing grade at 517 Park Avenue is maintained and does not require additional retaining. The updated entryway to the Landmark Historic Structure adds to the historic context of the Site.
 - d. Materials: Condition of Approval 2.
 - e. Workmanship: Complies – The proposed method of construction will help to preserve the visual techniques used in the mining era to construct stacked stone retaining walls.
 - f. Feeling: Complies – The Material Deconstruction and Reconstruction will not alter the Site's expression of feeling as a result of the proposed work. The presence of the repaired wall will maintain the Property's Historic character.
 - g. Association: Complies – The Historic stone wall will remain in the same location as it sits today, with the exception of the location of the new entryway to 517 Park Avenue and the location of the approved driveway at 509 Park Avenue. The form and location of the wall will remain intact.
25. Condition of Approval 13 of the 509 Park Avenue HDDR Approval requires the Applicant to integrate the existing historic stone retaining wall into the final design to mitigate the changes to topography north of the proposed driveway.
26. Because of the existing uphill grade of 509 Park Avenue, the existing topography will be altered to accommodate the garage and stairway entrance. The Applicant is required to maintain the natural grade under the proposed entryway stairs. Retaining walls are proposed to help maintain the site's natural topography north (left) of the driveway.
27. Staff published notice on the City's website, the Utah Public Notice website, and posted notice to the property on July 19, 2023.

28. Staff mailed courtesy notices to property owners within 300 feet on July 19, 2023.
29. The Park Record published notice on July 19, 2023.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2 Historic Residential (HR-1) District, LMC § 15-11-14 Disassembly and Reassembly of A Historic Building or Historic Structure, and LMC § 15-13-2 Design Guidelines for Historic Residential Sites.
2. The proposed Use, as conditioned, is compatible with the surrounding structures, in Use, scale, mass, and circulation.
3. The effects of any difference in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the Historic Preservations determination dated August 2, 2023. Any changes, modifications, or deviations may result in a stop work order.
2. The Applicant shall repair the retaining wall using the original materials that are found to be safe and/or in serviceable condition. The retaining wall shall be reassembled in its original location, placement, and orientation.
3. The Applicant shall provide the Planning Department with a certified structural engineer's report showing that reassembly will result in a stable retaining wall. This report shall be provided prior to building permit issuance.
4. If any material is deemed unusable, then the Applicant shall work with the Project Planner on-site to determine if non-historic stone is appropriate for use.
5. The Applicant shall provide drainage plans for review and approval by the Engineering Department.
6. The Applicant shall prioritize repairing and preserving historic stone and mortar over the use of new materials.

7. The Applicant shall maintain the stone in its natural finish. It is not appropriate to paint, stain, or plaster over stone or concrete.
8. The Applicant shall maintain as much of the Historic stone wall in its existing location at 509 Park Avenue as feasibly possible as required by the December 8, 2022, HDDR Conditions of Approval.
9. The Applicant shall obtain a Modification to the HDDR approval for 509 and 517 Park Avenue prior to the issuance of a Building Permit. The Planning Director or their designee is the Review Authority for the Modification approval.
10. All Conditions of Approval from the July 6, 2022, Historic Preservation Board hearing still apply.
11. All Conditions of Approval from the July 28, 2022, Historic District Design Review hearing for 517 Park Avenue still apply.
12. All Conditions of Approval from the December 7, 2022, Historic Preservation Board hearing for 517 Park Avenue still apply.
13. All Conditions of Approval from the December 8, 2022, Historic District Design Review hearing for 509 Park Avenue still apply.

The motion was seconded by Board Member Holmgren.

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

B. 1304 Park Avenue – Modification to Material Deconstruction and Partial Panelization – The Applicant Proposes Modification to the Historic Preservation Board’s November 2, 2023 Approval (PL-21-05028) and Requests Panelization of a Landmark Historic Structure Due to Structural Collapse this Winter. PL-23- 05744

Assistant Planning Director, Rebecca Ward, presented the Staff Report and explained that the application was for a Modification to Material Deconstruction and Partial Panelization. She reported that the item had been before the Historic Preservation Board several times, which meant 1304 Park Avenue was a site that was familiar to Board Members. The applicant representative, Jonathan DeGray, was present at the meeting.

Assistant Director Ward explained that the structure was a T/L cottage with a gabled roof that was constructed around 1885. It was designated a Landmark Historic Site on the Historic Sites Inventory and there was a wing addition in 1907. The applicant originally proposed full panelization and that proposal was brought before the Board on May 4, 2022. That request was denied. The Board recommended that the applicant reevaluate

the site and the proposal. The applicant came back with a partial panelization plan, which the Board also denied. However, the Board approved the removal of Panel D and the non-historic siding material from the south façade to facilitate the lifting of the entire historic form. That included the 1885 form as well as the 1929/1941 form.

On April 3, 2023, due to heavy snowfall, the roof of the Landmark Historic Structure collapsed, causing significant structural damage. The Park City Fire District and Building Department worked with the applicant to stabilize the structure. The applicant had updated their application and was now requesting a Modification proposing full panelization of the Historic Landmark Structure. When the Board considered full panelization, there was certain criteria, which was outlined in Section 15-11-14 of the Land Management Code. It stated that a licensed Structural Engineer needed to certify that the building could not be moved intact. An exhibit in the Staff Report was the July 2, 2023, Shen Engineers. report. It found that the integrity of the house had been lost. Another requirement was that the structure be hazardous or dangerous, pursuant to the International Building Code. Assistant Director Ward explained that the Chief Building Official issued a determination that the structure was hazardous or dangerous pursuant to International Building Code Section 116.1. The site and structural conditions precluded lifting or moving the structure. The physical conditions of the existing materials were found to prevent temporarily lifting the structure, which was seen in Exhibit D.

The applicant proposed the panelization of five panels. There were several recommended Conditions of Approval, one of which was that the applicant record a Financial Guarantee with Summit County. Another proposed condition was that written plans detailing the Disassembly and Reassembly steps and procedures be completed prior to submitting a Building Permit application. Additionally, it was recommended that the Disassembly be recorded through photographs or video and that the original orientation and siting be replicated as closely as possible. Staff recommended that the Board review the proposal, conduct a public hearing, and consider approval.

Board Member Stephens asked about storing the panels until it was time for them to be reinstalled. He assumed that the reinstallation would not occur until after the next winter season. This was confirmed. Mr. DeGray reported that the intention was to store the materials on-site, but he would need to speak to the contractor to determine whether there were off-site facilities that the contractor might have. Board Member Stephens wondered whether the storage of the materials would be part of the approval. Mr. DeGray confirmed that the Planning Department would have to sign off on the location. If those pieces remained on site, the storage method would need to be approved.

Board Member Beatlebrox noted that the Historic Preservation Board had previously determined that panelization was not preferred, but it had been a difficult winter. She understood that the application now needed to move forward, but she was disappointed that the snow had not been cleared from the roof. Board Member Beatlebrox asked for additional information about material storage. Mr. DeGray understood the frustration expressed by Board Member Beatlebrox but pointed out that it was an extreme winter,

and the building was in some level of use during that time. The impacts of the snow load had not been fully taken into account. That being said, the Planning Department would carefully watch and approve the panelization process. The previous approval for lifting the structure would have been scrutinized just as much as the panelization process. Everything possible would be done to save the panels and to cooperate with Staff. Mr. DeGray would also ensure that there was proper documentation throughout the process.

Board Member Stephens had a question about how all of this happened. He wondered what was meant by the statement that the building was partially occupied. Mr. DeGray reported that there were some area heaters there when the space was in use. It was used as a photo studio periodically, but there was no one living there full-time. Board Member Stephens wanted to know how to prevent similar situations from occurring in the future. There could be something done during the planning approval process. Assistant Director Ward believed the suggestion was to establish a timeline for when the Financial Guarantee was required to be recorded. It was something that could be discussed during a future Work Session of the Historic Preservation Board if desired by Board Members. There could be discussions about proactive measures to encourage stabilization.

Board Member Beatlebrox pointed out that there was a long period of time when nothing happened on the property. If the panelization was granted during the current meeting, she wondered when that work would actually occur. Demolition by neglect was one of the worst things that could happen to a historic building, so she had a lot of concerns. Assistant Director Ward explained that in addition to the applications that had been before the Historic Preservation Board, there had also been a Plat Amendment process, where there were some Conditions of Approval that were still being worked through. For example, there were conditions related to fencing. The City Council recently approved an extension of that Plat Amendment to allow the applicant to work through those issues. The Plat Amendment extension would apply for one year. If the Historic Preservation Board took action at the current meeting, it meant there would be a one-year timeline to move forward with that work as well. Mr. DeGray informed the Board that the property owner had expressed a desire to move forward with a Building Permit this year.

Board Member Stephens believed additional work may need to be done if the building was not panelized before winter arrived. He could envision the materials twisting under the forces of the collapse. That would make it very difficult to reinstall those materials. Assistant Director Ward reported that there had been work with the Building Department to stabilize the structure. At this point, there was no estimated timeline for panelization. Mr. DeGray noted that if the concern was the preservation of the panels and the protection of the panels, there could be a Condition of Approval to state that there needed to be panelization before the end of the year or that the materials must be protected in a way that Planning Staff approved. He believed it would be possible to make something work.

Assistant Director Ward shared suggested Condition of Approval language: The applicant shall panelize or further protect the structure with materials as approved by the Historic Preservation Planner and Chief Building Official by October 31, 2023. Board Member

Stephens pointed out that even if it snowed before that date, it was unlikely that the panels would be damaged in that time. It was important to provide an adequate amount of time.

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

It was noted that Board Member Long joined the meeting at approximately 5:50 p.m. Board Member Long liked the additional condition that had been suggested. It would ensure that what was left would be preserved in the best way possible. Board Member Stephens stated that panelization was not preferred unless something serious had happened, which it had in the case of this particular application.

MOTION: Board Member Hodgkins moved to APPROVE the Panelization of the Landmark Historic Structure at 1304 Park Avenue, subject to the following:

Findings of Fact

Background

1. 1304 Park Avenue is a one-story T/L cottage with a gabled roof that was constructed in c.1885 and is a Landmark Historic Site on Park City's Historic Sites Inventory.
2. The home was originally constructed as a hall and parlor-type house. A wing addition was constructed in c. 1907.
3. 1304 Park Avenue was listed on the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District. The Historic Site was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity.
4. On October 14, 2021, the Applicant submitted a Historic District Design Review Pre-Application for a basement and rear addition and foundation upgrade.
5. The Design Review Team provided input on the Pre-Application on November 17, 2021, December 1, 2021, and January 19, 2022.
6. On March 29, 2022, the Applicant submitted a complete Historic District Design Review Application for 1304 Park Avenue to panelize the structure to accommodate a basement and rear addition and foundation upgrade.
7. The Design Review Team provided input on the Historic District Design Review Application on April 6, 2022.

8. As part of the Historic District Design Review application, the Applicant proposed full panelization of the Landmark Historic Structure.
9. On May 4, 2022, the Historic Preservation Board (HPB) denied panelization of the Landmark Historic Structure and directed the Applicant to return to the HPB with a modified proposal.
10. On July 6, 2022, the Applicant modified their proposal to partially panelize the Landmark Historic Structure. The HPB denied the partial panelization, but approved removal of Panel D and the non-historic siding material from the south façade to facilitate the lifting of the entire Historic Form at 1304 Park Avenue, including the 1885 form and the 1929/1941 form.
11. On November 2, 2022, the HPB approved the final action letter for their July 6, 2022 decision.
12. The property owner did not manage heavy snow accumulation on the Landmark Historic Structure during the winter of 2022-2023.
13. On April 3, 2023, due to heavy snowfall, the roof of the Landmark Historic Structure collapsed.
14. The Park City Fire District and Building Department worked with the property owner to stabilize the structure.
15. On July 6, 2023, the Applicant submitted a modification application proposing full panelization of the Landmark Historic Structure.

Panelization

16. On July 2, 2023, Shen Engineers, Inc. submitted a letter recommending full panelization due to the collapsed roof and current compromised condition finding "[t]he integrity of the house is totally lost."
17. Due to the collapsed roof, the structural integrity of the Landmark Historic Structure is compromised. Panelization will allow for preservation of as much remaining historic material as possible.
18. On July 28, 2023, the Chief Building Official issued a determination finding the Landmark Historic Structure is hazardous or dangerous pursuant to International Building Code Section 116.1, the site and structural conditions preclude lifting or moving the structure, and the physical conditions of existing materials will prevent temporarily lifting the Structure.
19. The Applicant proposes panelization of five panels.

Conclusion of Law

1. The proposal meets the criteria outlined in Land Management Code Section 15-11-14 Disassembly And Reassembly Of A Historic Building Or Historic Structure.

Conditions of Approval

1. The applicant is responsible for notifying the Building and Planning Departments prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for the Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
3. Where the Historic exterior 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. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advanced approval by the Historic Preservation Planner.
5. The Historic Structure shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches of the new foundation shall be visible above final grade on the primary and secondary facades. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.
6. A plinth, or trim board at the base of the Historic Structure, shall be added to visually anchor the Historic Structure to the new foundation.
7. The Applicant shall complete a Historic Preservation Plan, subject to Chief Building Official and Planning Director approval prior to issuance of a building permit.
8. Prior to submitting a building permit application, the Applicant shall record with Summit County Financial Guarantee documents in a form approved by the City Attorney's Office to ensure compliance with the conditions and

terms of the Historic Preservation Plan and Historic District Design Review approvals.

9. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
10. Panelization shall be done using recognized preservation methods.
11. The Applicant shall submit measured drawings of the Landmark Historic Structure to be disassembled/reassembled to the Historic Preservation Planner prior to submitting a building permit application.
12. The Applicant shall submit a thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure, including site and location views from all compass points, exterior elevations, and interior elevations of each room.
13. Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments prior to submittal of a building permit application.
14. Structures shall be disassembled in the largest workable pieces possible.
15. To ensure accurate reassembly, all parts of the Building, Structure, or element shall be marked as they are systematically separated from the Structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable and shall be made on surfaces that will be hidden from view when the Structure is reassembled.
16. Important architectural features of a Historic Structure shall be removed, marked, and stored before the Structure or element of the Structure is disassembled.
17. The process of disassembly of a Historic Structure shall be recorded through photographic, still, or video.
18. Wall panels shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage during the disassembly/storage/reassembly process.
19. Disassembled components—trim, windows, doors, wall panels, roof elements, etc.—shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.

20. New foundations and additions shall follow the Design Guidelines.
21. The original orientation and siting shall be replicated as closely as possible. The Landmark Historic Structure must be reassembled in the original form, location, placement, and orientation.
22. The applicant shall panelize or further protect the structure with materials as approved by the Historic Preservation Planner and Chief Building Official by October 31, 2023.

The motion was seconded by Board Member Hutchings.

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

C. 1002.5 Norfolk Avenue – Modification to Material Deconstruction and Partial Panelization – The Applicant Proposes Modification to the Historic Preservation Board’s October 6, 2021 Approval (PL-21-04761) and Requests Panelization of a Landmark Historic Structure Due to Site Constraints. PL-23- 05715

Assistant Director Ward presented the Staff Report and explained that the application was for a Modification to Material Deconstruction and Partial Panelization. This was a property that the Historic Preservation Board was familiar with and it was 1002.5 Norfolk Avenue. The applicant was requesting a modification for panelization. This was a Landmark Historic Structure on the Historic Sites Inventory and was built around 1893. It was a cross-wing house with a rear addition. The property was located between 1002 and 1003 Norfolk Avenue. It was on the 10th Avenue portion that had a steep slope. Example images of the area were shared with the Board as a reminder of the conditions.

On August 4, 2021, the Historic Preservation Board reviewed a request for panelization and recommended the applicant consider partial panelization. The applicant revised their proposal and on October 6, 2021, the Historic Preservation Board approved temporary relocation to help accommodate the construction of an addition at the rear of the site as well as partial panelization of the Landmark Historic Structure. The applicant came back a year later requesting that the Board consider modifying the approval for full Deconstruction and Reconstruction or full panelization. The Board attended a site visit and denied the request. The applicant was back again requesting full panelization. Geoff Sloan and Josh Kaze were both present at the meeting with a presentation. Assistant Director Ward reiterated that the applicant request was for full panelization.

The Historic Preservation Board reviewed panelization requests pursuant to Section 15-11-14 of the Land Management Code. The first criterion was that a licensed Structural Engineer certified that the building could not be moved. On July 2, 2023, the applicant submitted a report from Shen Engineers, Inc. It stated that “the existing roof was totally

removed and the exterior walls were only built with 1x12 vertical planks and they may fall down when it's windy or a little vibrating. The integrity of the house is totally lost."

One of the criteria was that the building needed to be found hazardous or dangerous pursuant to the International Building Code. On July 28, 2021, and September 28, 2021, the former Planning Director and Chief Building Official issued notices of official determination. They were supportive of the previous approval from the Board for the temporary relocation and partial panelization, but found that the physical conditions of existing materials would not prevent temporarily moving the structure. The applicant had alternatives to lift, preserve, and rehabilitate the Landmark Historic Structure when building the proposed addition. On July 28, 2023, the Chief Building Official confirmed that there were no changes to the previous determinations that had been issued.

There was an additional provision in the panelization section that the Board may determine, with input from the Planning Director and Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant panelization. Unique conditions could include a problematic site that precluded temporary lifting or moving a building as a single unit. Other unique conditions included situations where the physical conditions of the existing materials prevented temporarily lifting or moving the building or if the applicant was able to demonstrate that panelization would result in preservation of a greater amount of historic material. This was also applicable if all other alternatives had been shown to result in additional damage or loss of historic materials. The applicants had prepared a PowerPoint presentation for the Historic Preservation Board to consider.

Mr. Kaze reported that the second review took place in the fall of last year. At that time, it was thought that lifting the structure would be best. When deconstruction started, the first goal was to focus on remediation of contamination. The way that the original construction of the building took place was vertical pine board that was nailed to horizontal pine board. On the inside of that, there was a paper mache type of glue that was used as a weather sealant. From there, there was insulation, which was part of the contamination. When they came in to do the asbestos remediation, it was discovered that there was no structural framing. It was essentially siding nailed in two directions. There were also some major failures in the roof system. He shared example images of the roof area and explained that there were leaks as well as structural issues. With none of those items being historic, removal was done with the hope that there would not be snowfall on the roof that would lead to a collapse of the remaining structure. Mr. Kaze reported that there were signs of dry rot and wood damage on the interior panels.

Some reinforcement had been added in an attempt to keep everything together through the winter. That was successful. Once the snow melted, there was an attempt to pull away more of the non-historic material around the footings and foundations in order to expose a potential place to run steel beams through to lift the house. Mr. Kaze explained that one of the first problems was that there was a nine-inch difference in elevation from one corner of the house to the other. The idea then was to lift sections of the house to try to make it somewhat level, then come in to do interior structural walls, adhere the

outside to those structural walls, and lift it all together as one. That lift started and the historic siding material started to be pulled apart. Over the years, those materials had sagged and the old connections were failing. Additional photographs were shared.

The reason that the application was back before the Board for the third time was because there were concerns about the preservation of the historic material. The pieces that did fail in the back were not deemed historical. However, the connection point to the gable had been deemed historical, so he was concerned that the historic material that had been identified on the site would be destroyed. Mr. Kaze shared additional information about the plan and explained that the idea was to leave panels on the site. Alternatively, those could be stored in a covered location where the materials would be safe from the weather. The paint remediation could be done in a secure location and the historical wood could be treated to address the rotted sections. Everything could be brought back in and mounted without any loss of historical material. He shared more site photos.

Mr. Kaze had confidence that it would be possible to preserve all of the historical wood but also the historic corners. With the corner sections, the connections between the walls could be broken from the inside and the piece of wood that made up the corners could be preserved and reutilized. There was a desire to retain the historic nature of the house. He thanked the Board for considering the application as he had concerns about a weather event that could cause more failure to the structure before a solution was reached. The bracing that was currently on the house was not an engineered solution and was temporary. There were concerns about the house next door as well since there was less than 15 feet to the house on the west. He wanted to make sure there was no damage.

Board Member Beatlebrox believed there was a porch that had been removed so the house could be moved to the left. She wondered where the porch material was. Mr. Kayes reported that there were materials preserved as the porch was pulled off, but his understanding was that it was found not to be historical. Certain panels had been identified to be historic on the structure. Mr. Sloan explained that anything that had been taken off that was deemed historical had been preserved and stored on location. The materials were under cover and protected with plastic. If there was the option to panelize the structure, it would be possible to store the materials and remediate them indoors.

Board Member Beatlebrox wondered why the Chief Building Inspector believed the structure could be lifted. Assistant Director Ward explained that he was unable to attend the Historic Preservation Board Meeting and she did not want to speak on his behalf. As she understood things, with the bracing and the stabilization, it was believed that it could still be possible to lift the structure. That being said, some new information had been heard during the applicant presentation that was not submitted with the modification application. If there was a desire to continue the item to the September 6, 2023, Historic Preservation Board Meeting, it would be possible to have another site visit. The Chief Building Inspector could be on site with the Board Members if that was desired.

Mr. Kaze reported that there was a unique situation with the structure as it did not have any structural components to the exterior walls. Essentially, a siding material had been used. He noted that there had been extensive work with the engineer. To try to lift evenly would be a challenge with how out of square the house was. The front corner was leaning in one direction, the back corner was leaning back, and the other front corner was leaning toward the street. A lot had been done to try to accommodate the lift.

Board Member Stephens asked Mr. Kaze about the roof that was removed. He wanted to understand what the roof was attached to and whether there was framing inside. Mr. Kaze shared example images with the Board to illustrate what had happened. He pointed out sections that had rotted and areas where degradation had occurred. Additional discussions were had about the roof and materials. Chair Scott reported that he had driven past the site earlier in the day. The current conditions looked dangerous to him. If there was a wind storm, he was concerned that the back panel would be shifted.

Board Member Puggy Holmgren noted that when the site visit previously took place, there were concerns at that time. Board Member Hodgkins was surprised that the structure had withstood the winter months. Additional images of the structure were shared. Mr. Kaze explained that the siding panels were vertical on the inside and horizontal on the outside. Those were nailed together, which created a lot of issues. The house had been finished with a piece of trim that went up the corner and up the eaves. With panelization from the inside, he believed those pieces could be preserved, the paint remediation could be done, and the exact same finish could be reapplied on the corners.

Board Member Beatlebrox believed the proposal was to remove the house in large panels so that each façade was complete. Those would be stored undercover. Then the addition would be built and everything would be repainted and reassembled on the site. This was confirmed. Mr. Kaze shared an image of the front of the house. The intention was not to cut any of the historical wood. Wherever that wood had a joint when it was built would be where the panel was taken. The panel would come off in one piece and it would be sandwiched between new framing so nails would not need to be placed in the panel itself, but into the new wood framing. This would also be done at the back of the site. Originally, the house was going to be moved to the back of the site, so it was possible to leave the panels on site if that was something that was desired by the Board. Alternatively, it would be possible to move the panels into a warehouse facility where the paint remediation could be done before those panels were brought back to the site.

Mr. Sloan asked that the floor plan elevation be shared. He reported that there were clear labels shown there. For example, there was Panel A, Panel B, Panel C, and so on. It was possible to leave the panels on site, but he preferred to handle the panels off-site because it would be possible to do the paint remediation there and protect the materials.

Board Member Stephens believed that what aggravated the situation was taking the roof off. Even under the best conditions, it would have been difficult to move the house. He thought more damage had taken place with the removal of the roof because it had added

some level of structural stability. He reported that the construction method described was not uncommon with old homes. Anything built before the 1900s often had board and batten vertical siding. Somewhere in the 1890s, the batten piece was removed and horizontal siding was added. This was not an uncommon problem with historic homes. He knew that similar types of homes had been lifted and moved in the past. Board Member Stephens did not like going down the path of panelization, especially in this case, when the roof had been removed. He understood there was a desire to move forward with the application, but he was not inclined to approve the request at the current meeting. He felt it was important for there to be another site visit with the Chief Building Official.

Mr. Kaze understood the desire to return to the site. He would be willing to visit the site with the Chief Building Official to hear his opinion. Board Member Stephens noted that there had been a lot of references to saving the historic material. He pointed out that it was not just about saving the historic material, but it was also about saving the historic structure. He had confidence that Mr. Kaze would be able to take those panels, preserve them, work on them, and bring them back to the site, but that was not the preferred method. Board Member Beatlebrox asked about the number of historic homes he had worked on in Park City over the last five years. Mr. Kaze explained that he was the Operations Manager for Big-D Signature and had not worked on any other homes in Park City. However, he noted that Big-D Signature had, so the company had a lot of experience. Mr. Kaze reported that the original Superintendent that oversaw the project was chosen due to his experience with historical buildings and renovating in the Salt Lake area.

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

Mr. Kaze understood that there was a desire to do a site visit. He asked to meet with the Chief Building Official soon to review what had been done already. There could be a site visit with the Board Members and the Chief Building Official at a later date if that was desired. Assistant Director Ward noted that additional information had been presented at the Historic Preservation Board Meeting. There could be work with the applicant to make sure that all of the additional information would be included in the next Staff Report. It was suggested that the site visit take with the Board take place before the next meeting.

Board Member Beatlebrox believed time was of the essence and expressed concerns about weather conditions. Mr. Kaze noted that there were some sections that he was nervous about. He did not want to see any of the historic material destroyed or harmed. Board Member Beatlebrox asked whether the Board needed to wait until the September 2023 Historic Preservation Board Meeting or if a special meeting could be held. Assistant Director Ward explained that if there was availability and a quorum, it would be possible to hold a special meeting. The special meeting would need to be publicly noticed. She noted that this could be done by continuing the item to August 16 or 22, 2023. That being said, she wanted to make sure that the Chief Building Official was available to be there. Discussions were had about the best dates for a site visit and the future Board meeting.

MOTION: Board Member Stephens moved to CONTINUE the Modification to Material Deconstruction and Partial Panelization for 1002.5 Norfolk Avenue to the September 6, 2023, meeting. The motion was seconded by Board Member Hutchings.

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

6. ADJOURN

MOTION: Board Member Holmgren moved to ADJOURN the Historic Preservation Board Meeting. Board Member Hodgkins seconded the motion.

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

The Historic Preservation Board Meeting adjourned at approximately 6:43 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

Historic Preservation Board Staff Report



Subject: 161 Park Avenue
Application: PL-22-05333
Author: Caitlyn Tubbs, Senior Planner
Date: September 6, 2023
Type of Item: Material Deconstruction

Recommendation

(I) Review the proposed Material Deconstruction for 161 Park Avenue, (II) conduct a public hearing, and (III) consider approving the Material Deconstruction request subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Andrew and Donna Cross, represented by Michael Stoker
Historic Designation: Landmark Historic Structure
Location: 161 Park Avenue
Zoning District: Historic Residential – 1
Adjacent Land Uses: Residential, Institutional (Religious)
Reason for Review: The Historic Preservation Board reviews and takes Final Action on Material Deconstruction requests in accordance with LMC [§ 15-11-12.5](#).

DRC Development Review Committee
DRT Design Review Team
HDDR Historic District Design Review
HPB Historic Preservation Board
HR-1 Historic Residential – 1
HSI Historic Sites Inventory
LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).

Summary

161 Park Avenue is designated a Landmark Historic Structure on Park City's Historic Sites Inventory (HSI) constructed c. 1887. The Applicant proposes to deconstruct the 140 square foot front porch, lift the Landmark Historic Structure to construct a basement and new foundation, construct an addition, reconstruct the front porch, and construct a detached Accessory Building in the rear yard.

Background

161 Park Avenue (also known as the Joseph Foster House) has an uncommon form

that most closely resembles a saltbox ([HSI Form](#)). The home was constructed prior to the 1889 Sanborn Map was drawn and the HSI research materials indicate a mortgage was first taken out on the property in 1887, likely when the house was under construction.

161 Park Avenue first appears on the Sanborn Maps in 1889 at the intersection of Park Avenue and 6th Street. The dwelling shows a set of stairs leading from Park Avenue to the center of the front porch. At the rear of the Structure, a porch extends across approximately two-thirds of the width of the home. A detached Accessory Structure is shown at the northwest corner of the property. The Site and Structure remain the same in the 1900 Sanborn Map.

Between 1900 and 1907 the stairs leading to the front porch were removed and a section of the porch was removed to accommodate a new set of stairs. The roof was added to the front porch between 1902 and 1920 (Exhibit C). Between 1907 and 1929 the Accessory Structure was removed from the property. No further changes are reflected between 1929 and 1941. At some point railings were added to the front porch and the entry stairs were relocated to the north side of the Structure. The home was lifted sometime before 1949 to accommodate the existing basement and one-car garage.

Analysis

Pursuant to LMC [§ 15-1-8](#), the Historic Preservation Board is the designated land use authority for Material

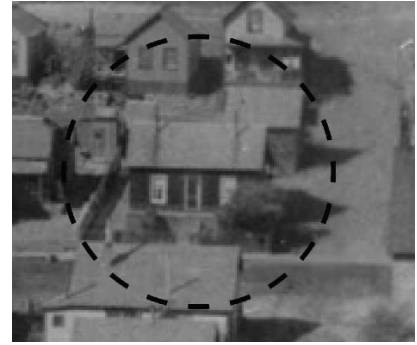


Figure 1: 1897 photograph (ILS)



Figure 2: Photo of front facade c. 1945



Figure 3: Photo of front facade c. 1970s

Deconstruction. The Applicant will also be required to obtain HDDR approval prior to the issuance of a building permit in accordance with the same Section.

(I) As-Builts and Proposed Material Deconstruction.

Material Deconstruction is defined in LMC [§ 15-15-1](#) as “*The disassembly of structures for the purpose of salvaging and reusing as many of the construction materials or building components. In some cases, deconstruction or dismantling may be used to remove non-historic materials from a historic site or structure or to remove those historic construction materials or building components that are beyond repair.*”

The Applicant proposes to deconstruct the existing historic front porch (approximately 140 square feet) to enable the lifting of the Historic Structure. While the Structure is lifted, the Applicant will construct a new foundation and basement addition. Once completed, the home will be lowered onto the new foundation and the Applicant will construct the proposed rear addition. This will involve modifications to approximately 250 square feet of non-historic siding and roofing materials. Additionally, the home will be sited 2 feet above its current elevation when construction is completed.

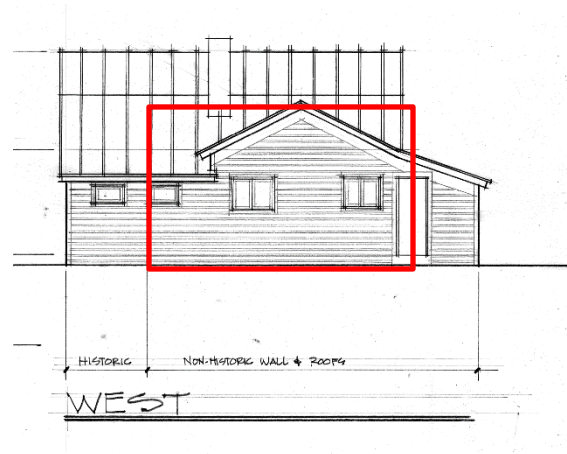


Figure 4: View of non-historic materials to be removed.

Presently, the Single-Family Dwelling is in fair condition and the homeowners state no updates have been made in the past 15 years. The bottom few strings of wooden lap siding on the southern shed projection have suffered some water damage and have peeling paint. The white trim also shows some minor water damage. This water damage continues along the rear (western) façade along the lowest strings of wooden lap siding and is particularly visible at the northmost section of the western façade. The middle and southern end of the western façade is made up of a non-historic modification which includes a newer piece of lumber. The siding along the modified façade has not sustained the same level of water damage as the other sections of the Structure.



Figure 5: View of southern facade, showing water damaged siding



Figure 6: View of western (rear) facade, showing water damaged siding at northern end

The roof of the Structure is generally in fair condition. It is clad in a standing seam metal roofing material that was added after the 1980s. The roofing does not leak; however, several components have been bent or dented and the finish has faded. A major alteration to the historic roof form has already taken place in the form of the gable on the rear of the Structure, which is estimated to have been built in the late 1990s – early 2000s. A non-original, non-functional chimney is also located behind the ridgeline of the Structure and has been relocated at least two times (see 1889, 1900, and 1907 Sanborn maps below, S.P. label for “stovepipe”); this chimney has deteriorated and the mortar is crumbling inside the home. The Applicant has proposed the removal of the chimney.

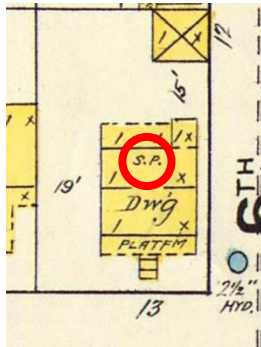


Figure 10: 1889 Sanborn

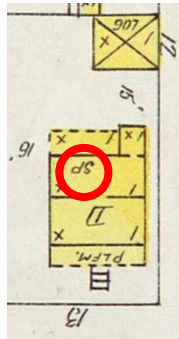


Figure 10: 1900 Sanborn

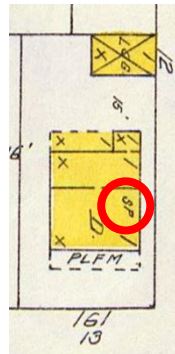


Figure 10: 1907 Sanborn



Figure 7: Damaged chimney mortar

The Historic Structure features 16 window openings, 8 of which are original to the home. None of the existing windows are original or historic. On September 27, 1988, the City issued Building Permit 3889 for the replacement of the windows on the front façade of the home. This remodel was funded by Park City’s Historic District Grant Program (see Exhibit C, page 15). The Applicant proposes the removal and replacement of all 16 non-historic windows; the historic window opening sizes and orientations will not be altered as part of this proposal.

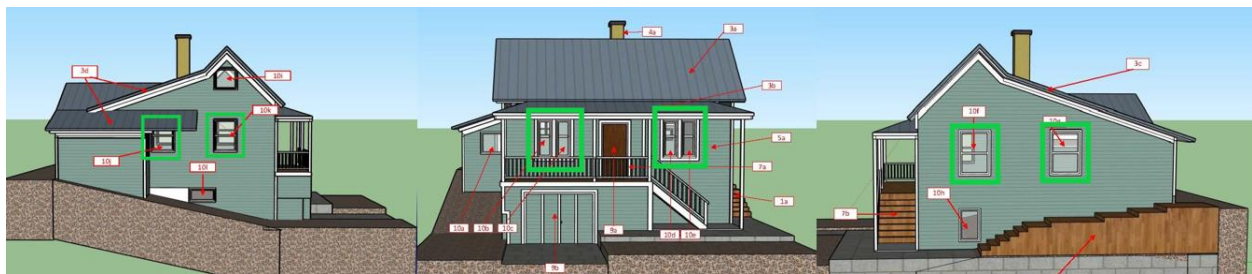


Figure 11: Locations of historic window openings (shown in green); two on south side, four on front, two on north

(II) Financial Guarantee.

Pursuant to LMC [§ 15-11-9](#) a Financial Guarantee is required prior to the issuance of a building permit. The Chief Building Official will determine the dollar amount for the

necessary Financial Guarantee and the Applicant will be required to record an encumbrance agreement, or other instrument in a form acceptable to the City Attorney, with the Summit County Recorder's Office. When the work has been completed the Applicant will be responsible for contacting Park City Municipal Corporation to request a release of the encumbrance. Planning Staff will conduct an inspection to ensure compliance with the Conditions of Approval, Historic Preservation Plan, and all other required codes, standards, and ordinances. Staff has proposed a Condition of Approval that the Applicant will provide the Financial Guarantee to the City prior to the issuance of a building permit. This Guarantee shall be in a form acceptable to the City Attorney's Office and must be recorded with the Summit County Recorder's Office.

(III) The Development Review Committee (DRC) does not require Conditions of Approval.¹

The Development Review Committee reviewed this property at a meeting on September 6, 2022. No concerns were raised by any of the Committee. This proposal was also reviewed by the Design Review Team (DRT) on the following dates where feedback was provided to the Applicant: January 18, 2023, March 8, 2023, March 29, 2023, and April 26, 2023.

In addition to the HPB's approval for Material Deconstruction the Applicant will be required to obtain Historic District Design Review (HDDR) approval, subject to LMC [Chapter 15-13](#), *Design Guidelines for Historic Districts and Sites*, and LMC [§15-11-9](#), *Preservation Policy*, prior to the issuance of a building permit. Per LMC [§15-1-8](#) the Planning Director, or their Designee, is the Review Authority for Historic District Design Reviews. Staff has proposed a Condition of Approval that the Applicant will obtain Historic District Design Review approval for the proposed new construction prior to submitting for a building permit.

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 August 23, 2023. Staff mailed a courtesy notice to property owners within 100 feet on August 23, 2023. The *Park Record* published a notice on August 23, 2023.²

Public Input

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

¹ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

² LMC [§ 15-1-21](#)

Alternatives

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

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Submitted Plans and Materials

Exhibit C: Existing Conditions Report

Exhibit D: Historic Preservation Plan

Exhibit E: 161 Park Avenue Plat

Exhibit F: 2016 Intensive Level Survey (ILS)



Planning Department

September 6, 2023

Andrew and Donna Cross
P.O. Box 1813
Park City, UT 84060
andrew@crossnw.com

CC: Michael Stoker, architect

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	161 Park Avenue
Zoning District:	HR-1 Historic Residential
Application:	Material Deconstruction and Lift
Project Number:	PL-22-05333
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	September 6, 2023
Project Summary:	Applicant Seeks Approval for Material Deconstruction and Lifting of a Landmark Historic Structure to Facilitate the Construction of a Basement and Rear Addition.

Action Taken

On September 6, 2023, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction for portions of 161 Park Avenue according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. 161 Park Avenue is a Landmark Historic Structure on Park City's Historic Sites Inventory and is also known as the Joseph Foster House.
2. The home was originally constructed c. 1887 and has an uncommon form most closely resembling a saltbox.
3. In 1984, 161 Park Avenue was listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.



Planning Department

4. On August 2, 2022, the Applicant submitted a Historic District Design Review Pre-Application to discuss a potential addition to the Structure.
5. On August 10, 2022, the Applicant submitted a Plat Amendment Application to consolidate multiple parcels into a single Lot of Record.
6. On November 9, 2022, the Planning Commission held a public hearing and forwarded a positive recommendation of the amended plat to the City Council.
7. On December 8, 2022, the City Council held a public hearing and approved the Plat Amendment (Ordinance No. 2022-46).
8. On May 17, 2023, the 161 Park Avenue Plat Amendment was recorded with the Summit County Recorder's Office (Entry #1204654).
9. On June 21, 2023, the Applicant submitted a full Historic District Design Review application for the proposed addition.

Material Deconstruction

10. The Applicant proposes the Material Deconstruction of the 140 square foot front porch, lifting of the Landmark Historic Structure, construction of a basement, and removal of 250 square feet of the non-historic siding on the rear exterior walls to accommodate an addition to expand the living area of the home.
11. Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades.
12. The Historic Preservation Board approved the Material Deconstruction to accommodate an addition and garage, accessed from the front of the property, subject to the Conditions of Approval below.
13. The Findings for "Complies" from the Analysis of Proposal sections of the Staff Report dated September 6, 2023 are incorporated herein by reference.

Conclusions of Law

1. The proposed addition is located on the tertiary façade of the Historic Structure (LMC §15-13-2(B)(4)(a)(2)).
2. The proposal to construct an addition complies with the requirements set forth in the Historic Residential (HR-1) District (LMC Chapter 15-2.2).
3. The proposal to construct an addition complies with the Design Guidelines for Historic Residential Sites (LMC §15-13-2(B)(4)).

Conditions of Approval

1. The Applicant is responsible for notifying the Planning Department and Building Department prior to proposing any changes to this approval.



Planning Department

2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning review and approval/denial in accordance with the applicable standards prior to construction.
3. The Applicant must obtain Historic District Design Review approval prior to the issuance of a building permit.
4. An encroachment or access agreement is required for work conducted five feet or less from a lot line or having the potential to encroach on another property. An encroachment agreement may also be required for projects utilizing soils nails that encroach onto neighboring properties.
5. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
6. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
7. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
8. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, they determine it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.
9. The Historic Preservation Plan must include a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer-specified materials.
10. The Applicant is responsible for notifying the Planning and Building Departments if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during construction, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration.
11. The Applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request such an inspection will be a violation of the Preservation Plan and enforcement action through the financial guarantee for historic preservation or ACE could take place.



Planning Department

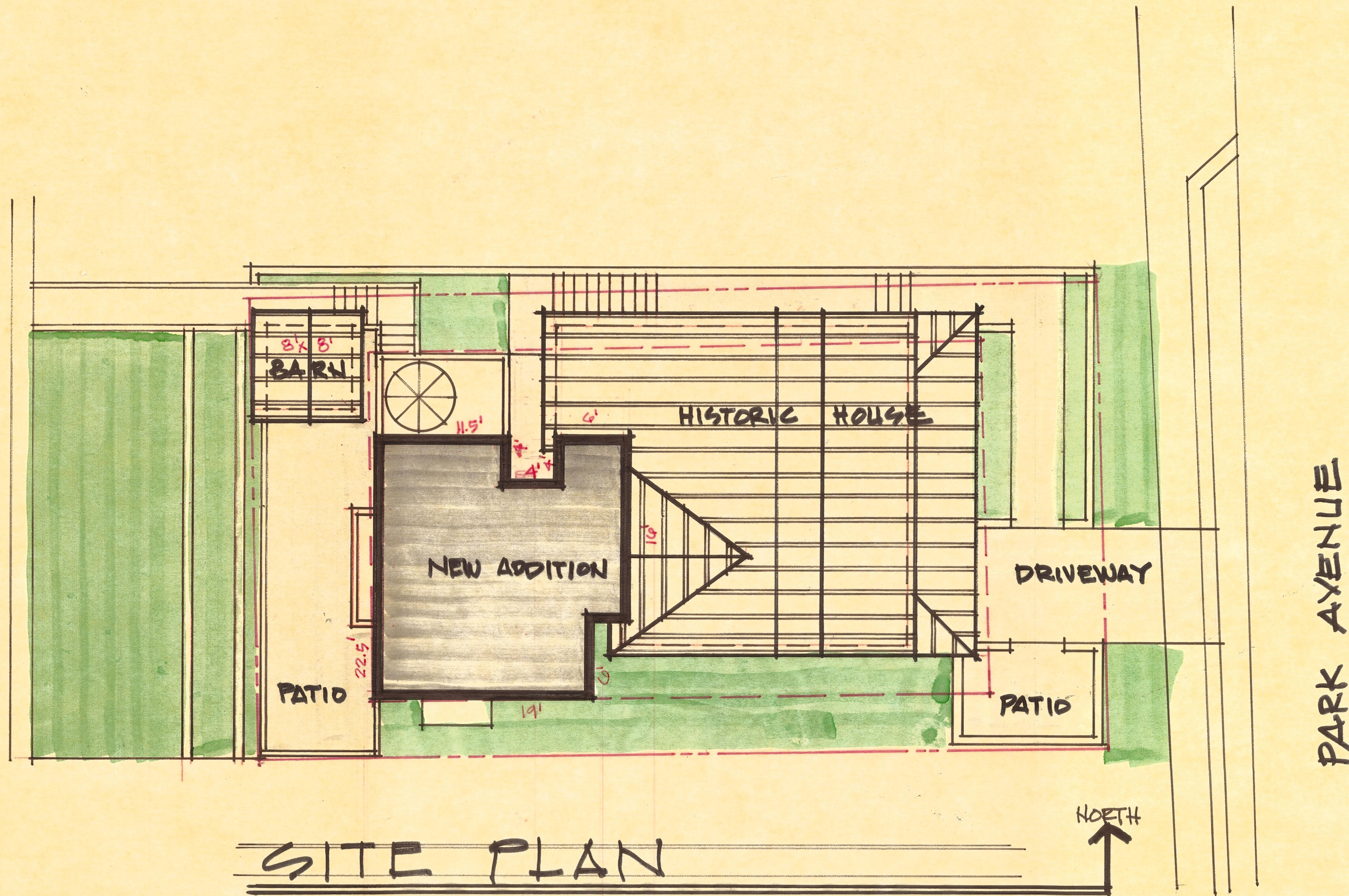
12. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.
13. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
14. Deteriorated or damaged historic features and elements shall be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element shall match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic material safe no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
15. Should the Applicant uncover historic window and/or door openings that were not documented at the time of the Historic Preservation Board's review, the Applicant shall schedule a site visit with the Planning Department and determine if the opening should be restored. Any physical evidence of lost historic window and/or door openings shall be documented, regardless of plans for restoration.
16. The Applicant shall provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to the issuance of a building permit.
17. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
18. In-line additions shall be avoided.

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

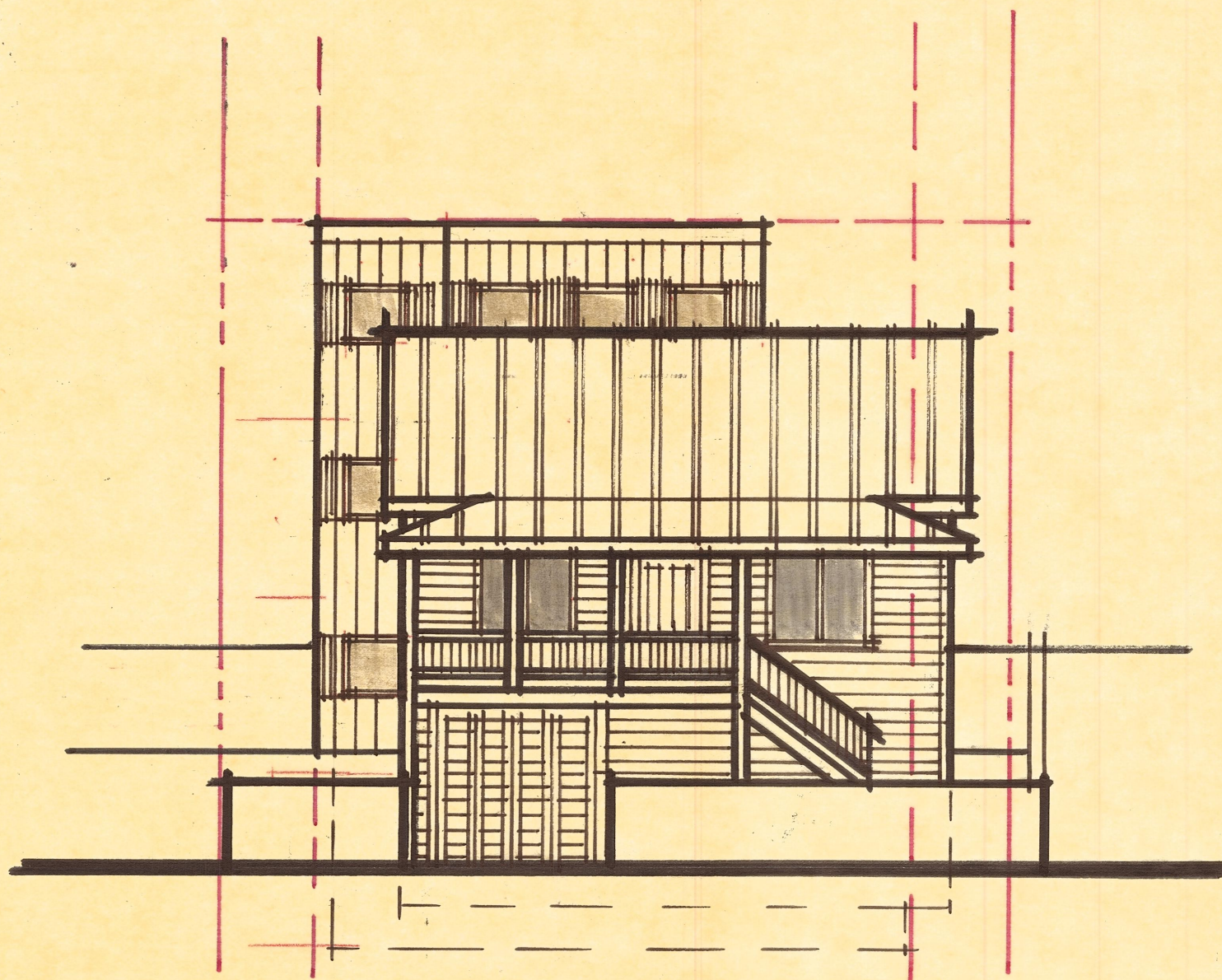
Randy Scott, Historic Preservation Board Chair

CC: Caitlyn Tubbs, Senior Historic Preservation Planner



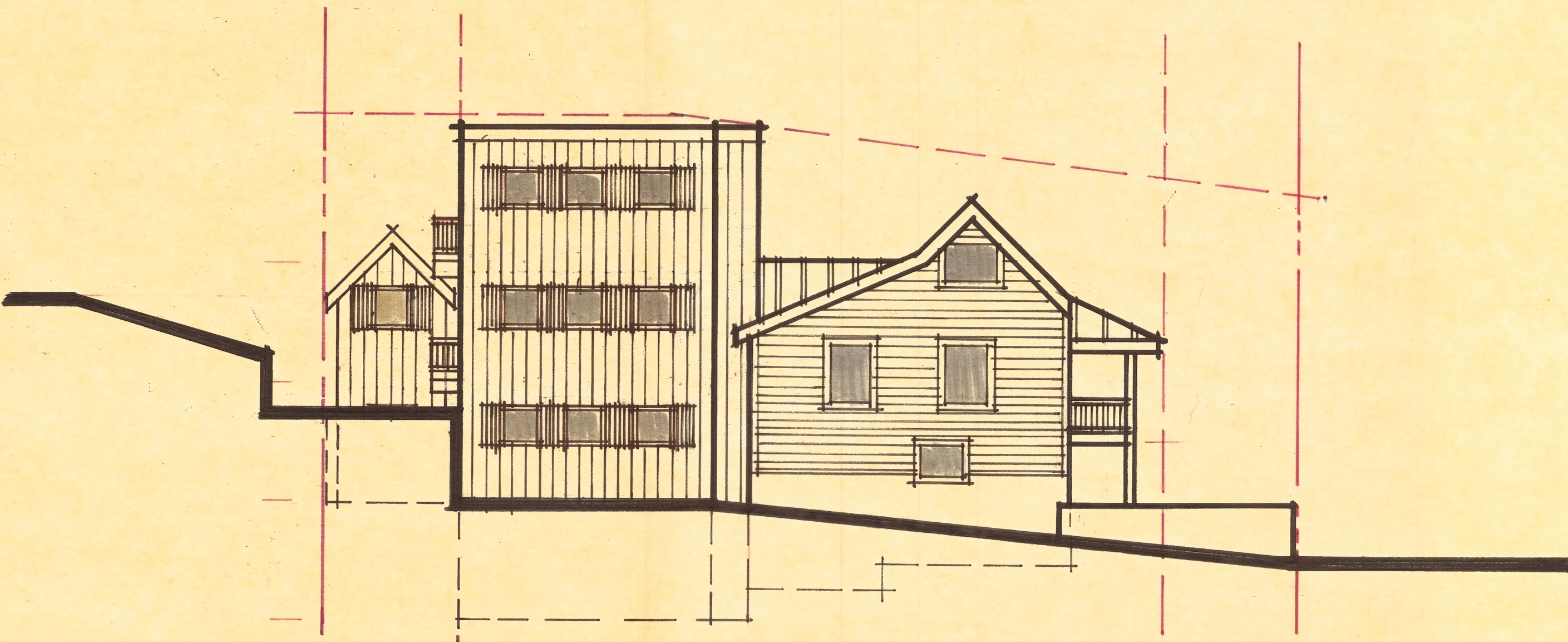
SITE PLAN

ADD - 161 PARK AVENUE - PARK CITY, UTAH
STOKER ARCHITECTURE, INC. - MAY, 2023 - 1/8"=1'



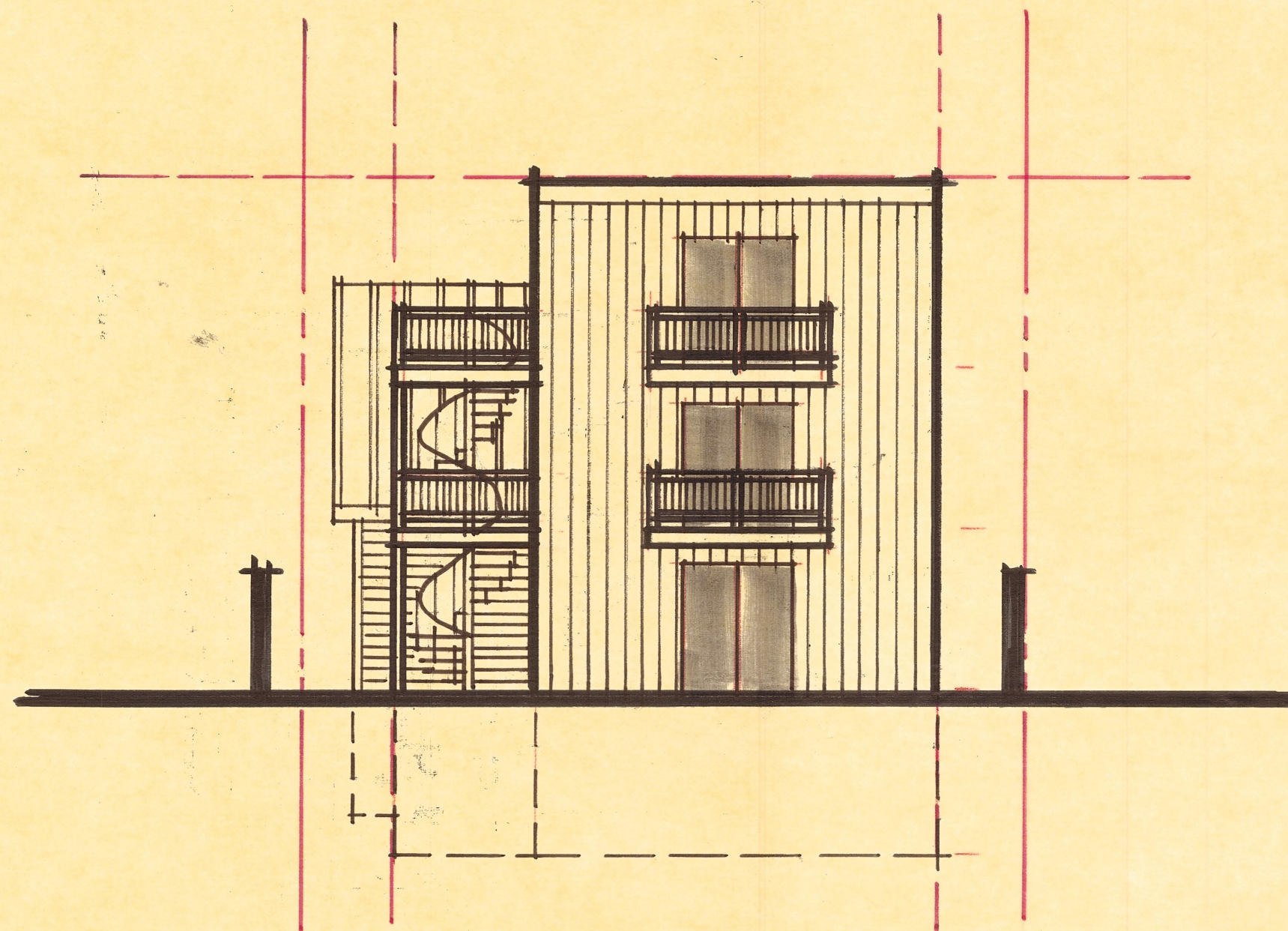
EAST ELEVATION

ACDC - 161 PARK AVENUE - PARK CITY, UTAH
STOKER ARCHITECTURE, INC. - MAY, 2023 - 1/8"=1'



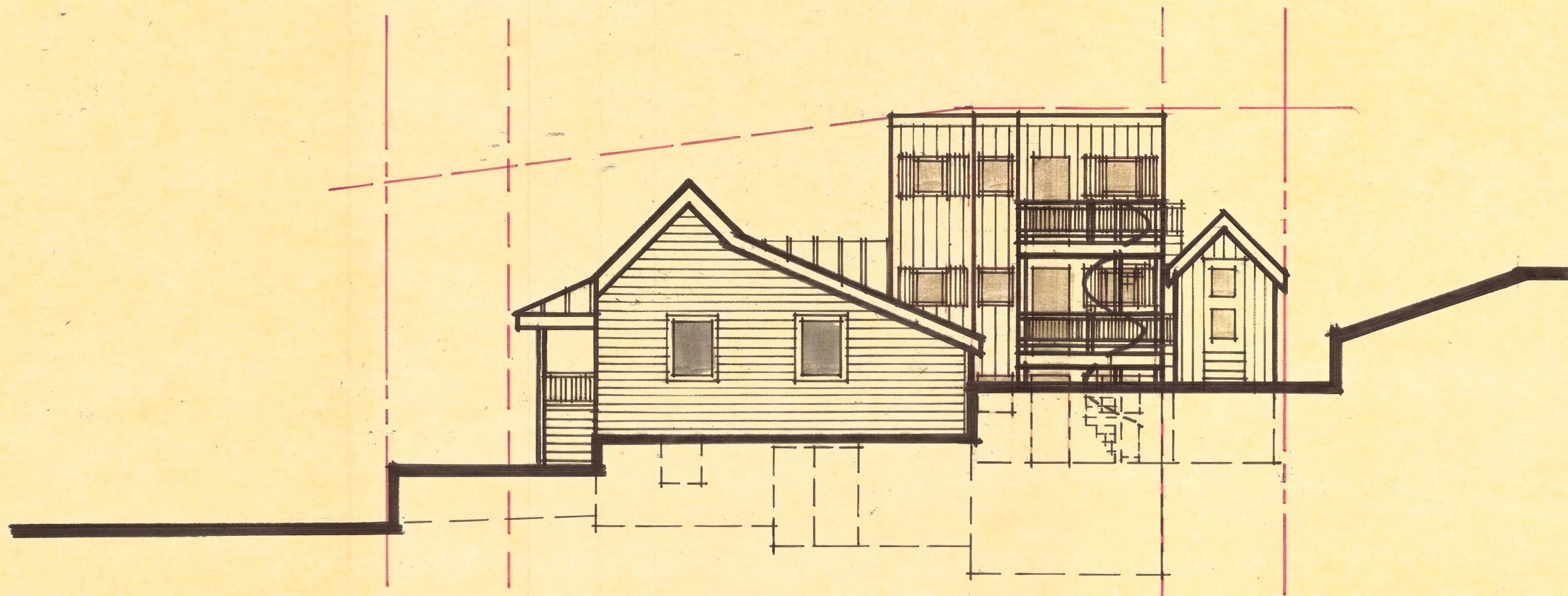
SOUTH ELEVATION

ACDC — 161 PARK AVENUE — PARK CITY, UTAH
STOKER ARCHITECTURE, INC. — MAY, 2023 — 1/8"=1'



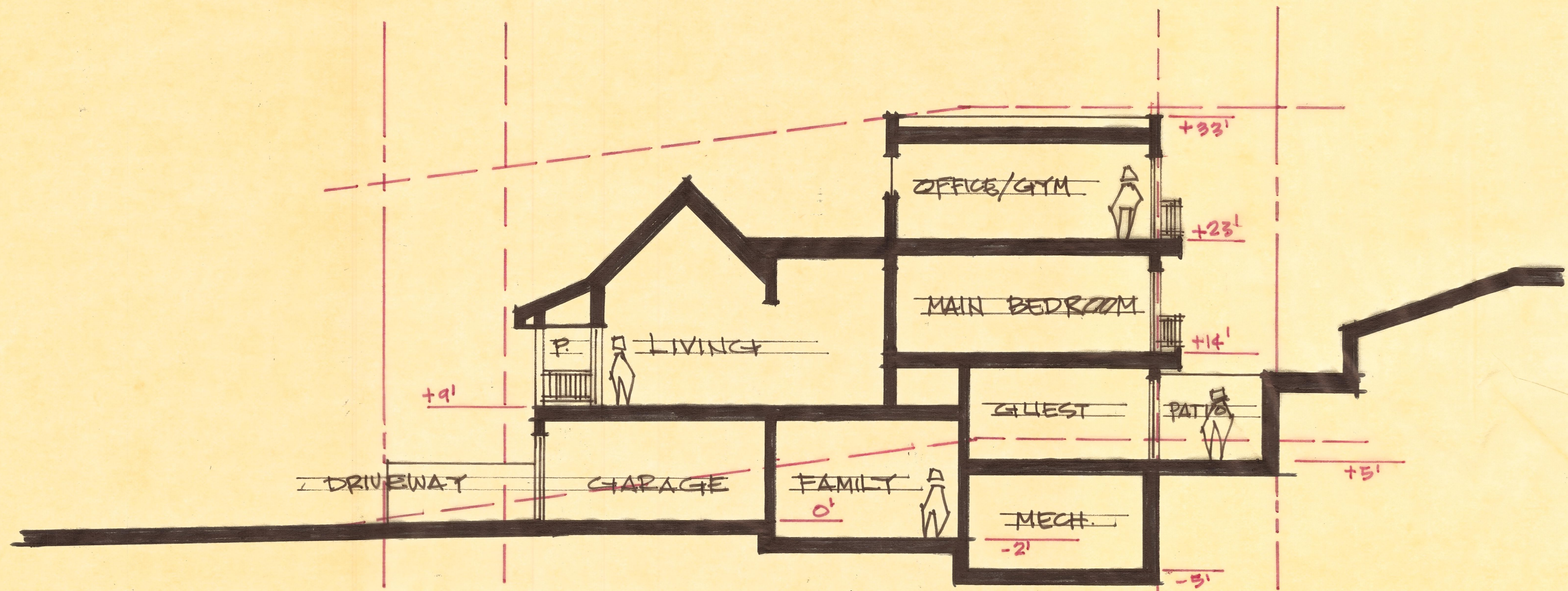
WEST ELEVATION

ACDC — 161 PARK AVENUE — PARK CITY, UTAH
STOKER ARCHITECTURE, INC. — MAY, 2023 — 1/8"=1'-0"



NORTH ELEVATION

ACDC — 161 PARK AVENUE — PARK CITY, UTAH
STOKER ARCHITECTURE, INC. — MAY, 2023 — 1/8" = 1'

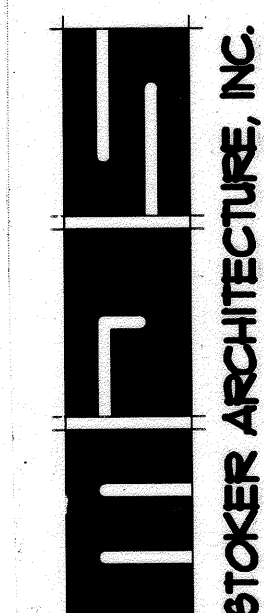


SECTION CUT LOOKING SOUTH

ADPC — 1601 PARK AVENUE — PARK CITY, UTAH
STOKER ARCHITECTURE, INC. — MAY, 2023 — 1/8"=1'-0"

MICHAEL J. STOKER, AIA, NCARB - ARCHITECT
KAREN BACKSTROM, AIA, LEED AP - ARCHITECT

1133 SIDEUNDER DRIVE
PARK CITY, UTAH 84060
435-641-5816
www.jstoker.arch.com



CROSS RESIDENCE

A REMODEL & ADDITION FOR:
AC DC PARTNERS LLC - ANDREW & DONNA CROSS
61 PARK AVENUE
HISTORIC OLD TOWN PARK CITY, UTAH

REVISIONS

SCALE 1/4"

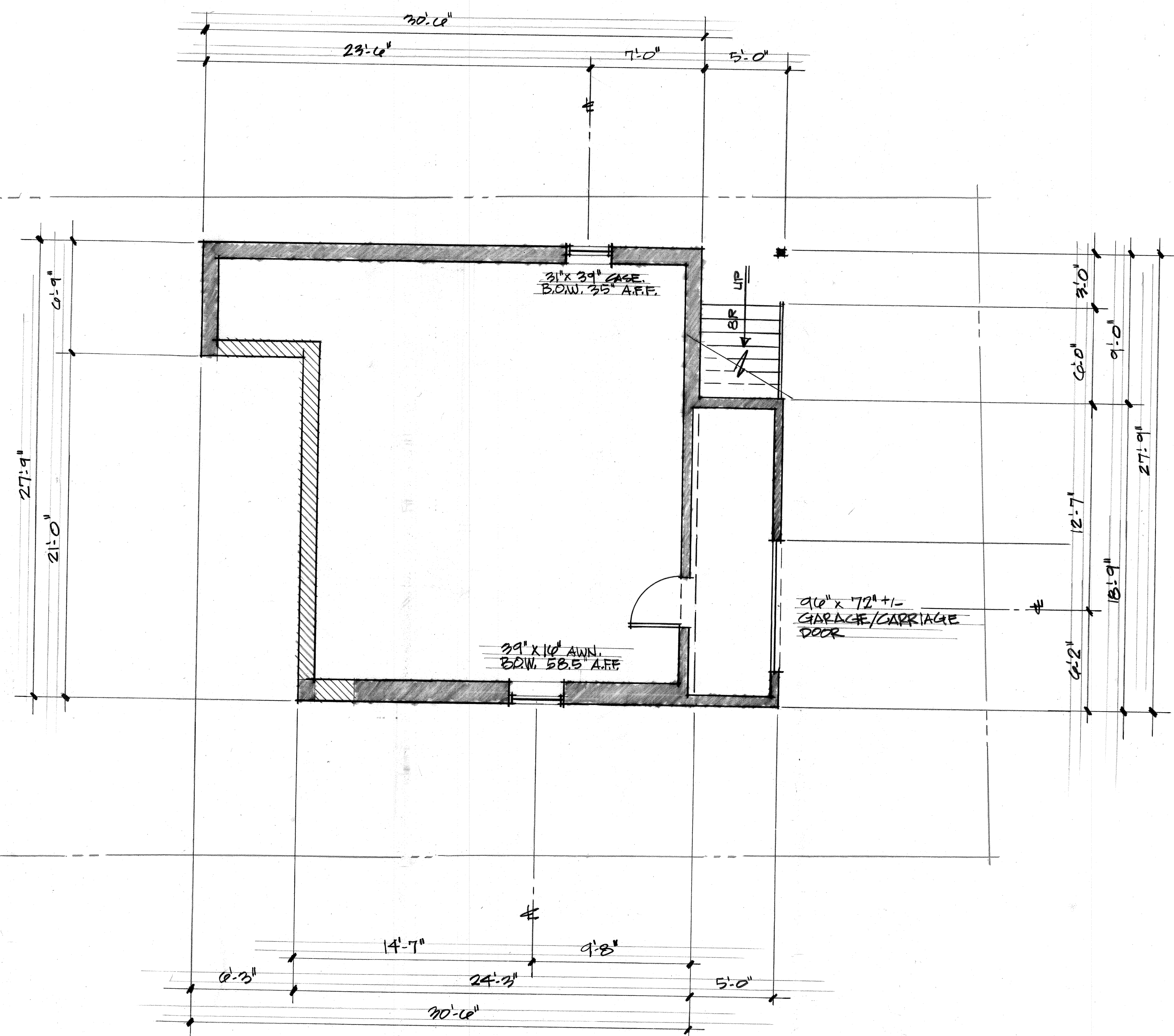
DRAWN MSS

JOB 22.685.1

DATE 07.27.20

SHEET

H



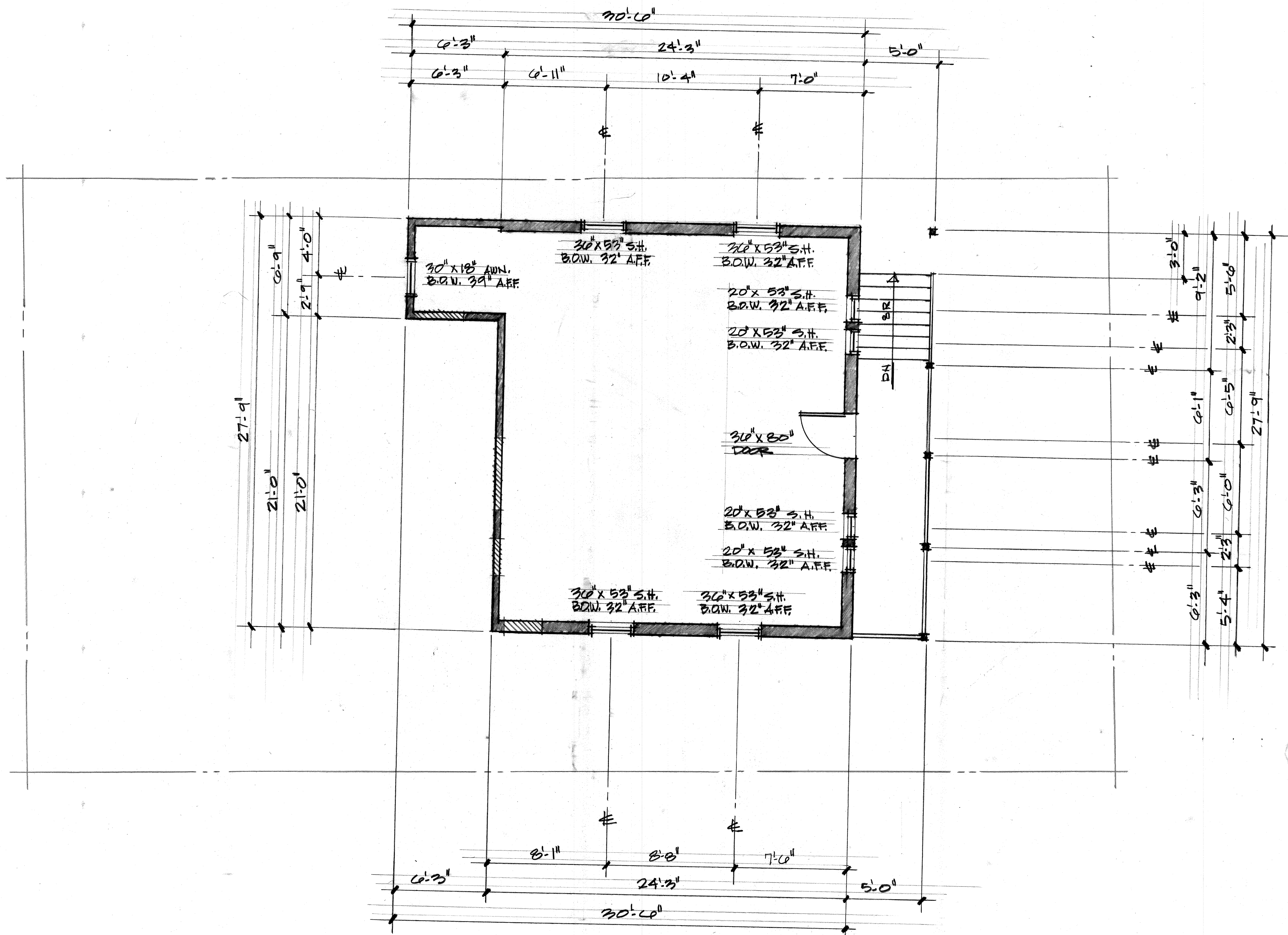
WALL TYPES

	HISTORIC WALL
	HISTORIC WALL PREVIOUSLY REMOVED

HISTORIC LOWER LEVEL FLOOR PLAN

$$|A| = 1 \cdot 0$$

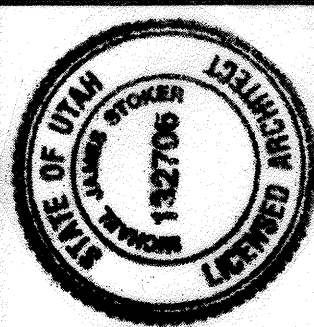
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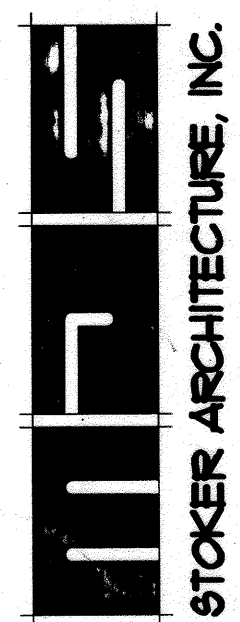
WALL TYPES	
	HISTORIC WALL
	HISTORIC WALL PREVIOUSLY REMOVED

HISTORIC MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"



MICHAEL J. STOKER AIA, NCARB - ARCHITECT
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PARK CITY, UT 84302
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CROSS RESIDENCE
A REMODEL & ADDITION FOR:
AC DC PARTNERS LLC - ANDREW & DONNA CROSS
161 PARK AVENUE
HISTORIC OLD TOWN - PARK CITY, UT

REVISIONS

SCALE 1/4"

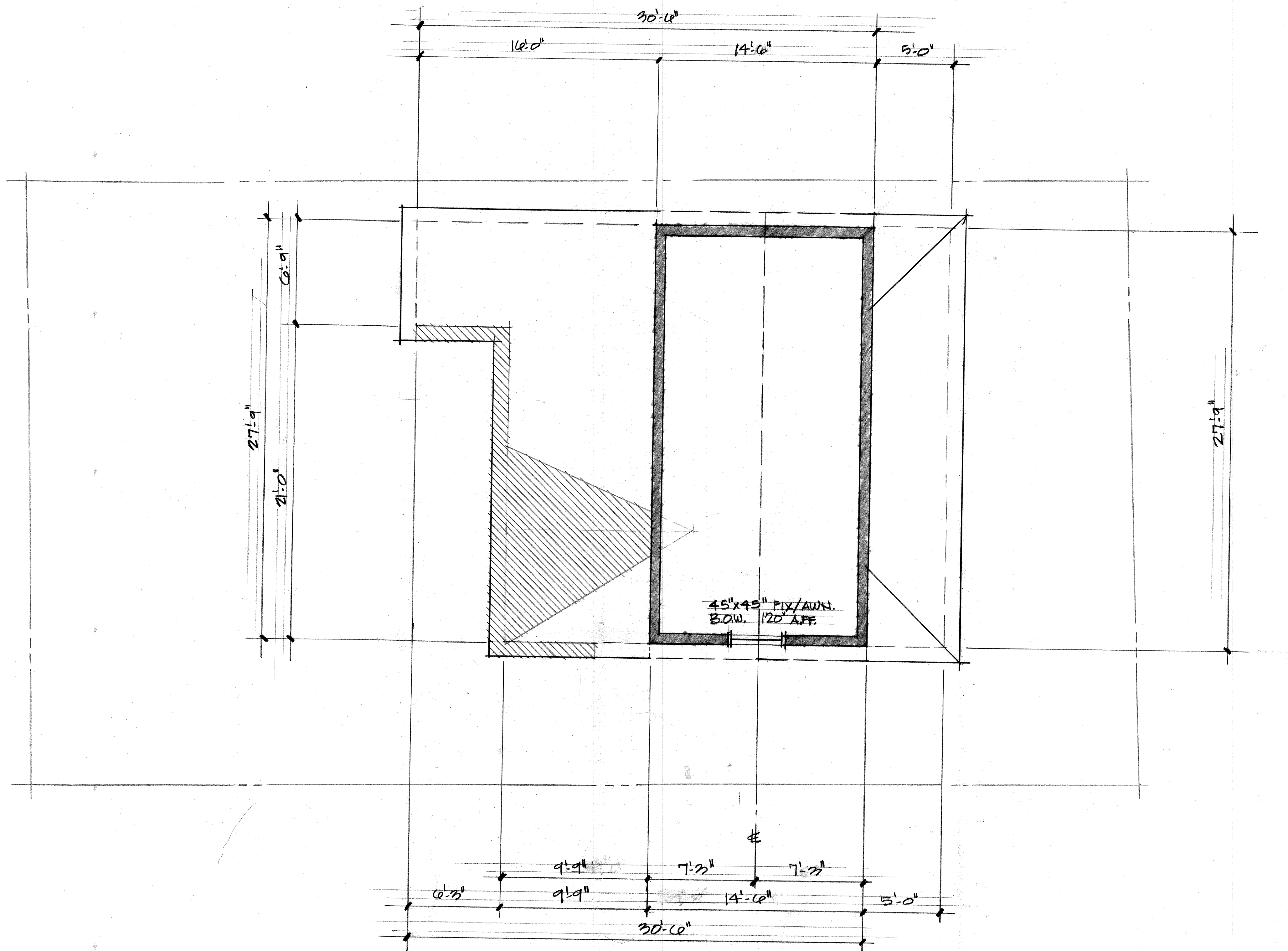
DRAWN MJS

JOB 22.685.1

DATE 07.27.23

SHEET

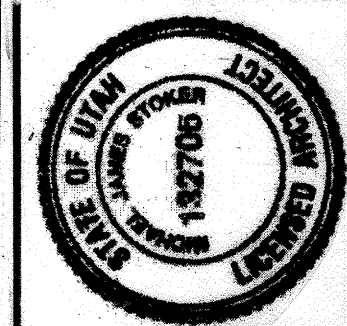
H-2



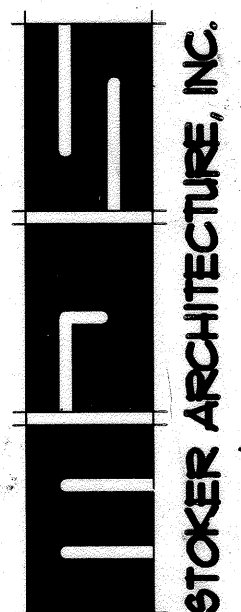
WALL TYPES	
	HISTORIC WALL
	HISTORIC ROOF PREVIOUSLY REMOVED

HISTORIC UPPER LEVEL FLOOR / LOWER ROOF PLAN 1/4" = 1'-0"

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CROSS RESIDENCE

A REMODEL & ADDITION FOR:
ACDC PARTNERS LLC - ANDREW & DONNA CROSS
101 PARK AVENUE
HISTORIC OLD TOWN - PARK CITY, UTAH

REVISIONS

SCALE 1/4"

DRAWN MJS

JOB 22.485.1

DATE 07.27.23

SHEET

H-3

PHYSICAL CONDITIONS REPORT

161 Park Ave
Park City, UT 84060

March 2023

1. Site Design

Element/Feature: Landscaping / site grading / Trees

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: ~ 1990's

Describe existing feature:

The building lot slopes upward to the rear from the finished road grade and the house sits close to the front of the lot. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity. The overall site grading varies from a high point along the West property line at about 7185' to the East property line at approximately 7176', an overall drop of about 9' over the 73-foot property length. The backyard is relatively flat at 7182', sloping approximately 6 feet from the back of the house to the front property line. The west backs up to a parking lot of the St Mary's church. There is an approximate 10" slope from the rear (west) property line up to the parking lot. There is no retaining element to the slope. Some ornamental rocks have been stacked onto the slope but don't provide any retention. A retaining wall and steps are located on the North property line made of poured concrete and wooden stairs towards the rear of the property. The east facing front of the property has a poured concrete driveway to the garage door and a pathway that goes to the front porch stairs and around the north side of the property to the back of the property. There is not significant landscaping features other than 8 box elder trees that appear to have been planted post 1980's as there is photo of the property from early 1970's showing no trees on the property.

Describe any deficiencies:

Existing Condition: Excellent ☐ Good ☐ Fair ☒ Poor ☒

In Utah, box elder trees are common in the Great Salt Lake area, the Uinta Mountains, and the Wasatch Range. They can also be found in urban and suburban areas, where they are often planted as ornamental shade trees. They are known for their fast growth and adaptability to a range of soil and climate conditions. They are a deciduous tree, meaning they lose their leaves each fall, and they produce small, winged seeds that are often called "helicopters" due to their spinning motion as they fall to the ground. Despite their usefulness as shade trees and their value to wildlife, box elder trees are sometimes considered a nuisance species due to their ability to spread quickly and grow in areas where they are not wanted. The trees located at the southeast front of the property roots have damaged the sewer line causing a significant repair. The digging out of the pipe damaged the tree. The tree in the northeast rear corner of the lot has several dead-limbs.

Photo Numbers: 1, 2, 3, 4, 6, 19.2, 20

Illustration Numbers: N/A

1. Site Design

Element/Feature: Fencing

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: unknown

Describe existing feature:

An ornamental picket fence partially covers the east and north sides of the house. The interior and east side of the fence are painted white (primed, not painted) and the exterior north side is unpainted. The back yard has a privacy fence on the north and south side (pressure treated, not painted). There is no fence on the west side of the property that backs up to the parking lot. It is not believed that the fencing is a historic feature or material.

Describe any deficiencies:

Existing Condition: Excellent ☐ Good ☐ Fair ☐ Poor ☒

The fencing is inconsistent around the property and is in disrepair. Many posts are rotted at base and the fence is collapsed in certain areas.

Photo Numbers: 1.1, 1.2, 2, 3.1, 3.3, 4.1, 6.1, 6.2

Illustration Numbers: N/A

1. Site Design

Element/Feature: Site grading, retaining walls

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: ~ 1970

Describe existing feature:

The retaining wall on the north side of the house is made of railroad timbers; there are also poured concrete steps between the retaining wall and the house. The retaining wall on the west side of the property is tiered railroad timbers which have ornamental rocks. In the backyard, the south side of the house has raised garden beds surrounded by ornamental rocks.

Describe any deficiencies:

Existing Condition: Excellent ☐ Good ☐ Fair ☒ Poor ☐

The ornamental rocks around the tiered pressure treated landscape timber retaining wall in the back yard are incomplete.

Photo Numbers: 1.1, 1.2, 2, 3.1, 3.3, 6.1, 6.2, 20.2

Illustration Numbers: 1a

2. Structure

Element/Feature: Main Structure

This Involves: X An original part of building

Describe existing feature: X A later addition Estimated date of construction: c. 1887

One-story frame dwelling with gable roof (metal), and a central entrance flanked by two window openings. The front porch extends over a basement garage to the north. The porch has been altered ~ 1907 with a section to the south removed and the staircase entrance moved to the north end of the porch from the middle entrance. The porch roof was added between 1902 and 1920 based on photos also including the Jefferson School. Also, the porch roof was replaced, and the form changed slightly sometime after the 1970's photo, but likely when the metal roof was added. The frame house has the distinctive elements that define this as a typical Park City mining era the simple methods of construction, the plan type (hall-parlor), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes. The basic structure as indicated by the early 1900 photos would be considered a "saltbox" design. Indications are that the original lower level was a dirt, crawl space and appears at some point prior to 1949 to have been partially excavated to create a "garage" facing towards the street. The shed roofed addition on the side was referred to as a "porch" which was indicated in the 1949 to the 1968 tax documents. The square feet total on the 1968 tax document was 866 sq ft and the current total for the main level is 966 sq ft, indicating the extension off the back was built after 1968. The extension as it exists today includes with a gabled roof off the back southeast corner of the house which merges into a side addition (previously called the "porch" on the tax document) and this structure now encloses a very narrow stairway to the basement addition. The addition has a foundation of poured concrete and cinder block. The floor and ceilings are supported by rough sawn wood beams. A loft in the main parlor has been constructed in the upper level. The lower level is finished for a living space but has very low (under 6 ft) ceiling height.

Describe any deficiencies: Existing Condition: Excellent _____ Good _____ Fair X Poor X

There have been no updates in the past 15 years. The structure is in average condition for its age.

Photo Numbers: All Illustration Numbers: All

3. Roof

Element/Feature: Roof

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: late 1990's -2000

Describe existing feature:

The gabled roof addition, the front porch roof, the original section of the roof of the house and the shed-roofed porch are sheathed in standing seam metal roofing material, which was added after the 1980s photo

Describe any deficiencies:

Existing Condition: Excellent ☐ Good ☐ Fair ☒ Poor ☒

The roof condition is functional. No apparent leaks. The installation craftsmanship shows several shoddy seams and bent or flashings. The roof is severely weathered with multiple dents and scratches. The paint is faded and weathered.

Photo Numbers: 1.1, 1.2, 2, 3.1, 4.1, 4.2, 7, 19.1, 19.2, 19.3, 20

Illustration Numbers: 3a, 3b, 3c, 3d

4. Chimney

Element/Feature: Chimney

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: ~ 1970's

Describe existing feature:

The chimney is constructed of brick and extends from the lower level of the house in the mechanical room thru the middle of the house and roof on the left third back side of the roof. It has been covered over with mortar at some point. The chimney is not functional. A p-trap and Sheetmetal exhaust vent from the furnace run thru the chimney. Old photos of the house occasionally show a chimney structure, however those and also the "S.P." on the Sanborn maps for "stovepipe" indicate a different placement in the middle of the back wall of the house – perhaps where a fireplace/stove/oven used to exist. It is likely the current chimney was constructed when the lower level was excavated and the mechanical room added.

Describe any deficiencies:

Existing Condition: Excellent ☐ Good ☐ Fair ☐ Poor ☒

The chimney is not functional and is in disrepair. The mortar cover is decaying.

Photo Numbers: 4.1, 4.2, 7, 19.1

Illustration Numbers: 4a

5. Exterior Walls

Element/Feature: Exterior Wall - siding

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: ~ 1968

Describe existing feature:

The exterior walls are clad in non-beveled wooden drop/novelty siding which replaced the asbestos shake shingles mentioned in the tax cards of 1949 and 1968. The wall are 2” thick, “single wall” construction with a single layer of vertical planks attached to top and bottom sills covered with a horizontal layer of siding without any internal studs.

Describe any deficiencies:

Existing Condition: Excellent_____ Good_____ Fair X Poor X

The exterior siding are mostly on fair condition except towards the bottom where this is rotting at the foundation. The paint is peeling and faded.

6. Foundation

Element/Feature: Foundation

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Characteristic of residential buildings in Park City is that very few homes were built with foundations. The stone and concrete foundations seen today replaced wood sills laid directly on undisturbed earth. The 1949 tax card notes that there is no foundation. The house was retrofitted with was a poured concrete foundation installed with some cinder block construction. There is a dirt crawl space on the northern side of the lower level. At some point a lower level walkout was excavated and joined to the existing "garage" that was noted on the tax documents from 1949 and is seen on the dunsmore/knight photo from around 1945. The lower level excavation included a narrow stairway up to the main level where the side "porch" was enclosed.

Describe any deficiencies:

Existing Condition: Excellent_____ Good_____ Fair X Poor X

The foundation was poorly installed with sub-par materials. The driveway into the lower level is showing several cracks and is uneven with signs of shifting. The concrete in the northwest corner is sinking and is unstable in main floor master-bedroom.

Photo Numbers: 18.1 – 18.4

Illustration Numbers: 6a

7. Porches

Element/Feature: Shed Roofed Front Porch

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: ~1930's

Describe existing feature:

Based on evidence from Sanborn Maps and historic tax photographs the front porch is an extension of the original 1905 porch and was constructed sometime in the 1930s. The square railings and square balustrades, square porch posts, porch ceiling, roof structure, and square horizontal members are all made of painted wood. The decking material is rough hewn plank. The roof of the porch is a shed roof, and the roof material is standing seam metal. This roof is not apparent on the photos, which include the old wood Jefferson School so was added after 1920. It can also be seen in the Dunsmore/Knight photo from ~1945 . The porch is located on the east façade. The railing and balustrades break at the front entrance door, at the south end of the east facade, and at the side entrance which is centered on the south facade. The porch is flush with the existing grade on the east facade. The porch is very un-ornamental with no brackets or other decorative features.

Describe any deficiencies:

Existing Condition: Excellent ☐ Good ☐ Fair ☒ Poor ☐

The wood on the porch and stairs is worn. The stair rail is rotted and loose. Paint is peeling and worn.

Photo Numbers: 1, 2, 5, 8, 11

Illustration Numbers: 7a

8. Mechanical System, Utility Systems, Service Equipment & Electrical

Element/Feature: _____

This Involves: _____ An original part of building
 X A later addition

Estimated date of construction: 15+ years old

Describe existing feature:

The home heating is forced air with a natural gas furnace (manufacturer: Lennox). The water heater is gas powered (manufacturer: Rheem – Professional Classic model). The home also has a salt-based water softener system installed. All items above and the electrical box are in the mechanical section of the lower level.

Describe any deficiencies: Existing Condition: Excellent _____ Good _____ Fair X Poor _____

All systems are 15+ years old and operational but will likely need to be replaced in the near future.

Photo Numbers: 17 Illustration Numbers: _____

9. Door Survey

Door Survey Form

Total number of door openings on the exterior of the structure: 3

Number of historic doors on the structure: 0

Number of existing replacement / non-historic doors: 3

Number of doors completely missing: 0

Please reference assigned window numbers base on the physical conditions report.

Number of doors to be replaced: 3

Door #:	Existing Condition (Excellent, Good, Fair, Poor)	Describe any deficiencies	Photo #	Historic (50 years or older)
9a.	Fair	Front door – pre-fabricated paneled wood – plain design – no windows or 4 quadrant beveled with some ornamentation	8, 11	Not historic
9b.	Poor	Garage door - custom made 4 panel bi-fold wood doors – not hung correctly – sagging – paint peeling and rot at bottom of panels.	1	Not historic
9c.	Poor	Rear door – plain utility door – composite material ~ 20-years old – well worn - Upper window glass – customized with a pet door – poor construction not sealed. Also does not fully open.	4.1, 4.2, 9.1, 9.2	Not historic

10. Window Survey

Window Survey Form

Total number of window openings on the exterior of the structure: 16

Number of historic windows on the structure: 0

Number of existing replacement / non-historic windows: 16

Number of windows completely missing: 0

Please reference assigned window numbers base on the physical conditions report.

Number of windows to be replaced: 16

Window #:	Existing Condition (Excellent, Good, Fair, Poor)	Describe any deficiencies	Photo #	Historic (50 years or older)
10a	Fair	Single one-over-one double hung sash in square opening. Plainly framed. Wood and some vinyl. Primer painted faded.	1.2	Not historic
10b	Fair	One-over-one double hung sash in vertical openings. Plainly framed around both side by side windows – painted wood	1.1, 1.2, 8.1, 11.1, 11.2	Historic opening, non-historic material
10c	Fair	One-over-one double hung sash in vertical openings. Plainly framed around both side by side windows – painted wood	1.1, 1.2, 8.1, 11.1, 11.2	Historic opening, non-historic material
10d	Fair	One-over-one double hung sash in vertical openings. Plainly framed around both side by side windows – painted wood	1.1, 1.2, 8.1, 11.1, 11.3	Historic opening, non-historic material
10e	Fair	One-over-one double hung sash in vertical openings. with flat trim wood and vinyl inserts, primed (not painted) which is peeling.	1.1, 1.2, 8.1, 11.1, 11.3	Historic opening, non-historic material

10. Window Survey

Window #:	Existing Condition (Excellent, Good, Fair, Poor)	Describe any deficiencies	Photo #	Historic (50 years or older)
10f	Fair	one-over-one double hung sash in square opening. Plainly framed. Wood and some vinyl. Primer painted faded.	2, 6.2, 12	Historic opening, non-historic material
10g	Fair	one-over-one double hung sash in square opening. Plainly framed. Wood and some vinyl. Primer painted faded.	2, 6.2, 12	Historic opening, non-historic material
10h	Fair	Basement slider window inserts, wood primed (not painted)	2, 6.2, 12	Not historic
10i	Poor	Framed windows made with tack wood and vinyl inserts, primed (not painted) which is peeling	1.2, 3.2, 13	Not historic
10j	Fair	Framed windows made with tack wood and vinyl inserts, primed (not painted) which is peeling	1.2, 3.1, 3.2	Historic opening, non-historic material
10k	Fair	Framed windows made with tack wood and vinyl inserts, primed (not painted) which is peeling	1.2, 3.1, 3.2, 13	Historic opening, non-historic material
10l	Fair	Framed windows made with tack wood and vinyl inserts, primed (not painted) which is peeling	1.2, 3.1, 3.2, 13	Not historic
10m	Fair	Basement slider window inserts, wood primed (not painted)	4.1, 4.2, 14, 18.1	Not historic
10n	Fair	Basement slider window inserts, wood primed (not painted)	4.1, 4.2, 14, 18.1, 19.1	Not historic
10o	Fair	Framed windows made with tack wood and vinyl inserts, primed (not painted) which is peeling	4.1, 4.2, 14, 19.1	Not historic
10p	Fair	Framed windows made with tack wood and vinyl inserts, primed (not painted) which is peeling	4.1, 4.2, 3.3, 14, 19.1	Not historic

10. Window Survey

BUILDING PERMIT APPLICATION
BECOMES PERMIT WHEN SIGNED

1. Date of Application: 26 Sept 1988 Date Work Start: ASAP Receipt No: 7/a D: 9/27/88 Permit Number: 3889

2. Proposed Use of Structure: Residential

3. Building Fee Schedule

Square Ft. of Building	Valuation
☐ Rough Basement	Building Fees 2,000.00
☐ Finish Basement	Plan Check Fees 15.00
Carport sq. ft.	Electrical Fees
Garage sq. ft.	Plumbing Fees
Type of Bldg.	Mechanical Fees
Loc. Group	Water
No. of Bldgs.	Sewer
Value	Storm Sewer
Roof	Moving or Demo.
No. of Stories	Temporary Conn.
No. of Bedrooms	Reinspection
No. of Dwellings	
Type of Construction	
☐ Frame ☐ Brick Var.	
☐ Brick ☐ Block ☐ Concrete ☐ Steel	
Max. Occ. Load	
Fire Sprinkler ☐ Yes ☐ No	Total 15.00

4. Address: 161 Park Ave

5. Address Certificate No. Assessors Parcel No.

6. Block: 1 Subd. Name & Number: Park City Survey

7. Property Location: ☐ If metes and bounds see instructions

8. Total Property Area: In Acres or Sq. Ft. Total Bldg. Site Area Used

9. Owner of Property: Hugh W. Colvin 649-0095

10. Mailing Address: Box 3213 Park City

11. Business Name Address Business Lic. No.

12. Architect or Engineer: Owner

13. General Contractor: Owner

14. Business Address State Lic. No. City/Co. Lic. No.

15. Electrical Contractor: State Lic. No. City/Co. Lic. No.

16. Plumbing Contractor: State Lic. No. City/Co. Lic. No.

17. Mechanical Contractor: State Lic. No. City/Co. Lic. No.

18. Previous Usage of Land or Structure (Past 3 yrs.)

19. Dwell. Units Now on Lot Assessor Bldgs. Now on Lot

20. Type of Improvement/Kind of Const. ☐ Sign ☐ Build ☐ Remodel ☐ Addition ☐ Repair ☐ Move ☐ Convert Use ☐ Demolish

21. No. of offstreet parking spaces: Covered Uncovered

22. SUB-CHECK Zone: HR-1 Zone Approved By: 8m

23. Disapproved Approved: 9/27/88 Sub-Cl. By: 8m

24. Minimum Setbacks in Feet

Front	Side	Side	Rear
Remodel			

25. Plot Plan

26. House or House & Garage if Attached

27. STREET

28. Indicate Street if Corner Lot

29. Indicate North

30. NOTE: 24 hours notice is required for all inspections.

In 1988 – front windows replaced with taller/narrower windows under historic grant program.

Comments: Replace existing windows with taller/narrower ones. Work is being done under historic grant program. If bearing wall - it must be checked

Signature of Approval: [Signature] Date: 9/27/88

This permit becomes void and if work or construction authorized is not commenced within 180 days or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced, I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

Signature of Contractor or Authorized Agent: [Signature] Date: 27 Sept 88

Signature of Owner (If owner): [Signature] (Date)

Census Tract: Traffic Zone: Coordinate Ident. No.

New S.L.U. Code No. Old S.L.U. Code No. Certificate of Occupancy

11. Interior Photographs

Element/Feature: Main Floor and Loft

This Involves: X An original part of building
 X A later addition

Estimated date of construction: 1980s (most recent renovation)

Describe existing feature:

The main floor consists of a dining area, living area, laundry area, kitchen, bedroom, and full bathroom. The flooring is laminate (faux wood) throughout the entire area with the following exceptions: tile in the bathroom and laundry area, carpet in the bedroom and loft. The main entry is on the east side of the house which opens up to a living area and dining area. Within the living area, there is a staircase which leads to an enclosed loft. The kitchen and laundry area are positioned on the southwest side of the house next to a bedroom and bathroom on the northwest. The kitchen has partial overlay raised cabinet doors in a natural stain and a laminate countertop. The oven / stovetop are gas powered and the kitchen also has a dishwasher, refrigerator, and microwave. The bathroom has a stand-in tub and shower. We do not believe there are any historic features on the main floor or loft.

Describe any deficiencies: Existing Condition: Excellent_____ Good_____ Fair X Poor_____

The kitchen cabinets have some discoloring The laminate floors at chipped and peeling. The stairs to the loft are not to code and the rail is loose. The floor of the bedroom closet is "squishy" when walked on. Many of the cabinets do not fully open..

Photo Numbers: 15 Illustration Numbers: _____

11. Interior Photographs

Element/Feature: Lower Level

This Involves: An original part of building
 X A later addition

Estimated date of construction: 1980s (most recent renovation)

Describe existing feature:

The staircase from the laundry room brings you to the lower level which has a family room, bedroom, full bathroom, and area for mechanical, utility, service, and electrical equipment. The flooring is carpeted with the exception of the bathroom and mechanical/utility/service/electrical area which have a vinyl covering. The bathroom has a stand-in tub and shower. We do not believe there are any historic features in the lower level. The ceiling height is approximately 6 feet and there is a large beam bisecting the family room area with indication that the floor was sagging and needed additional support.

Describe any deficiencies: Existing Condition: Excellent _____ Good _____ Fair x Poor _____

All spaces / elements are listed as being in fair condition.

Photo Numbers: 16, 17 Illustration Numbers:

Element/Feature: Addition shed-roofed side porch

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: ~1949 / 1980

Describe existing feature:

The gabled addition on the side of the structure (south elevation) first appears on the tax assessment cards dated, 1949. It is noted as a porch with dirt floors. There is no evidence of the side addition prior to 1940 in any of the Sanborn maps or historical photos. Photo evidence shows that the porch was sided and roof with the same asbestos shake and shingle roof as the rest of the house at that time. (~1945). The porch was later renovated to its current condition sometime in the late 1970's early 1980's when the entire house was renovated with a metal roof, replaced siding and finished rear addition and the lower level excavated and added. Currently the side porch is clad in the novelty drop-siding and covered with the metal roof that covers the rest of the structure. There is a window in the east elevation of the side porch which was probably added at the time of renovation. It is a vertical sliding window. The interior of the porch has been built out with a switch back staircase that goes to the lower level and a room with a back door and a mud-room area that now has laundry utility. The walls are finished in painted stucco, and the floor are a combination of stone tile and carpet. None of the material in the porch addition on the interior or exterior is historical.

Describe any deficiencies:

Existing Condition: Excellent ☐ Good ☐ Fair ☒ Poor ☒

The interior of the porch is in fair condition, but the updates are aged. The exterior siding is in poor condition with peeling paint and severe wet damage towards the foundation.

Photo Numbers: 20.2

Illustration Numbers:

Element/Feature:

Addition (north) rear gabled roof

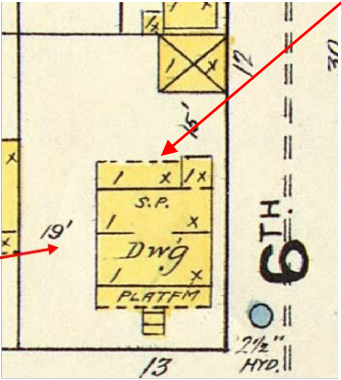
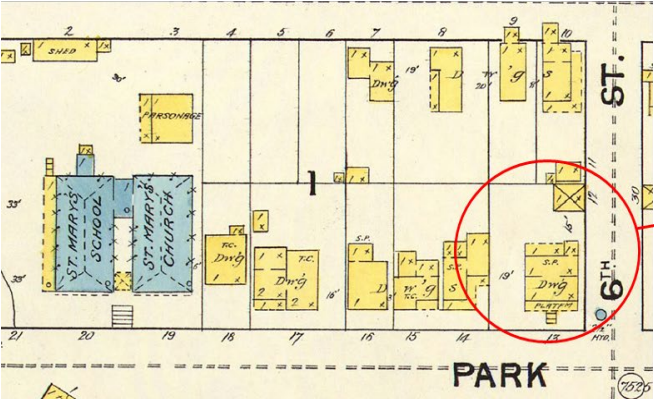
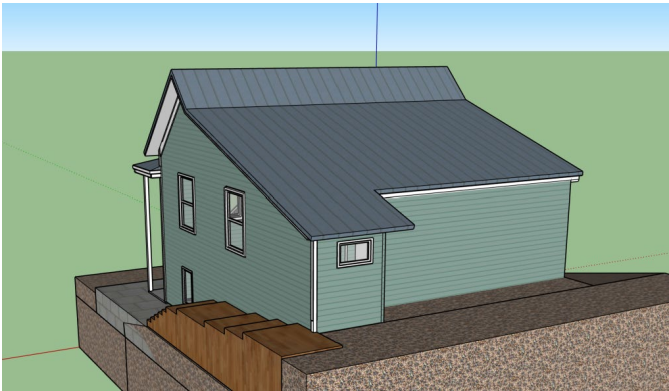
This Involves:

An original part of building

X

A later addition

Estimated date of construction: ~ 1960 - 70's



covered shed-
no wall

Fig 1: Original structure form pre-gabled addition

1889

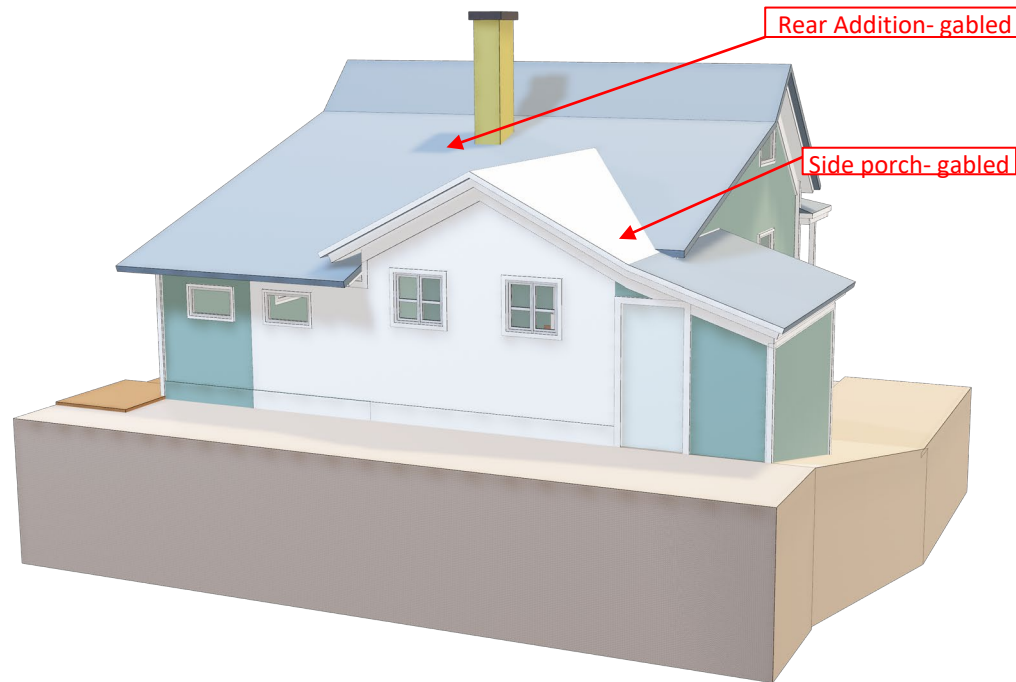
According to the Sanborn maps, a dotted line is visible at the outer northwest corner rear profile of this feature, indicating that there was no wall. This suggests that historically, this feature existed without a wall. Additionally, photographs of the structure from 1996, prior to the installation of the metal roof, show that the roof line was set back from the structure before the gabled addition was added. These findings suggest that the original historical structure is as depicted in figure 1.



Photo – Building Permit Summit County - 1996

Element/Feature: Addition (north) rear gabled roof

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: ~ 1960 - 70

The areas of the structure marked in white, were part of renovation of the structure sometime in the late 1960's or 1970. There are no building permits or any documentation during this period that we could find. The gabled addition was built out, clad in the current novelty clad siding and covered asbestos tile roof. The interior was built out on the main level bathroom and kitchen. - See photo from 1996 – page 21

This gable feature (in white) and materials, windows are non-historic. The rear feature is not visible from the primary and tertiary public right-of-way and is only partially visible from the secondary at the higher elevation (west up the public stairs). As a result, there is no historical photo views of this feature.

Element/Feature: Renovation Interior, Exterior lower level, roof & foundation

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: late 1970's early 1980's

Describe existing feature:

The historic inventory file indicates that the house was lifted to make room for a basement garage sometime before 1949, but the indication are that the lower level was excavated to make room for the garage. The tax appraisal card dated 1968 notes dirt floor. The lower level and foundation appear to have been installed in the late 1970's in conjunction with a replacement of the exterior walls, (novelty drop-siding) finishing of the basement with an additional bedroom, bathroom, living area and mechanical room. A chimney installed thru the lower-level mechanical room thru roof serves as a ventilation only. The foundation is poured concrete and mortared cinder block. Rough hewn structural beams were installed in the lower and upper level to reinforce the structure. Structural beams were also installed in the main floor parlor and support a loft. The roof still appears as asbestos shingle in 1995 photo, but siding is the new drop siding indicating that the metal roof was added later in the late 1990's

Describe any deficiencies:

Existing Condition: Excellent____ Good____ Fair ☒ Poor ☒

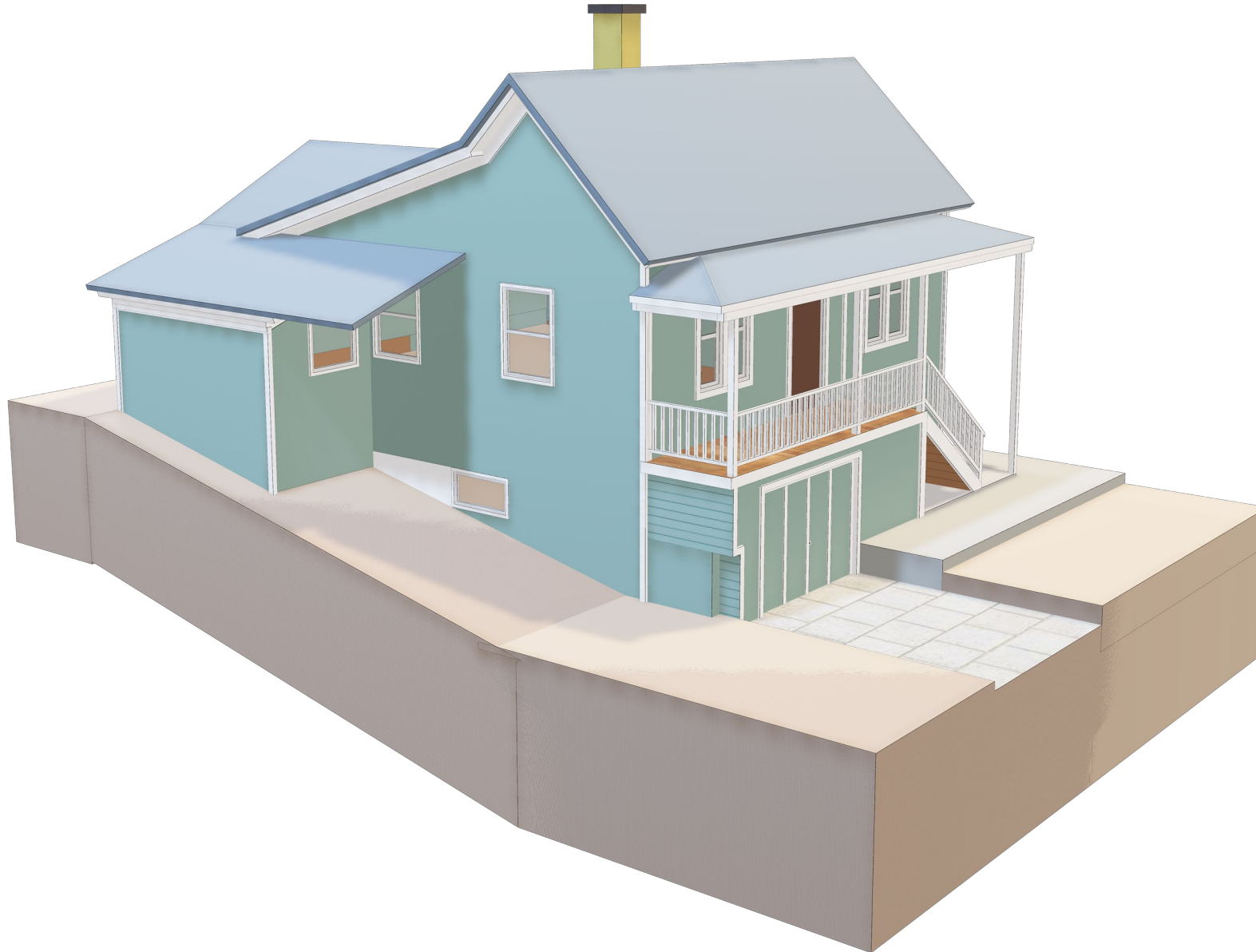
The renovations are materials are not-historic, but the overall form is intact with some deviations detailed in the sub-sections. The renovations are dated, paint is worn and water damage to siding is prevalent. The foundation shows poor workmanship. Many cracks and unevenness. Cinder blocks, and chimney patched with mortar that is falking off. (not applied correctly). The wooden structural beams throughout the house are in good condition and structurally stable.

Photo Numbers: 15 - 18

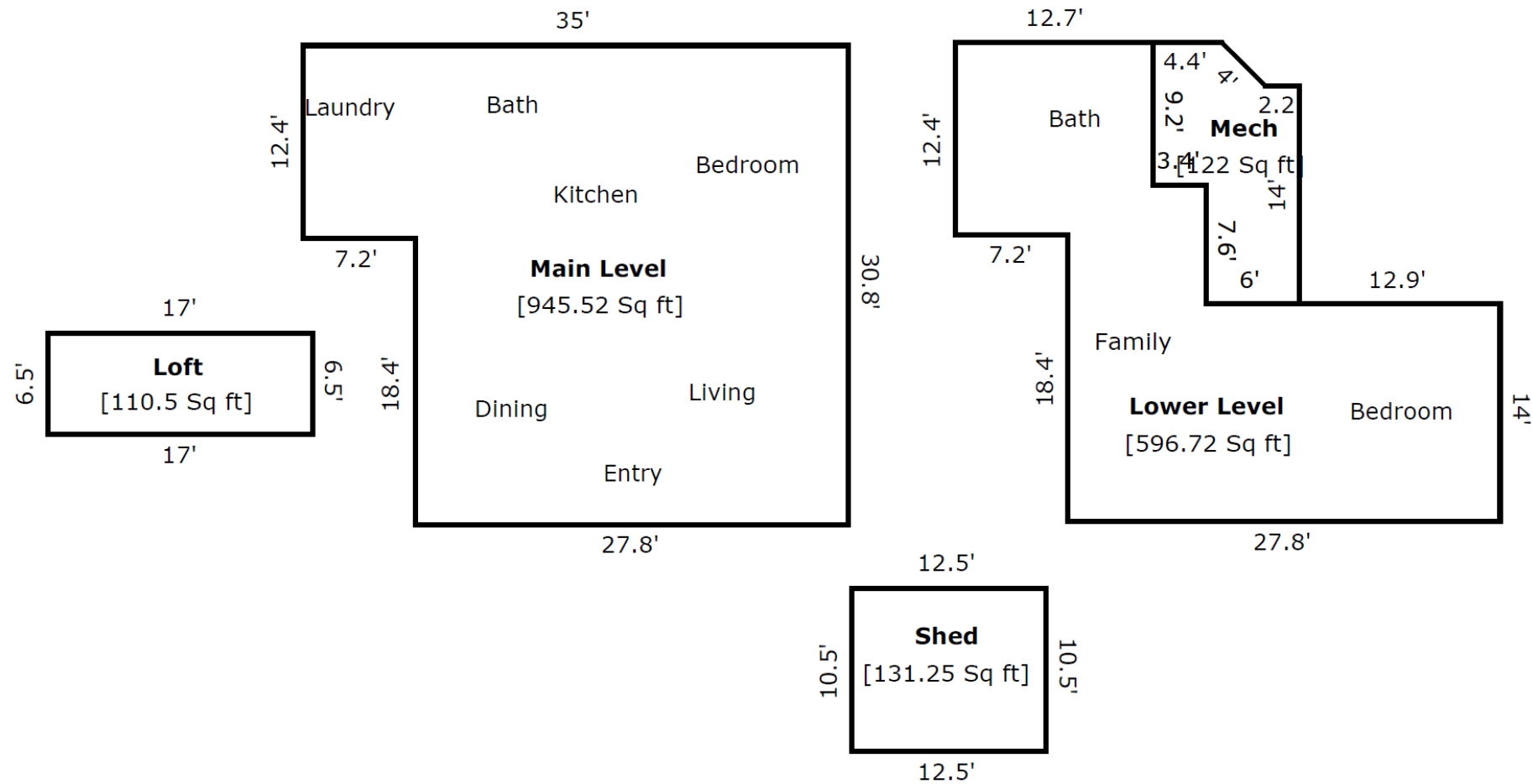
Illustration Numbers: _____

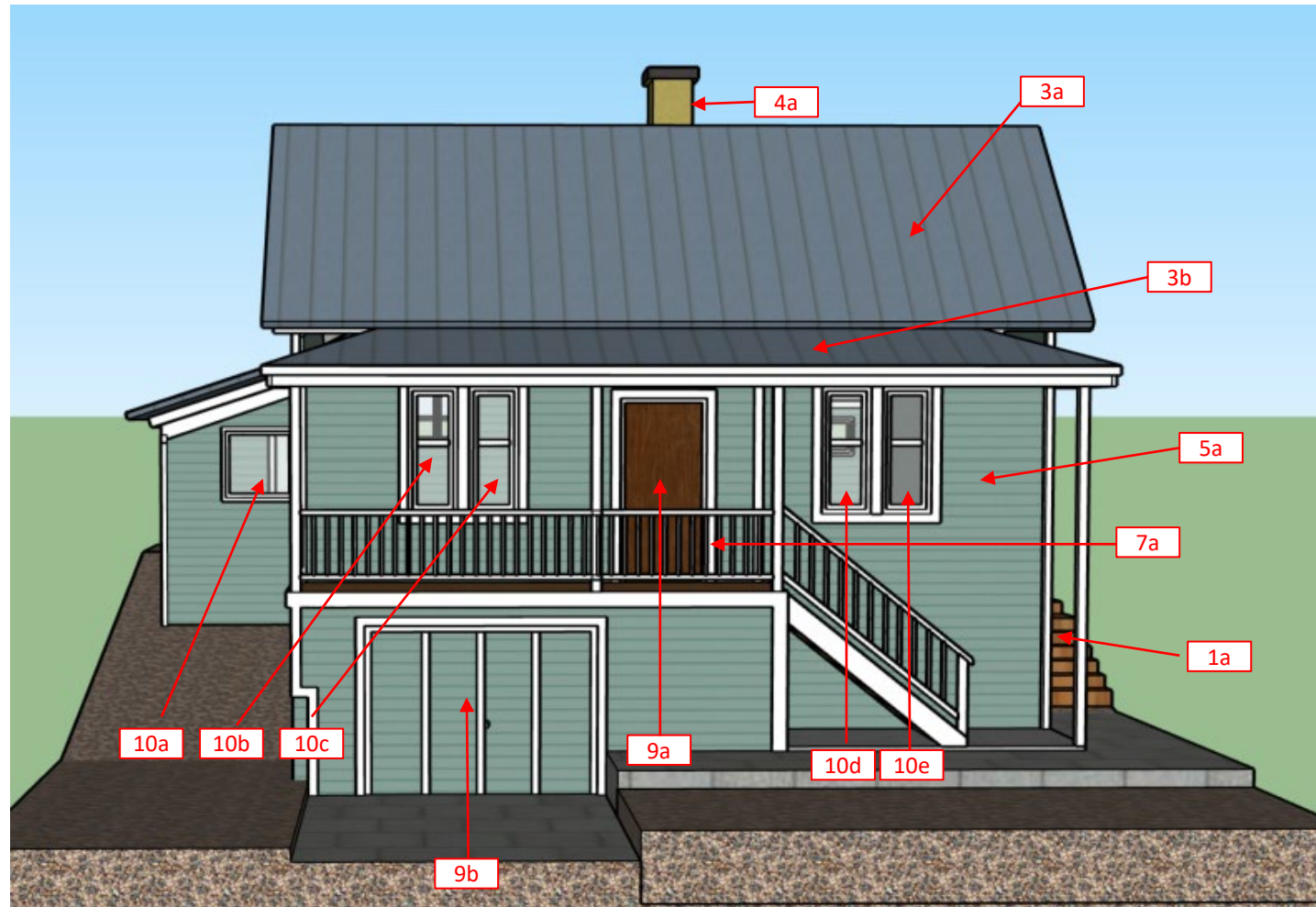
Illustrations

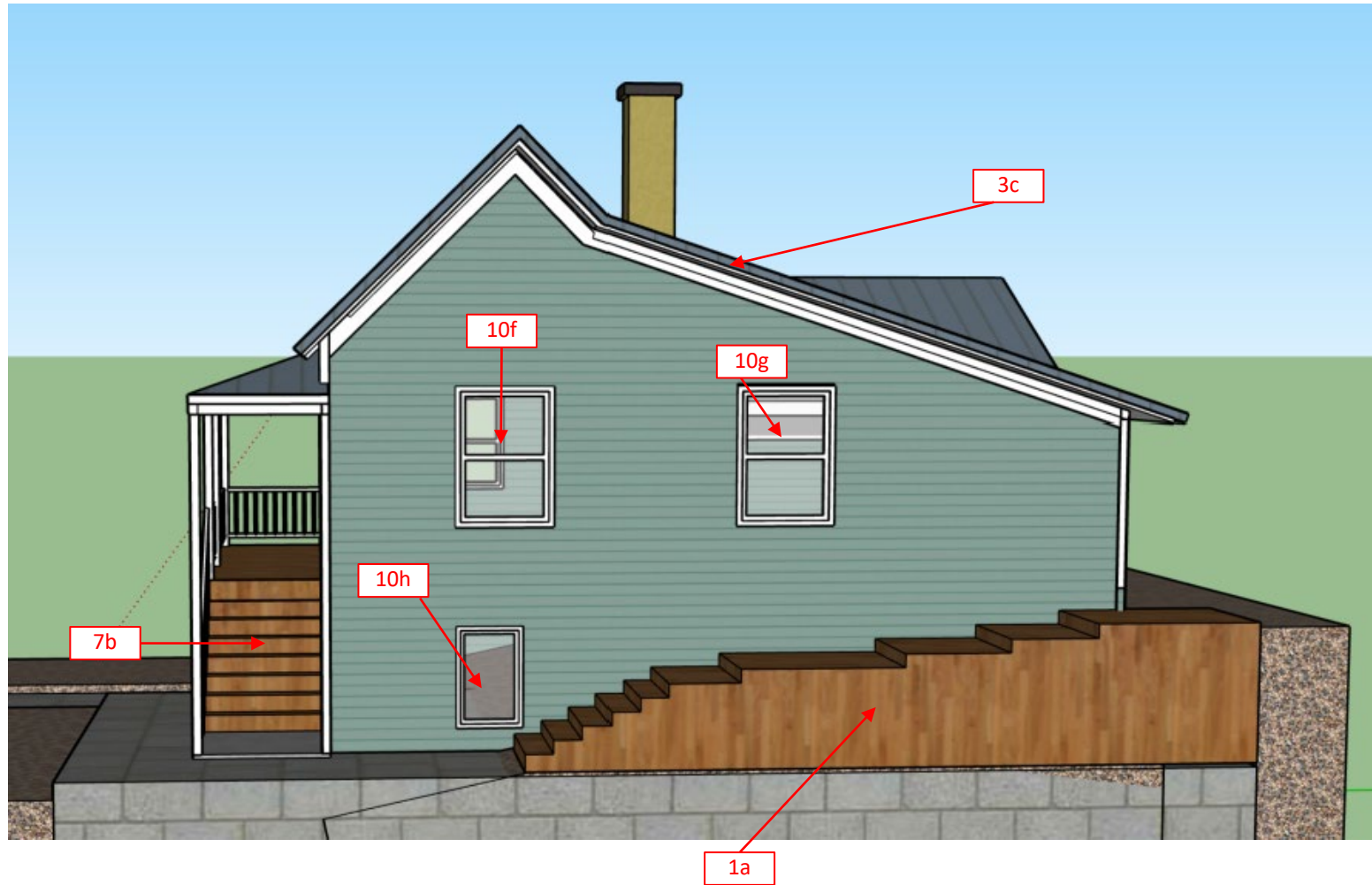
Existing Structure 3D Model

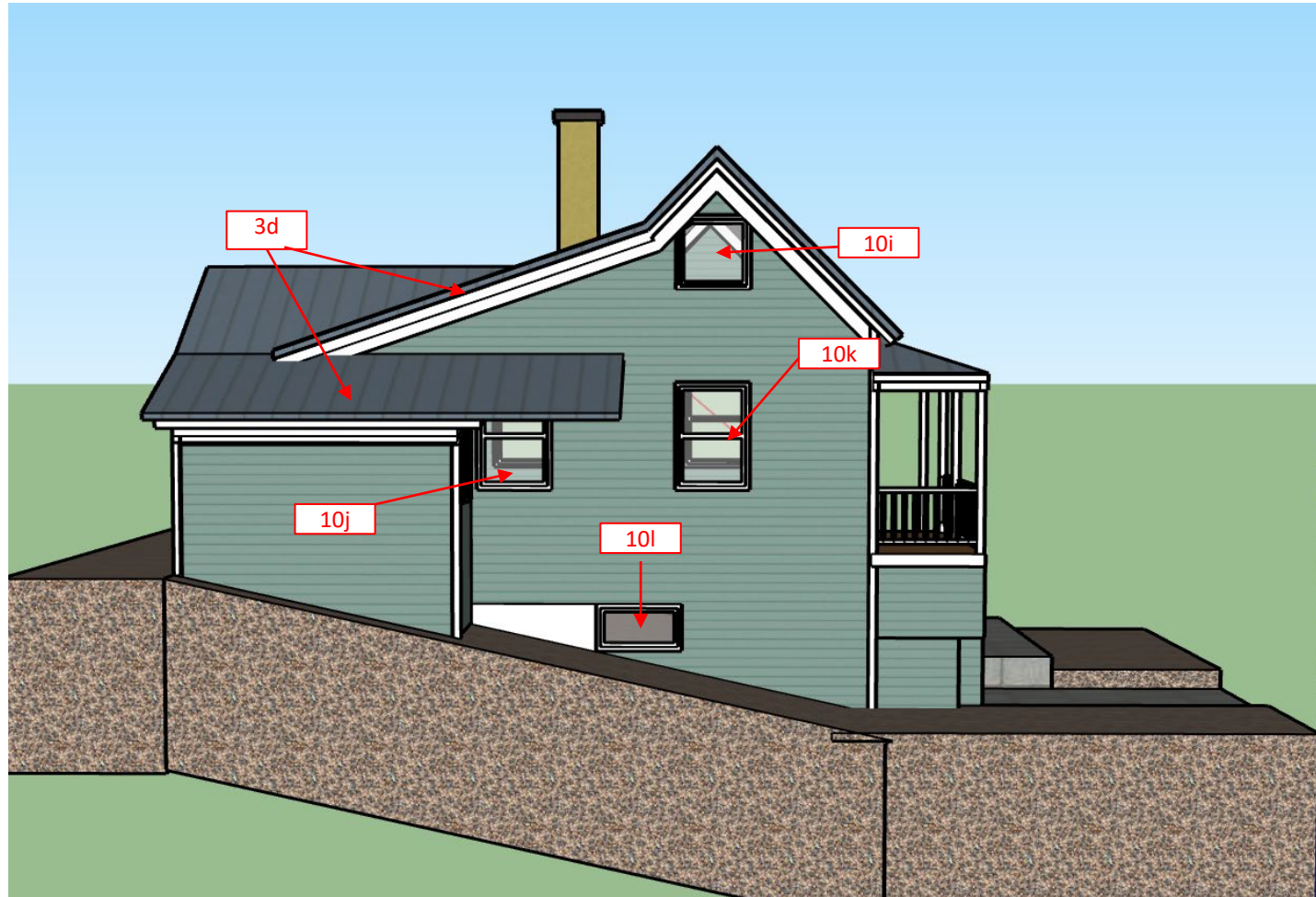


Existing Structure – sketch dimensions









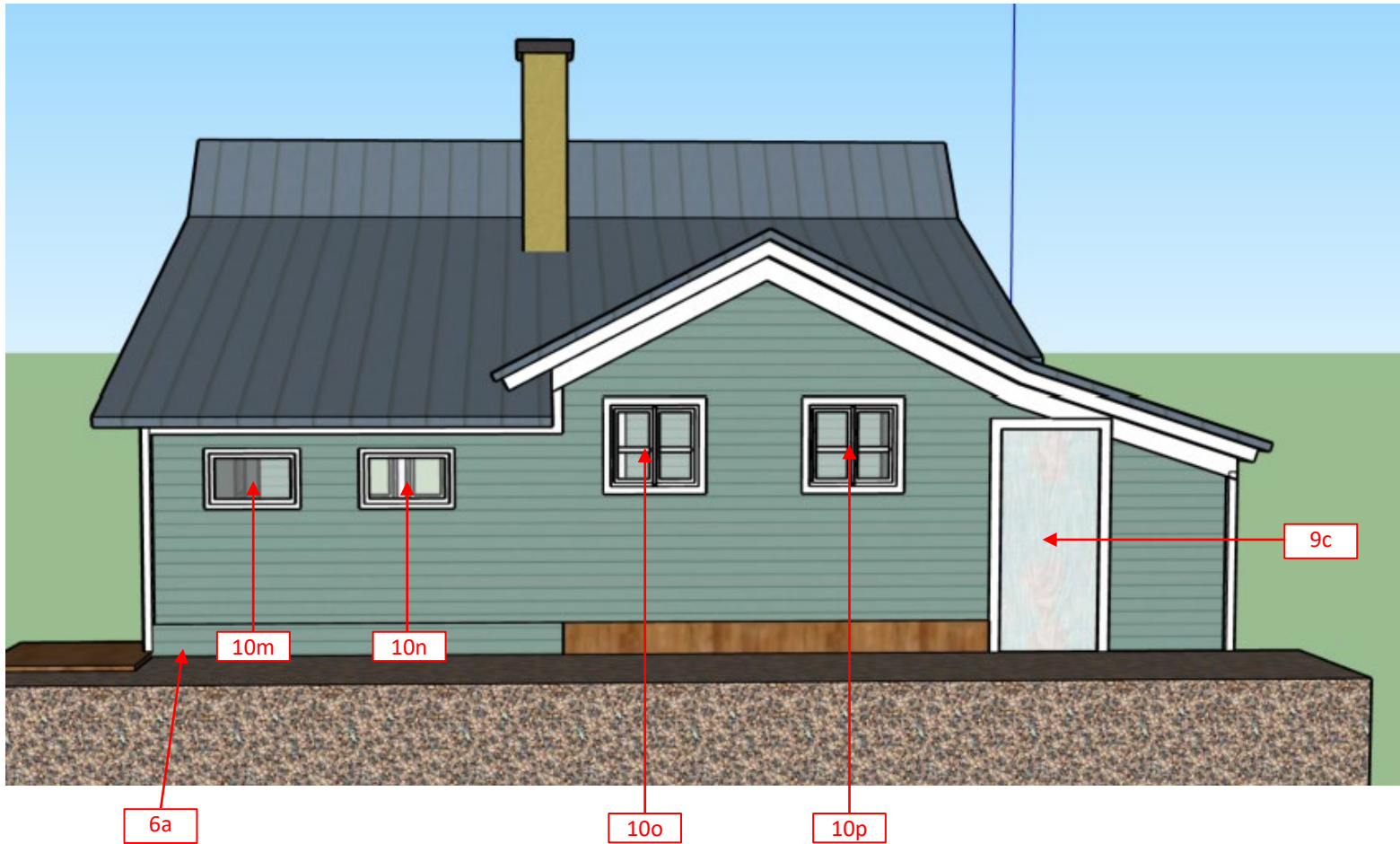


Photo Documentation

Photo #1: East Elevation (front)



Photo 1.1



Photo 1.2

Photo #2: North Elevation



Photo #3: South Elevation



Photo 3.1



Photo 3.2



Photo 3.3

Photo #4: West Elevation (Rear)



Photo 4.1



Photo 4.2

Photo #5: East Elevation Porch Ceiling and Support Structure Detail



Photo 5.1



Photo 5.2

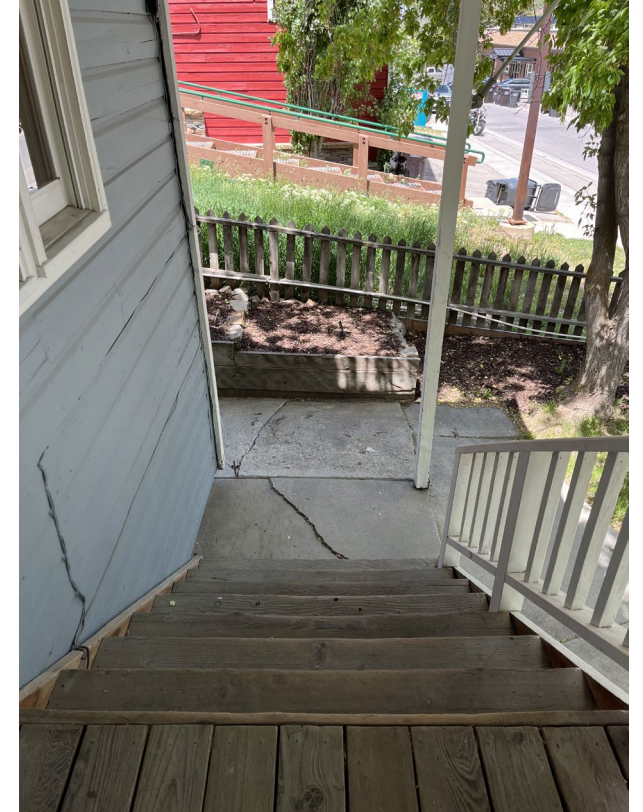


Photo 5.3

Photo #6: North property line – retaining wall and steps



Photo 6.1



Photo 6.2

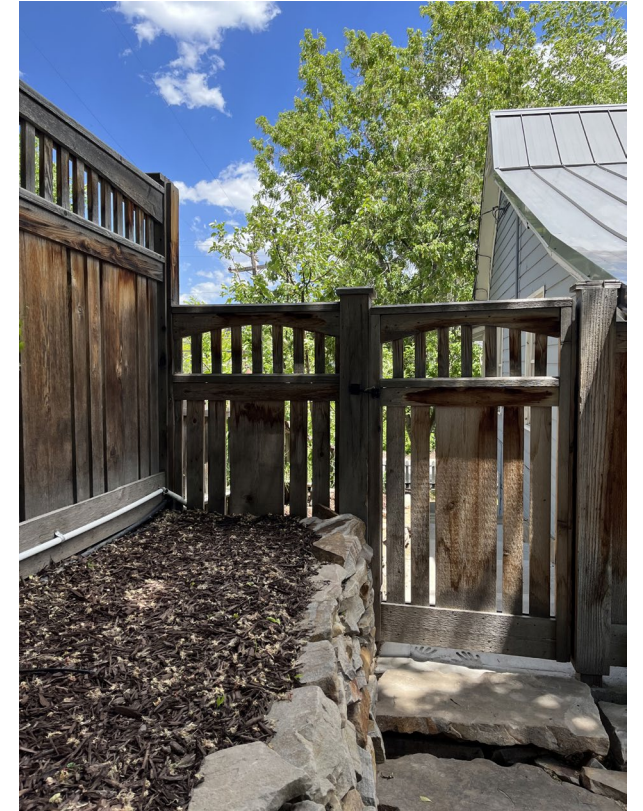


Photo 6.3

Photo #7: West Elevation – Chimney



Photo 7.1

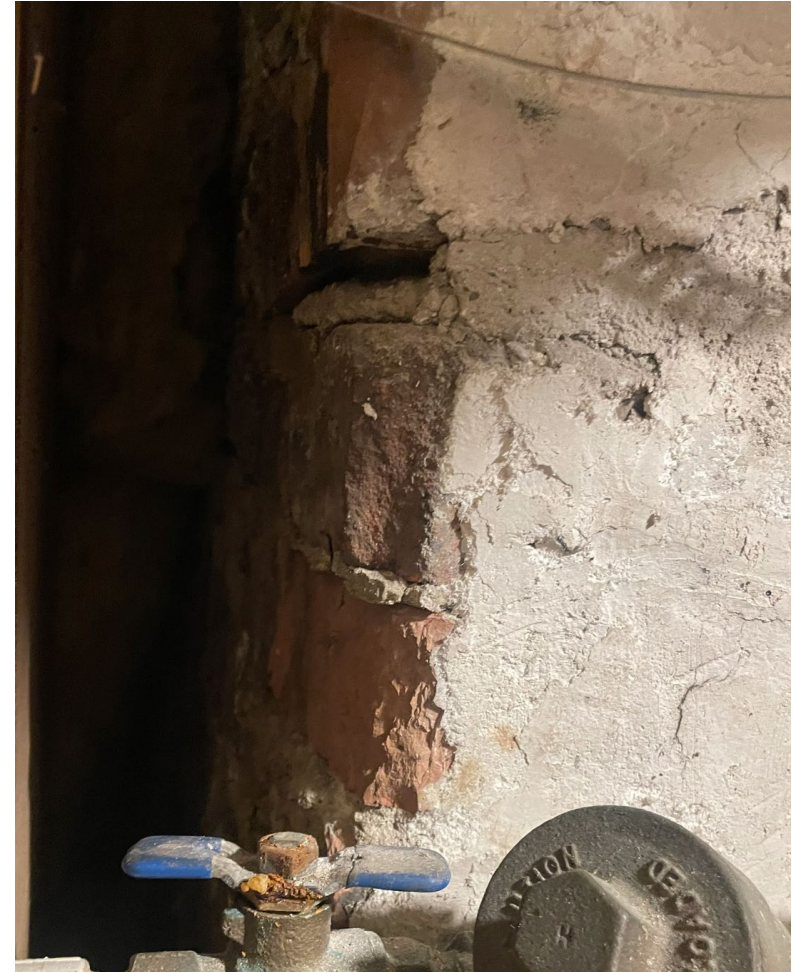


Photo 7.2

Photo #8: East Elevation – Front Door & Window



Photo 8.1



Photo 8.2

Photo #9: West Elevation – Door (rear)



Photo 9.1



Photo 9.2

Photo #10: East Elevation (front) – Garage Door



Photo 10.1



Photo 10.2

Photo #11: East Elevation (front – window detail)



Photo 11.2



Photo 11.1



Photo 11.3

Photo #12: North Elevation – Window



Photo #13: South Elevation – Window

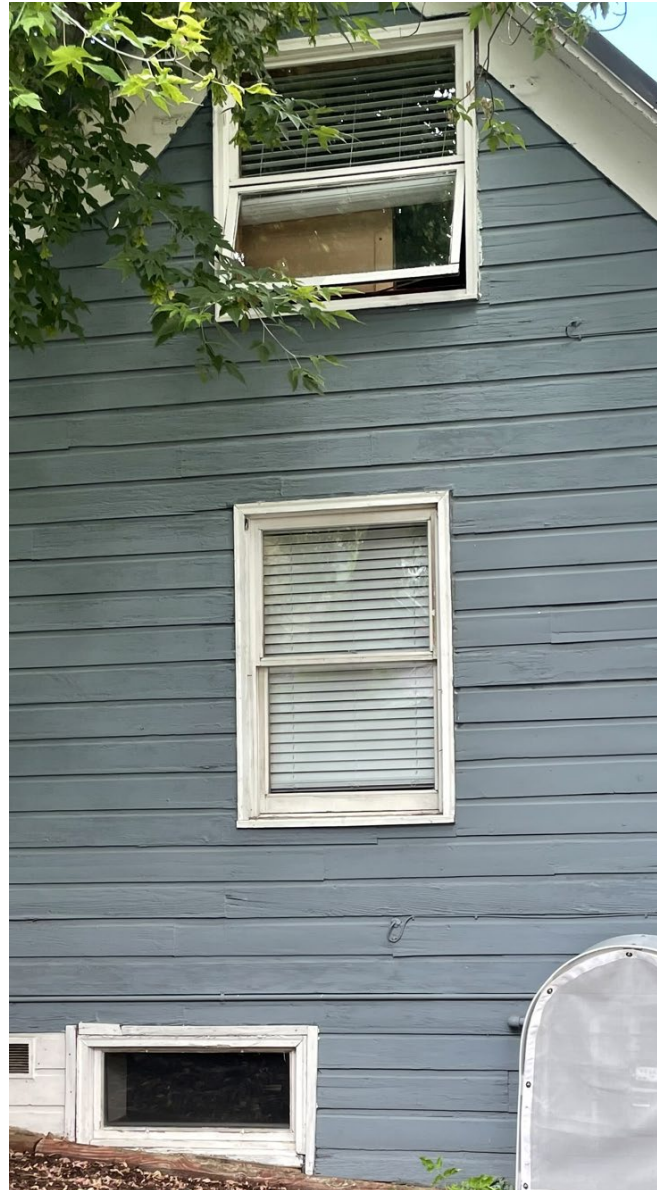


Photo #14: West Elevation (rear) – Windows



Photo #15: Interior Main Floor, family-room, kitchen, loft, bath, bedroom & laundry



Photo 15.1 - kitchen



Photo 15.2 –living



Photo 15.4 - bathroom



Photo 15.5 - laundry

Photo #15: Interior Main Floor, family-room, kitchen, loft, bath, bedroom & laundry



Photo 15.5 – structural beams



Photo 15.6 - loft



Photo 15.7 - loft

Photo #15: Interior Main Floor, family-room, kitchen, loft, bath, bedroom & side gable, laundry, staircase



Photo 15.8 – side porch staricase



Photo 15.9

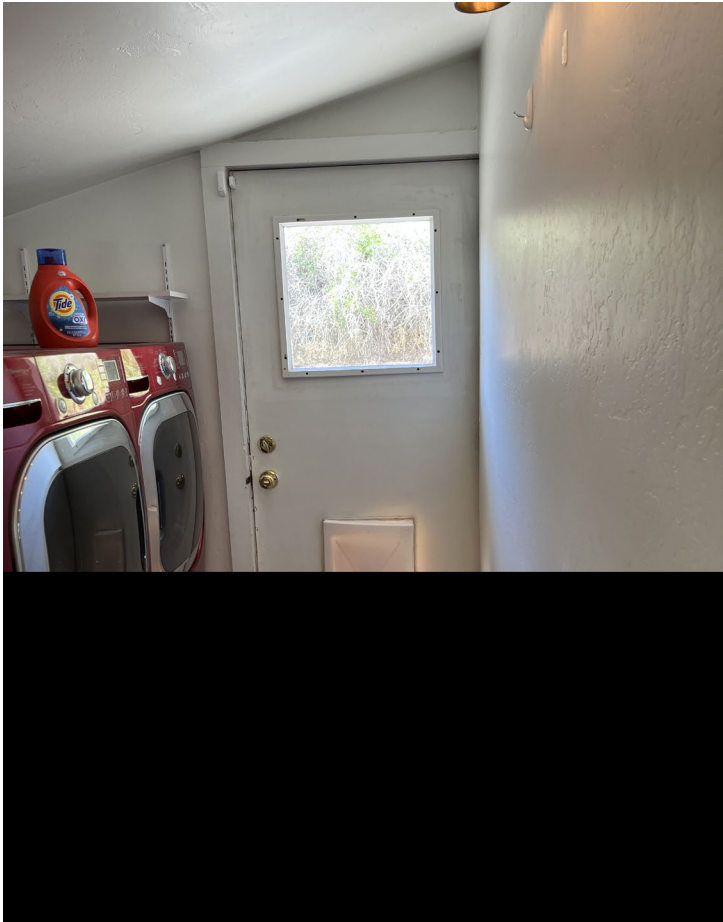


Photo 15.10 – mud room, utility

Photo #16: Lower level, family-room, bath & bedroom



Photo 16.1 – lower family room



Photo 15.3- lower bedroom



Photo 15.2 – lower bath

Photo #17: Mechanical System, Utility Systems, Service Equipment & Electrical



Photo 17.1 - furnace



Photo 17.2 – water heater



Photo 17.3 – electrical panel

Photo #18: West Elevation – Foundation



Photo 18.1 - Foundation



Photo 18.2 – Foundation rear corner



Photo 18.3 – southeast corner



Photo 18.4 – northeast corner



Photo 18.5 – northeast corner

Photo #18: West Elevation – Roof



**Photo 18.1 – West Elevation
Roof**



Photo 18.2 – Aerial roof



Photo 18.3 – east view roof



Photo 18.4

Photo #19: Aerial View – Rear Slope to back lot line



Photo 19.1 Rear Slope – Aerial View



Photo 19.2 Rear Slope – to Church parking lot

Photo #20: West Elevation – Accessory Building



Appendix: additional information



Rectangular or “Hall-Parlor” House

Buildings that are described as rectangular or “Hall-Parlor” are simple, rectangular in plan with a gable roof usually oriented with the ridge parallel to the street. The name comes from the floor plan composed of two rooms placed side by side; the hall, generally a square room, and an adjoining parlor, often smaller than the “hall”. Porches may extend across part or all of the façade and a few wrap around the corners of the house. The porches are defined by dropped or extended roofs with shed or hipped forms. Most rectangular homes are one or one-and-a-half stories and several have rear shed or saltbox roof profiles.

Appendix: additional information



[Asbestos Cement Siding Inspection | Brea Home Inspector \(signaturemore.com\)](#)

Appendix: additional information



Photo # 2010.24.36 – undated photo east elevation “110 Block Park Ave “Dunsmore. Henry Knight” estimated 1945 – when Knight purchased the house from Dunsmore

Appendix: additional historical information

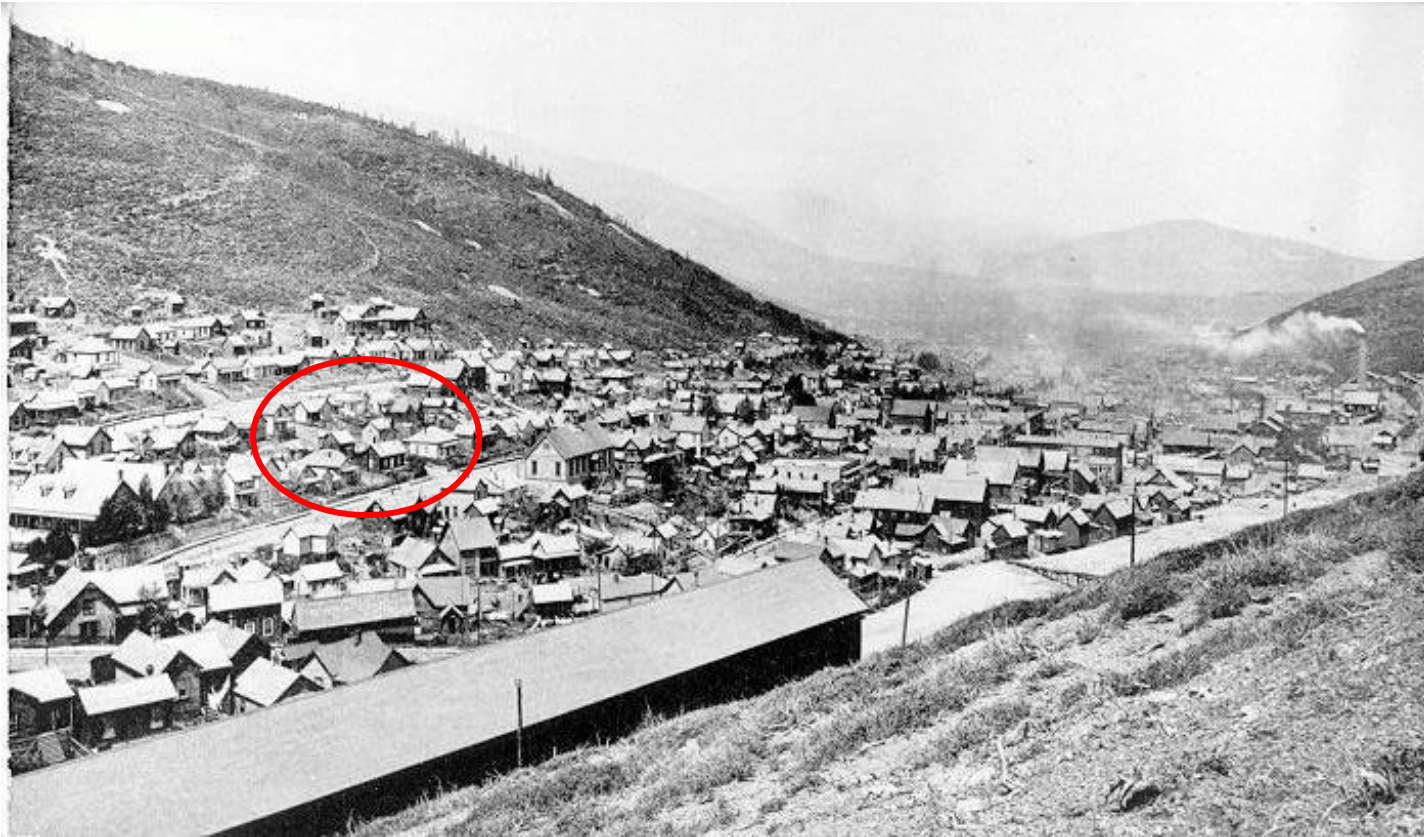


Photo # 1984.50.20 – undated estimated between 1902 – 1920 due to Jefferson School in wood

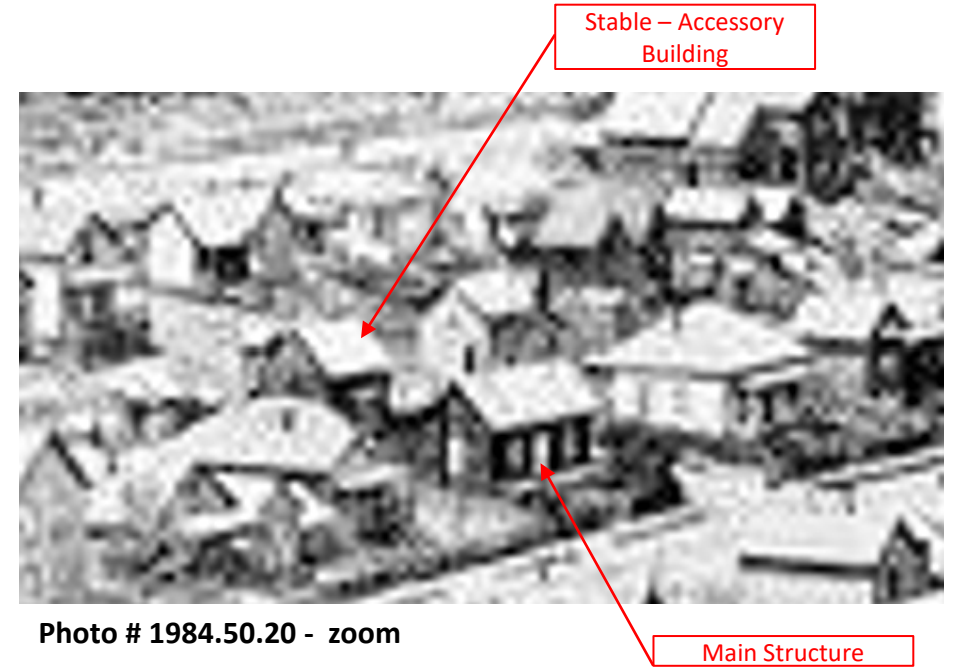


Photo # 1984.50.20 - zoom

Appendix: additional historical information

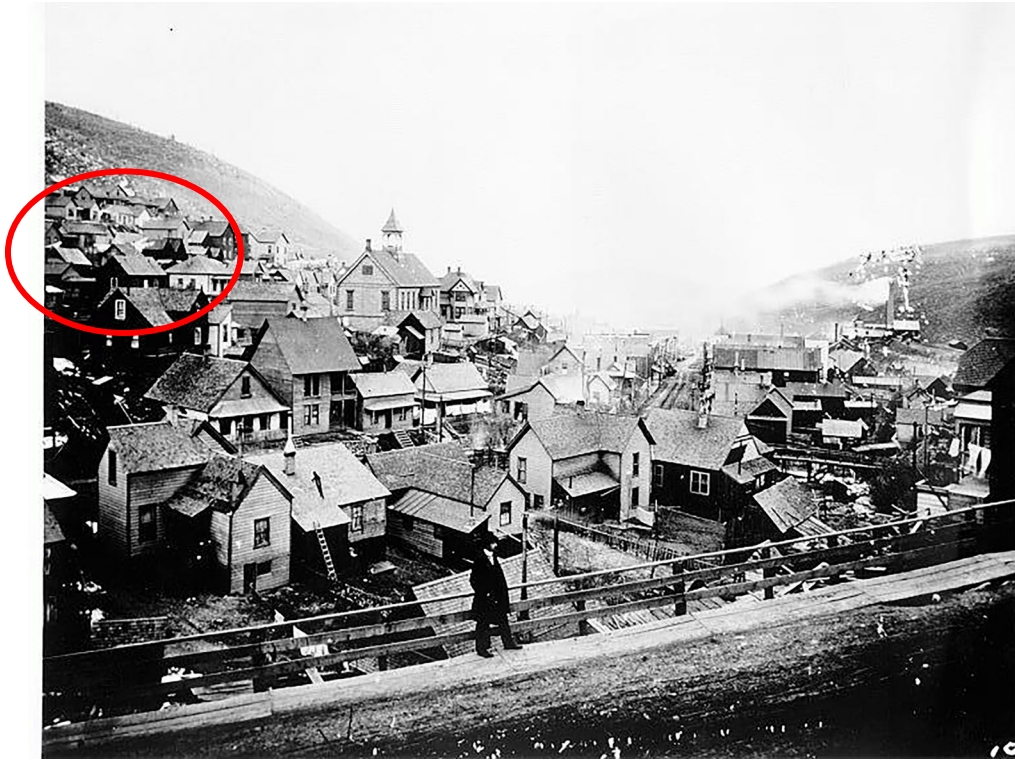


Photo # 1996.14 – between 1902 – 1920 due to Jefferson School in wood

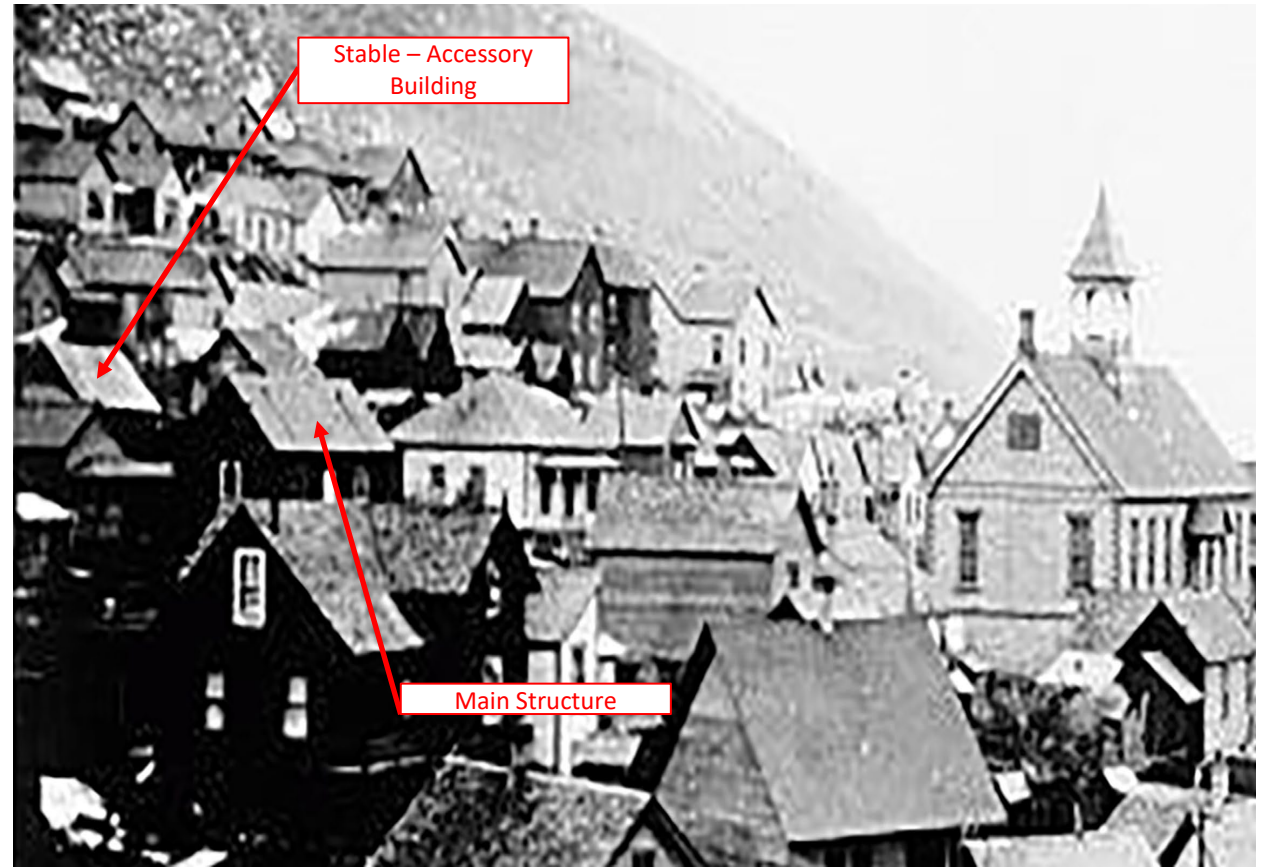


Photo # 1996.14 – ZOOM

Appendix: additional information

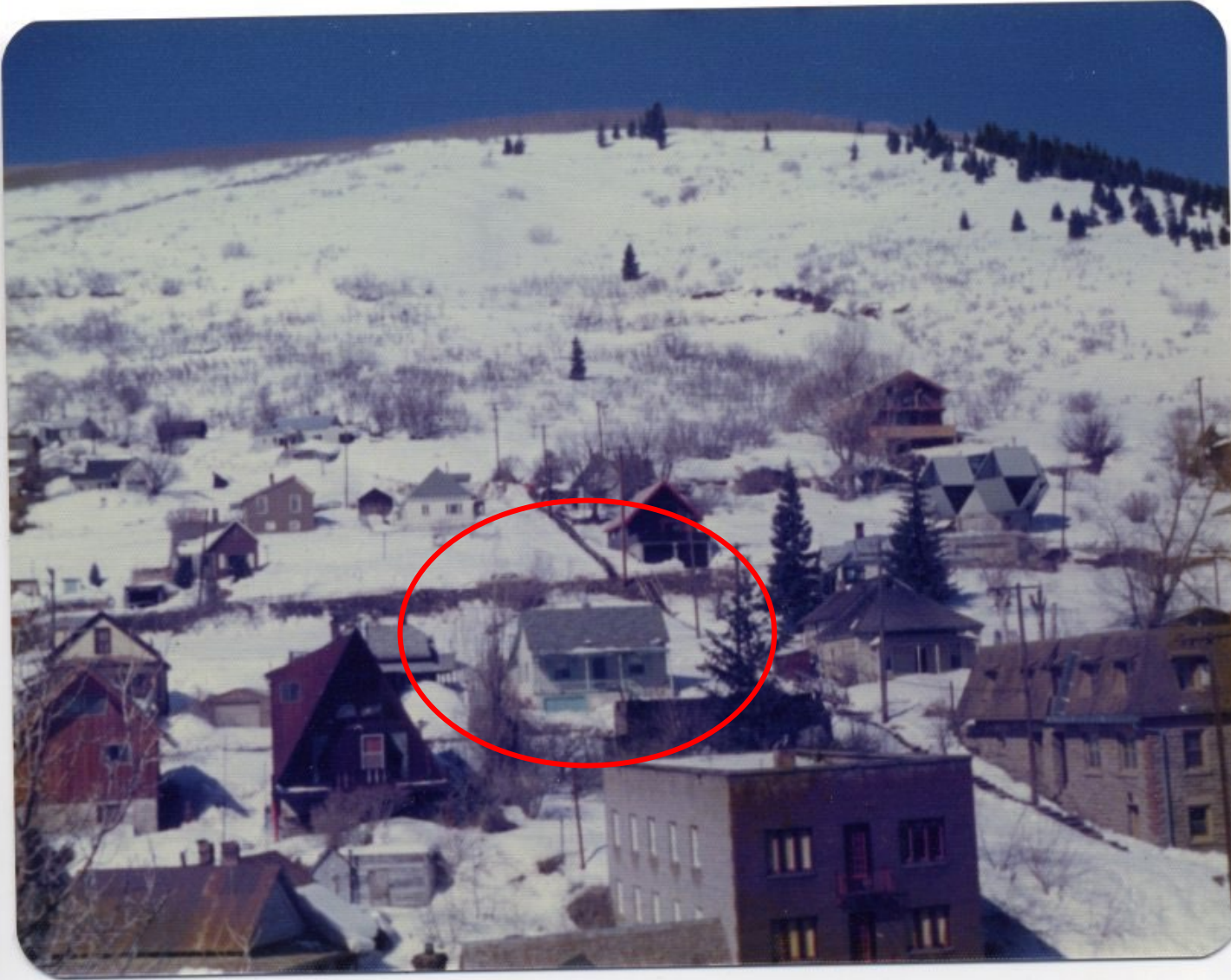


Photo # Digi37.7 – Rob Slettom photo early 1970s

Appendix: additional information



Photo – Building Permit Summit County - 1996

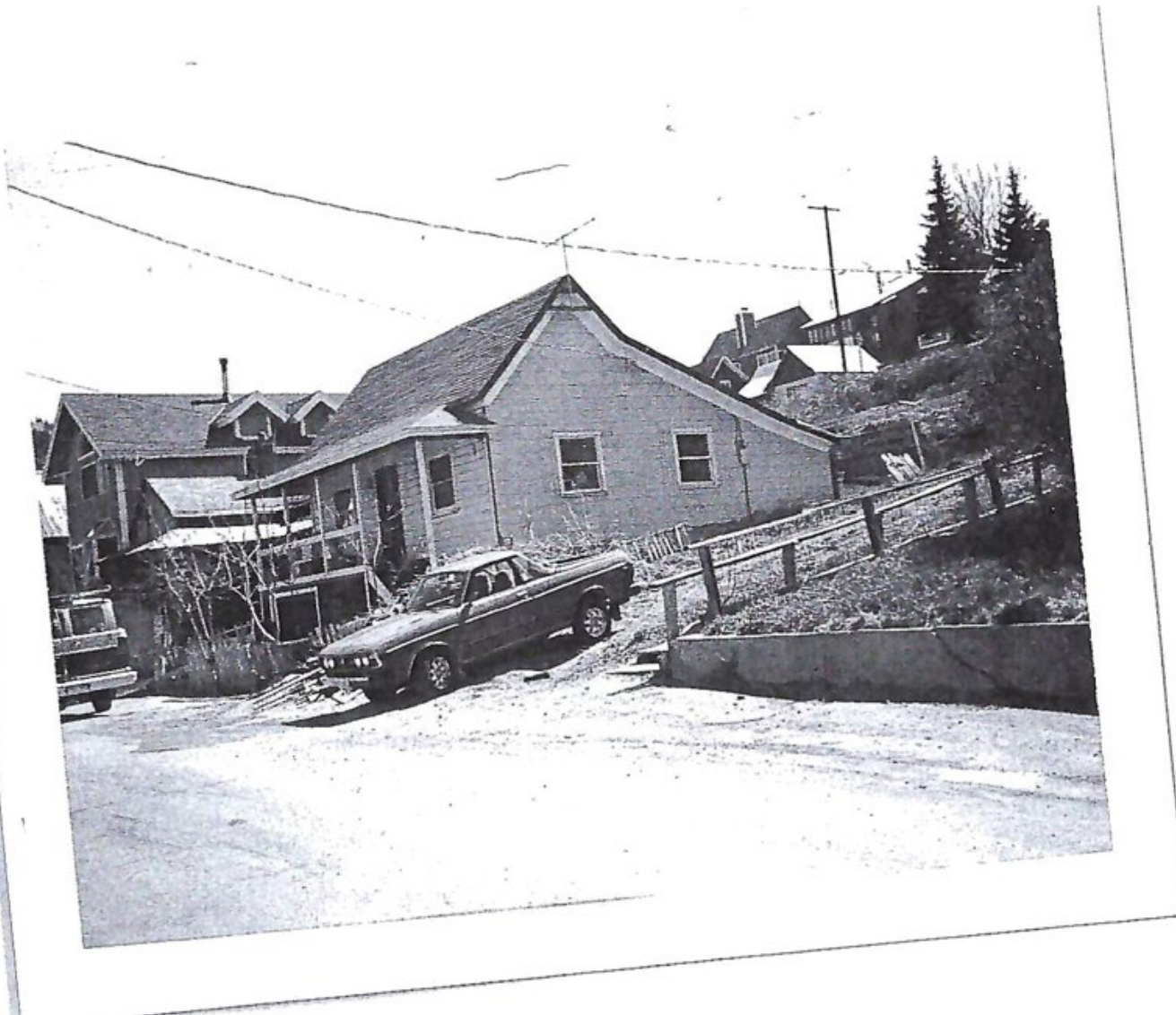


Photo – Building Permit Summit County – ~1970s

HISTORIC PRESERVATION PLAN

161 Park Ave
Park City, UT 84060

July 2023

HISTORIC PRESERVATION PLAN SUMMARY

Description

Applicant: Andrew & Donna Cross
Representative: Mike Stoker, Stoker Architects
Hayden Construction, General Contractor
Location: 161 Park Avenue
Zoning District: Historic Residential – 1
Adjacent Land Uses: Single-Family Dwellings, St. Mary’s Chapel, Public Stairs

Background:

161 Park Avenue is in the Historic Residential -1 (HR-1) Zoning District. The site is identified by Summit County as parcel number PC-7, the northern 15 feet of Lot 15 and all of Lot 16, Block 1, Park City Survey. 161 Park Avenue is occupied by a Landmark Historic Structure as identified by the City’s Historic Sites Inventory. The Landmark Historic Structure was built circa 1887 and sits on both Lots 15 and 16. Andrew & Donna Cross purchased the property in May 2022 with the intention of rehabilitating the [Landmark Historic Structure](#) and construct an addition.

Architectural Review:

The proposed project aligns with the purpose of the Park City Land Management Code [15.2.1-1 Purpose](#), which aims to preserve and protect the historic structures in the city. The restoration project will preserve the historic character of the house while also making necessary updates to accommodate modern living standards.

The proposed plans contained herein fully comply with LMC [Chapter 15-11](#), Historic Preservation, and LMC [Chapter 15-13](#), *Design Guidelines for Historic Districts and Historic Sites*.



Fig 1. view of property from Park Ave

[Historic Sites Inventory- 161 Park Ave](#)

[Physical Conditions Report - Structure](#)

[Physical Conditions Report - Landscape](#)

- HDDR Historic District Design Review
- HR-1 Historic Residential – 1
- LMC Land Management Code
- ROW Right-Of-Way

1. Site Design

Element/Feature: SITE PLAN

This Involves: Preservation Restoration X
 Reconstruction Rehabilitation X

Based on the condition and deficiencies outlined in the Landscape Physical Conditions Report, please describe in detail the proposed work:

- Building site will be altered in the following:
1. Lift the existing structure in place and re-construct a code- compliant foundation and basement for the existing structure and an addition on the back. Then lower the home back into its original location.
 2. The driveway and garage will be reconstructed in same location
 3. The existing non-historic gabled addition in the rear and south side of the property will be partially deconstructed and replaced with an addition in the rear of the home using a portion of the exiting gable into the roof form will be reconstructed and used as a transition element.
 4. The non-historic accessory building in the rear of the property will be removed and replaced by with a shed that is meets historic characteristics.
 5. The retaining walls and patios that surround the property will be reconstructed.
 6. The trees on the property will be removed and replaced by more appropriate native trees and vegetation

2. Structure

Element/Feature: Original Structure

This Involves: ☐ Preservation ☐ Restoration
 ☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

- The exterior of the original structure will be preserved and rehabilitated using existing novelty clad siding replaced with same material replacing any degraded material.
- The roof will be replaced with same sheathed metal roof – same style.
- The interior of the structure will be demolished and renovated – the loft will be removed restoring the structure to the Hall Parlor open entry.
- The structure will be reinforced to preserve the form and lifted.
- The foundation will be excavated, and a new foundation poured.
- installed, and the structure will be set back down on the new foundation
- The structure will be lifted 2FT higher after lift
- Windows will be replaced with new windows using historical materials and form
- The garage door will be re-constructed in similar character

3. Roof

Element/Feature: ROOF

This Involves: ☐ Preservation ☐ Restoration
 ☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The roof was updated in 1990's and is sheathed in metal construction:

- The roof will be replaced with similar metal roof - updated
- The addition will be sheathed in same roof material to match existing form
- The form will be preserved the material is non-historic

4. Chimney

Element/Feature: CHIMNEY

This Involves:

☐ Preservation

☐ Restoration

☐ Reconstruction

☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work::

- The chimney is a non-historic feature and is in disrepair. It only serves as a vent for the utilities.
- The Chimney will not be retained in the renovation

5. Exterior Walls

Element/Feature: EXTERIOR WALLS

This Involves:

☒ Preservation

☐ Restoration

☒ Reconstruction

☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work::

- Exterior walls will be retained and strengthened to meet code.
- The existing novelty clad sided exterior will use as much usable material as possible.
- Deteriorated material will be replaced with similar material and style, which is readily available.
- The siding is non-historic but is compatible with the Historic District architectural character.

6. Foundation

Element/Feature: FOUNDATION

This Involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work::

- Existing non-historic pored foundation and cinder block will be removed. A new code compliant concrete foundation will be constructed.
- The structure will be lifted, and the foundation will be excavated and re-poured for the exiting structure and addition.

7. Porches

Element/Feature: FRONT GABLED PORCH

This Involves: X Preservation Restoration
 Reconstruction X Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work::

- The gabled porch will be removed to facilitate the building lift. It will be re-built to match existing.
- The material is non-historic and readily available.

8. Doors

Element/Feature: DOORS

This Involves: ☐ Preservation ☐ Restoration
 ☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work::

- The doors are non-historic
- Doors will be replaced with doors that are compatible with Historic District architectural characteristics
- The doors will meet all energy code requirements

9. Windows

Element/Feature: WINDOWS

This Involves: ☐ Preservation ☐ Restoration
 ☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work::

- The existing window material are non-historic
- Some of the forms are historic other not
- Windows will be replaced with windows that are compatible with Historic District architectural characteristics
- All windows will meet current energy code requirements

10. Mechanical System, Utility Systems, Service Equipment & Electrical

Element/Feature: UTILITIES

This Involves: Preservation Restoration
 X Reconstruction Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work::

- Utilities and Mechanical Systems will be replaced and upgraded with systems that will support the structure and its addition.
- All systems will be code compliant

11. Additions

Element/Feature: ADDITIONS

This Involves:

☐ Preservation

☒ Reconstruction

☐ Restoration

☐ Rehabilitation

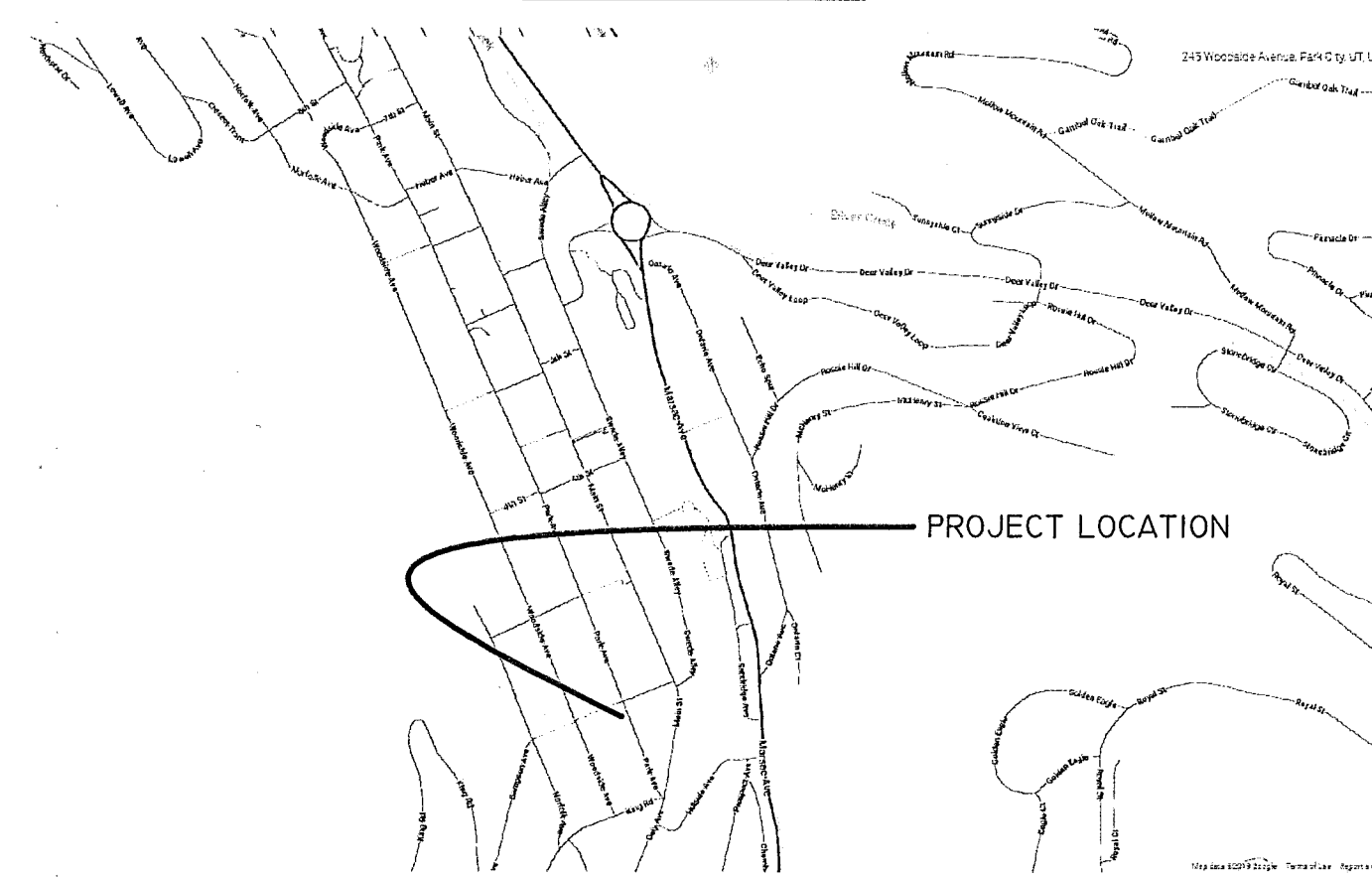
Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work::

- The addition will be constructed on the West elevation in rear of the property.
- The feature is designed to be a contemporary interpretation of the Historical District architectural character.
- The addition is visually subordinate to the original structure. The design is not a replication of the original structure.

161 PARK AVE PLAT AMENDMENT

LOCATED IN THE SE 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT
COUNTY, UTAH

VICINITY MAP



SURVEYOR'S CERTIFICATE	
IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 7736336 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.	
I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, HEREAFTER TO BE KNOWN AS 161 PARK AVE PLAT AMENDMENT AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.	
 CHAD A. ANDERSON PROFESSIONAL LAND SURVEYOR	02/08/23 DATE
 SURVEYOR'S SEAL	

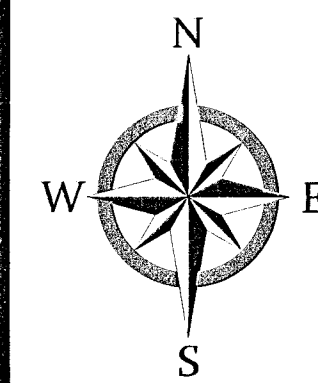
BOUNDARY DESCRIPTION	
THE NORTHERLY 15 FEET OF LOT 15 AND ALL OF LOT 16, BLOCK 1, PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.	
AREA = 0.067 ACRE	

OWNER'S DEDICATION AND CONSENT TO RECORD	
KNOW ALL MEN BY THESE PRESENTS THAT DONNA J. CROSS AND ANDREW M. CROSS, AS JOINT TENANTS, THE UNDERSIGNED OWNER OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT AMENDMENT, HAVE CAUSED THIS PLAT AMENDMENT TO BE PREPARED AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.	
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS <u>28</u> DAY OF <u>MARCH</u> , 20 <u>23</u>	
 DONNA J. CROSS	 ANDREW M. CROSS

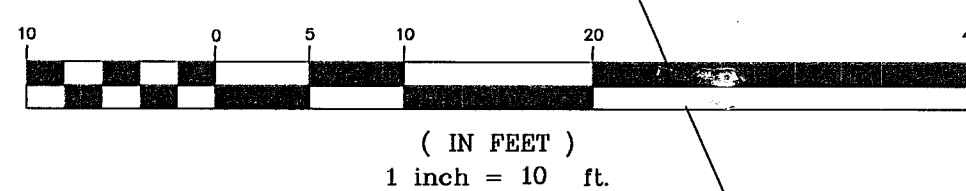
ACKNOWLEDGEMENT	
STATE OF <u>Utah</u> } S.S. COUNTY OF <u>Summit</u>	
ON THIS <u>15th</u> DAY OF <u>March</u> , 20 <u>23</u> , PERSONALLY APPEARED BEFORE ME DONNA J. CROSS AND ANDREW M. CROSS, AS JOINT TENANTS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.	
MY COMMISSION EXPIRES: <u>10-05-2026</u>	
 MARK GROSE NOTARY PUBLIC-STATE OF UTAH COMMISSION EXP. 10/05/2026 COMMISSION NO. 727132	 SIGNATURE - NOTARY PUBLIC RESIDING IN <u>Park City</u> COUNTY, <u>Summit</u>

NOTES	
1. RESIDENTIAL FIRE SPRINKLERS WILL BE REQUIRED FOR ALL NEW CONSTRUCTION PER REQUIREMENTS OF THE CHIEF BUILDING OFFICIAL.	
2. THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN ORDINANCE NO. 2022-46.	
3. SUBJECT PROPERTY IS LOCATED IN ZONE X PER FEMA FLOOD MAP NO. 490139.	
4. PLAT IS SUBJECT TO ENCROACHMENT AGREEMENT ENT NO: 01201528 BOOK: 2773 PAGE: 1562.	
5. THE HISTORIC STRUCTURE AND ANY NEW CONSTRUCTION SHALL NOT EXCEED A MAXIMUM BUILDING FOOTPRINT OF 1,244 SQUARE FEET.	

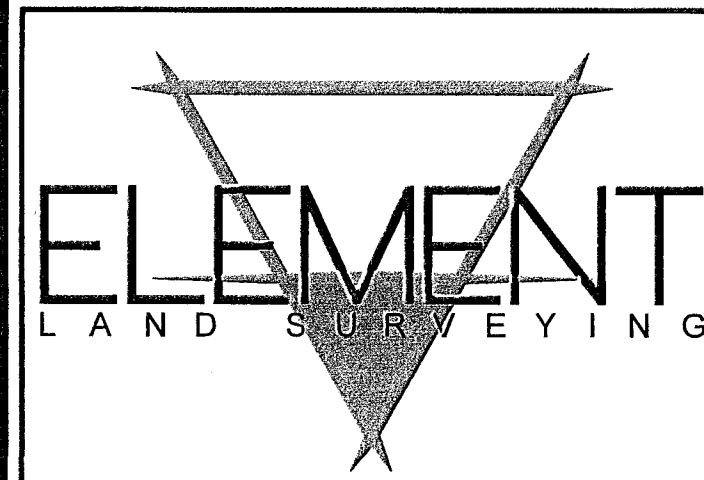
PUBLIC SAFETY ANSWERING POINT APPROVAL	
APPROVED THIS <u>17th</u> DAY OF <u>May</u> , 20 <u>23</u>	
BY: SUMMIT COUNTY GIS COORDINATOR	



GRAPHIC SCALE



ELEMENT LAND SURVEYING • 2296 SOUTH 270 EAST, HEBER CITY UT 84032 • 801-592-5975 & 801-657-8748



SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS.	
ON THIS <u>29</u> DAY OF <u>March</u> , 20 <u>23</u>	
 SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	

PLANNING COMMISSION	
RECOMMENDED BY THE PARK CITY PLANNING COMMISSION	
ON THIS <u>9th</u> DAY OF November 20 <u>22</u>	
 CHAIR	

ENGINEER'S CERTIFICATE	
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE.	
ON THIS <u>13</u> DAY OF <u>April</u> , 20 <u>23</u>	
 PARK CITY ENGINEER	

APPROVAL AS TO FROM	
APPROVED AS TO FORM.	
ON THIS <u>10th</u> DAY OF <u>May</u> , 20 <u>23</u>	
 PARK CITY ATTORNEY	

CERTIFICATE OF ATTEST	
I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL.	
ON THIS <u>12th</u> DAY OF <u>May</u> , 20 <u>23</u>	
 PARK CITY RECORDER	

COUNCIL APPROVAL AND ACCEPTANCE	
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL.	
ON THIS <u>8</u> DAY OF DECEMBER 20 <u>22</u>	
 PARK CITY COUNCIL	

RECORDED	
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF <u>FIRST AMERICAN TITLE INSURANCE COMPANY</u>	
DATE <u>MAY 17, 2023</u>	TIME <u>1:10 PM</u>
PAGE <u>183</u>	ENTRY# <u>1204054</u>
FEE <u>\$52.00</u>	
 PARK CITY RECORDER	

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Joseph Foster House**

Address: **161 Park Avenue**

Township

Range

Section:

City, County: **Park City, Summit, Utah**

UTM:

Current Owner Name: **Thomas E., Jr. and Barbara J. Hansen (H/W jt.)** USGS Map Name & Date: **Park City East**

Current Owner Address: **PO Box 3771**

Quad/2011

Park City, UT 84060-3771

Tax Number: **PC-7**

Legal Description (include acreage): **N 15 FT LOT 15 & ALL LOT 16 PARK CITY BLK 1 PARK CITY TOWNSITE**

UWD-320 V-575 M66-633 M88-355 454-206 618-278 1121-464 1441-17 1443-23; 0.07 AC

2 STATUS/USE

Property Category

☒ building(s)

☐ structure

☐ site

☐ object

Evaluation

☒ eligible/contributing

☐ ineligible/non-contributing

☐ out-of-period

Use

Original Use: **single dwelling**

Current Use: **single dwelling**

3 DOCUMENTATION

Photos: Dates

☒ digital: **Nov. 2013 (3)**

☒ prints: **2006 (3), 1995**

☐ historic:

Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☒ other: **survey, 11/2/1987**

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

☒ abstract of title

☒ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☒ census records

☐ biographical encyclopedias

☐ newspapers

☒ city/county histories

☐ personal interviews

☐ USHS History Research Center

☒ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

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

Attach copies of all research notes, title searches, obituaries, and so forth.

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.

Researcher/Organization: Daniel Carmen / CRSA Architecture

Date: August 2015

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: **other residential type / vernacular style** No. Stories: **1**

Foundation Material: **concrete** Wall Material(s): **drop-novelty siding**

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

Number of associated outbuildings **0** and/or structures **0**.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

The house at 161 Park Avenue does not closely resemble any of the house types that were common built during the historic Park City mining era although its form is somewhat reminiscent of a saltbox. The side gable roof is sheathed with standing seam metal, which replaced the asphalt shingle material shown in the 1995 photo. The walls are clad in drop-novelty siding, which replaced the asbestos shingles mentioned in the tax cards. The house was lifted to make room for a basement garage sometime before 1949. The covered porch has a hip roof which extends from the main roof. The porch roof is supported by square wooden posts and a simple railing stretches between them. The porch is reached via a stairway on the north side of the porch. The windows on the primary façade are paired one-over-one double hung sash type windows that are symmetrically placed on the upper level with the door centered on the façade. The door is not visible in available photograph and, therefore, it remains unverified. The shed roof addition on the south side was a porch until at least 1968 but was later enclosed. The foundation is concrete. The added garage is a single car garage and has simple doors covered with the same drop siding as the rest of the house. There is a wooden picket fence surrounding the lot. Since the garage form was part of the original platform of the house, it does not represent a new addition. The overall form and materiality of the building remains intact and the building retains its historic value.

5 HISTORY

Architect/Builder: **unknown**

Date of Construction: **c. 1887**

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).
(see instructions for details)

☐ Agriculture	☐ Economics	☒ Industry	☐ Politics/ Government
☒ Architecture	☐ Education	☐ Invention	☐ Religion
☐ Archeology	☐ Engineering	☐ Landscape Architecture	☐ Science
☐ Art	☐ Entertainment/ Recreation	☐ Law	☐ Social History
☐ Commerce	☐ Ethnic Heritage	☐ Literature	☐ Transportation
☐ Communications	☐ Exploration/ Settlement	☐ Maritime History	☒ Other: Mining
☐ Community Planning & Development	☐ Health/Medicine	☐ Military	
☐ Conservation		☐ Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

This house was built before the drawing of the 1889 Sanborn Insurance map, making it difficult to pinpoint its exact date of construction. The house was likely built while the property was under the ownership of Joseph Foster, who purchased it from the Park City Townsite Corporation in 1881. They received a mortgage in 1887, making that the most likely year of construction. Joseph Foster worked in a quartz mill at that time, and lived in Park City with his wife Jessie and their six children. They sold the house in 1894 to Henry Shields.

Henry Shields appears on the 1900 census of Park City. He was living on Park Avenue with his wife Armintha, and their three daughters. He worked as a lawyer, and frequently worked with the mining companies. He was also involved in the political scene of Park City. They sold the house in 1895 to John Dunsmore.

John Dunsmore appears on the 1910 census living on Park Avenue, though it is unknown if it was in this house, as there were no addresses on that census. He was born in Scotland, and immigrated to the U.S. in 1883. He worked as a stationery engineer for a mine. The 1920 census shows him living at and owning the house at 191 Park Avenue, but it is unknown if this is an error on the census or his real address. The 1930 census shows him living in this house with his wife Fay and his son Robert. That census states that he worked as a real estate owner at that time. He transferred the property to his daughter Jennie Dunsmore McQuillan in 1938.

The house does not appear on the 1940 census, indicating that it was vacant at that time. It is unknown if Jennie McQuillan ever lived at the house during the period of her ownership. The property has traded hands several times since the historic period and is currently owned by Thomas and Barbara Hansen.



161 Park Avenue. Northeast oblique. November 2013.



161 Park Avenue. East elevation. November 2013.



161 Park Avenue. Southeast oblique. November 2013.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 161 Park Avenue

City: Park City, UT

Current Owner: Thomas E. Jr. & Barbara J. Hansen

Address: (see historic site form for address)

Tax Number: PC-7

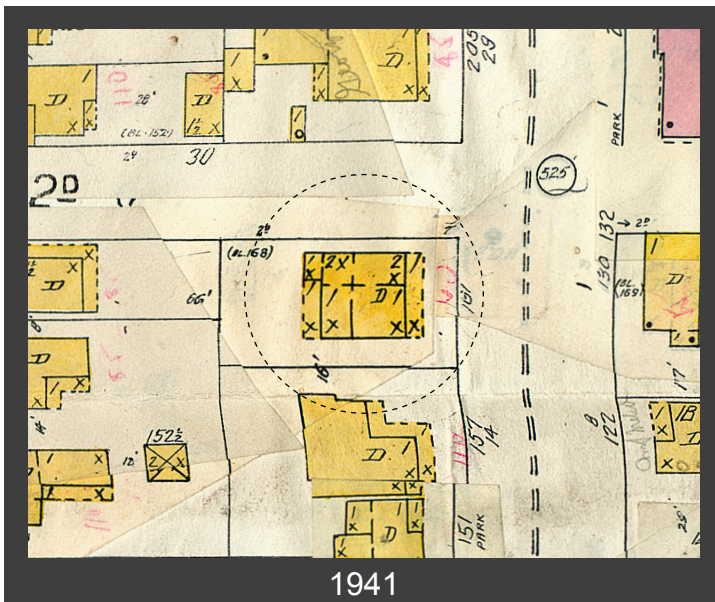
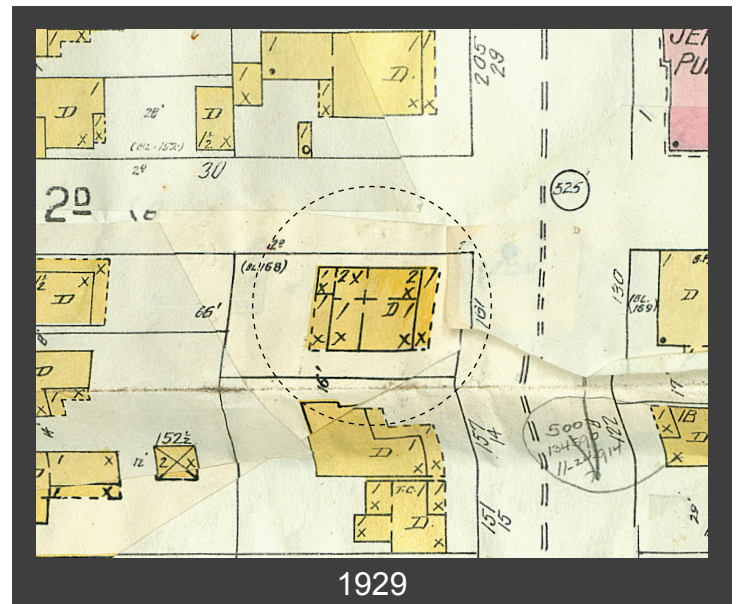
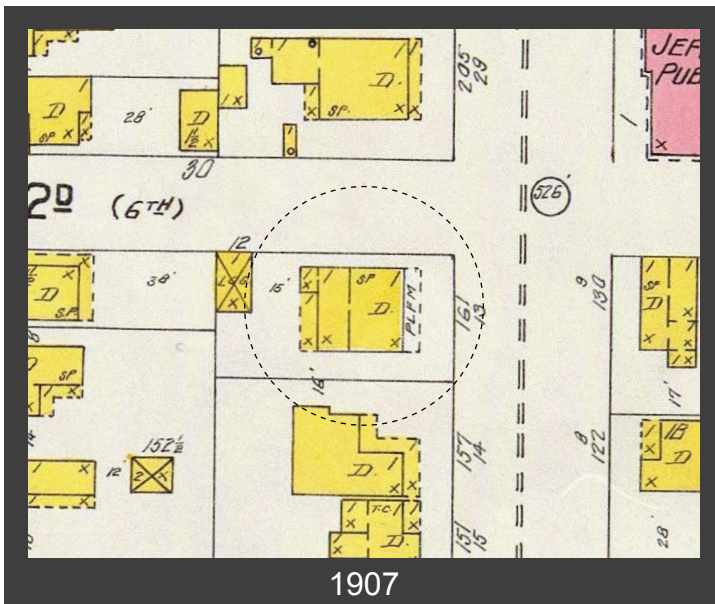
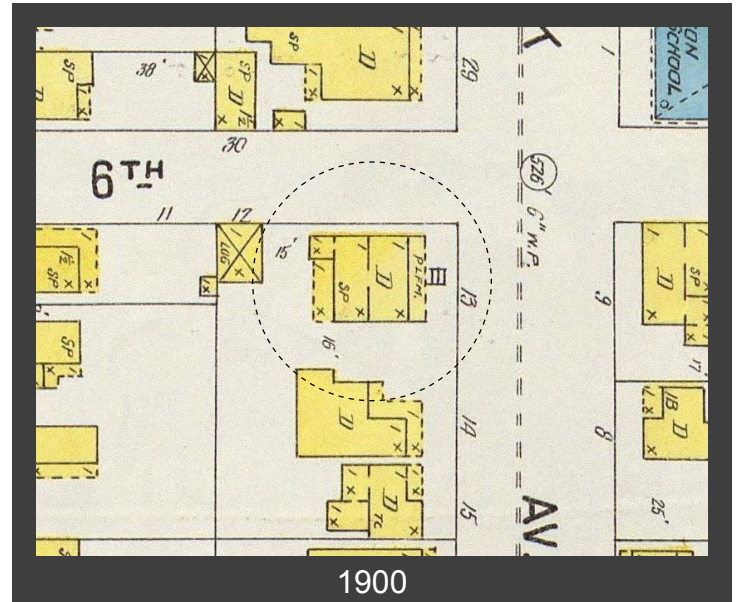
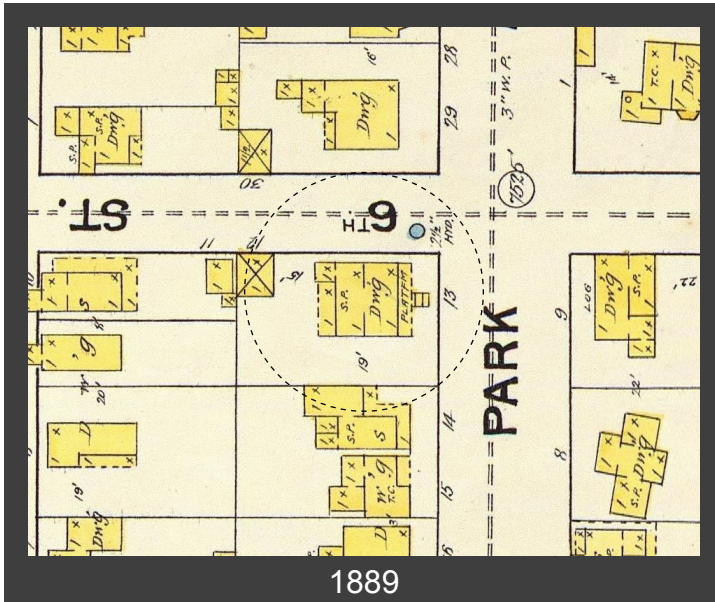
Legal Description (include acreage): PC BK1 N15ft. L15, L16)

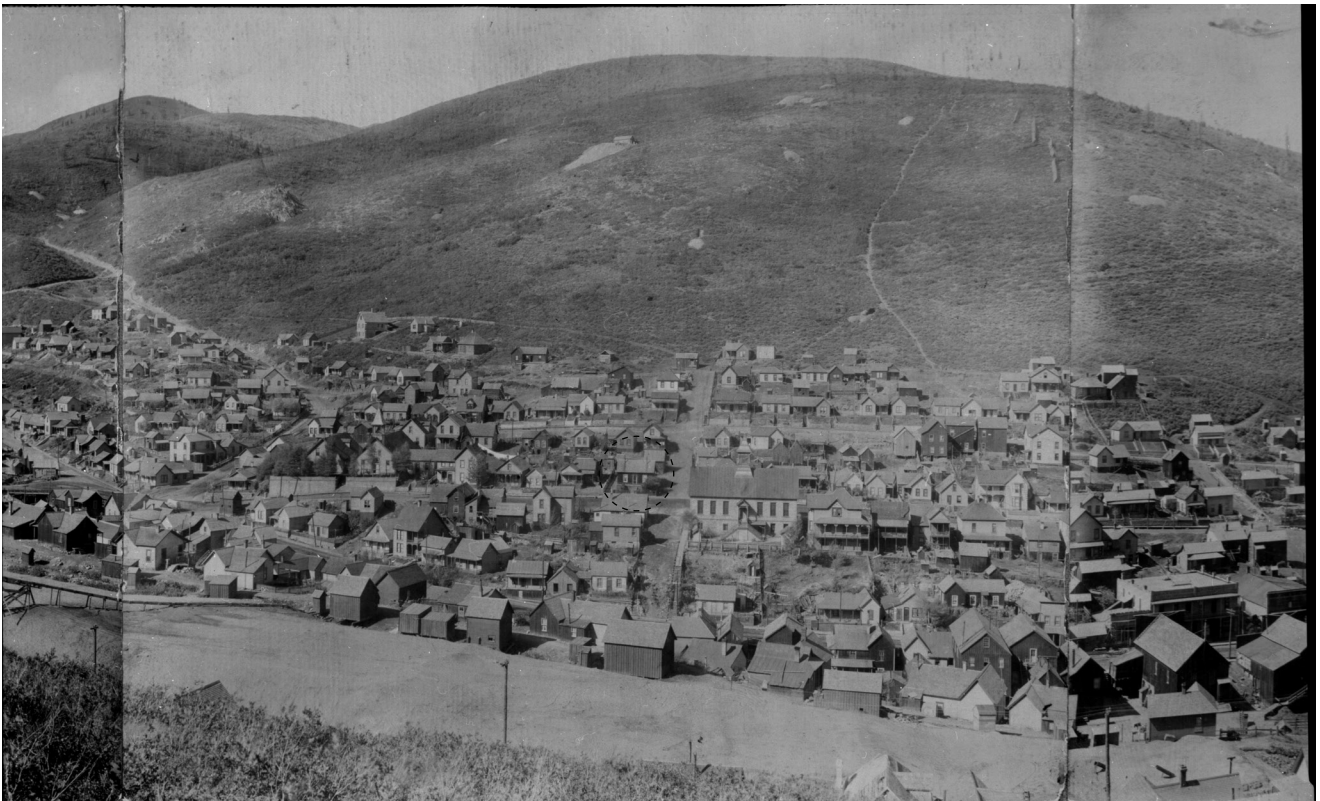
TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
7/1/1881	Edwd. P. Ferry	Joseph E. Foster	W		"15,16"
6/18/1887	Joseph E. & Mrs. Joice Foster	Park City Bank	Mortgage	\$400.00	"15,16"
3/24/1894	Jos. E. Foster & wife	Henry Shields	W		"15,16"
10/28/1894	Henry Shields & wife	Mary J. Gray	Mortgage	\$300.00	"15,16"
6/25/1895	Henry Shields & H.C., hiswife	Christiana Beatty	Mortgage	\$400.00	"15,16"
11/14/1895	Henry Shields & wife	John Dunsmore	W		"15,16"
9/19/1938	John Dunsmore, est.	Jennie D. McGuillan	Decree		"N15 15, 16, 17, 18, N1/2 19, S1/2 20"
6/11/1945	Jennie Dunsmore McGuillan	Henry Knight et ux	W.D.		"N15ft. 15, all 16" [rest of form]
12/21/1976	Vera Knight	Brett Hoffman	W.D.		
11/30/1987	Brett Hoffman	Hugh W. Colvin & Julie Mastin	W.D.		
7/30/1991	Hugh W. & Julie Mastin Colvin	Thomas E. Jr. & Barbara J. Hansen	W.D.		

Researcher: John Ewanowski, CRSA Architecture

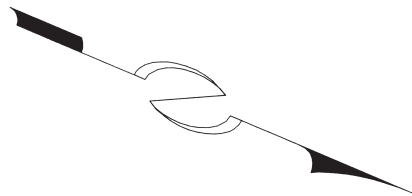
Date: 4/1/2014

161 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—Sanborn Map history

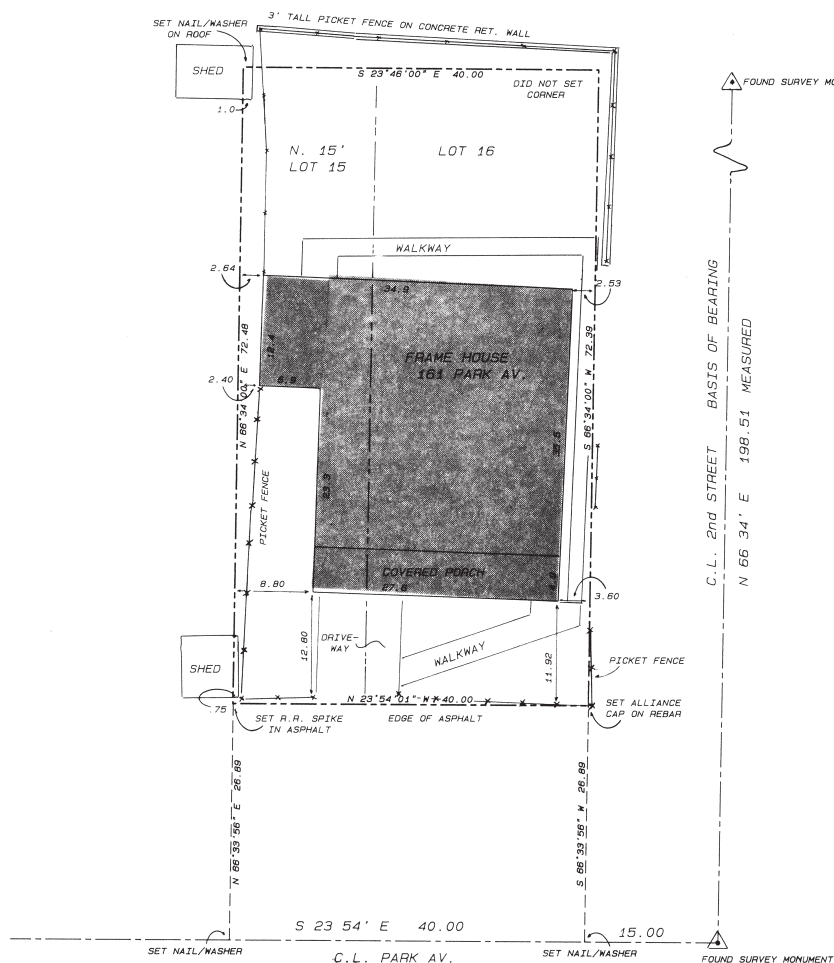




c. 1897



SCALE 1" = 10'

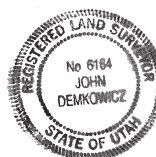


SURVEYOR'S CERTIFICATE

I, John Demkowicz, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 6164, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.

John Demkowicz

11-2-87



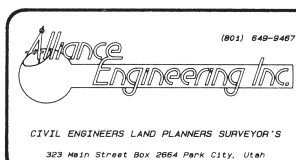
LEGAL DESCRIPTION

LOT 16 and the North 15 feet of Lot 15, Block 1 Park City Survey, in Summit County, Utah.

NARRATIVE

1. Purpose of survey: Establish boundary for property survey.
2. Basis of Bearing: Found street monuments as shown hereon.
3. Property corners and points on line were set as shown hereon.
4. Date of survey 10-22-87.
5. Located in the Southeast 1/4 of Section 16, T2S, R4E, SLB&M.
6. Block 1 was prorated per the Park City Monument Control Map.
7. All building ties are perpendicular to property line.

Alan Spriggs, Summit County Surveyor	
File No.	S-60
Request of	Alliance Engineering
Fee	10.00
By	Alan Spriggs
Filed	11-2-87
Index	Abst
	Platted



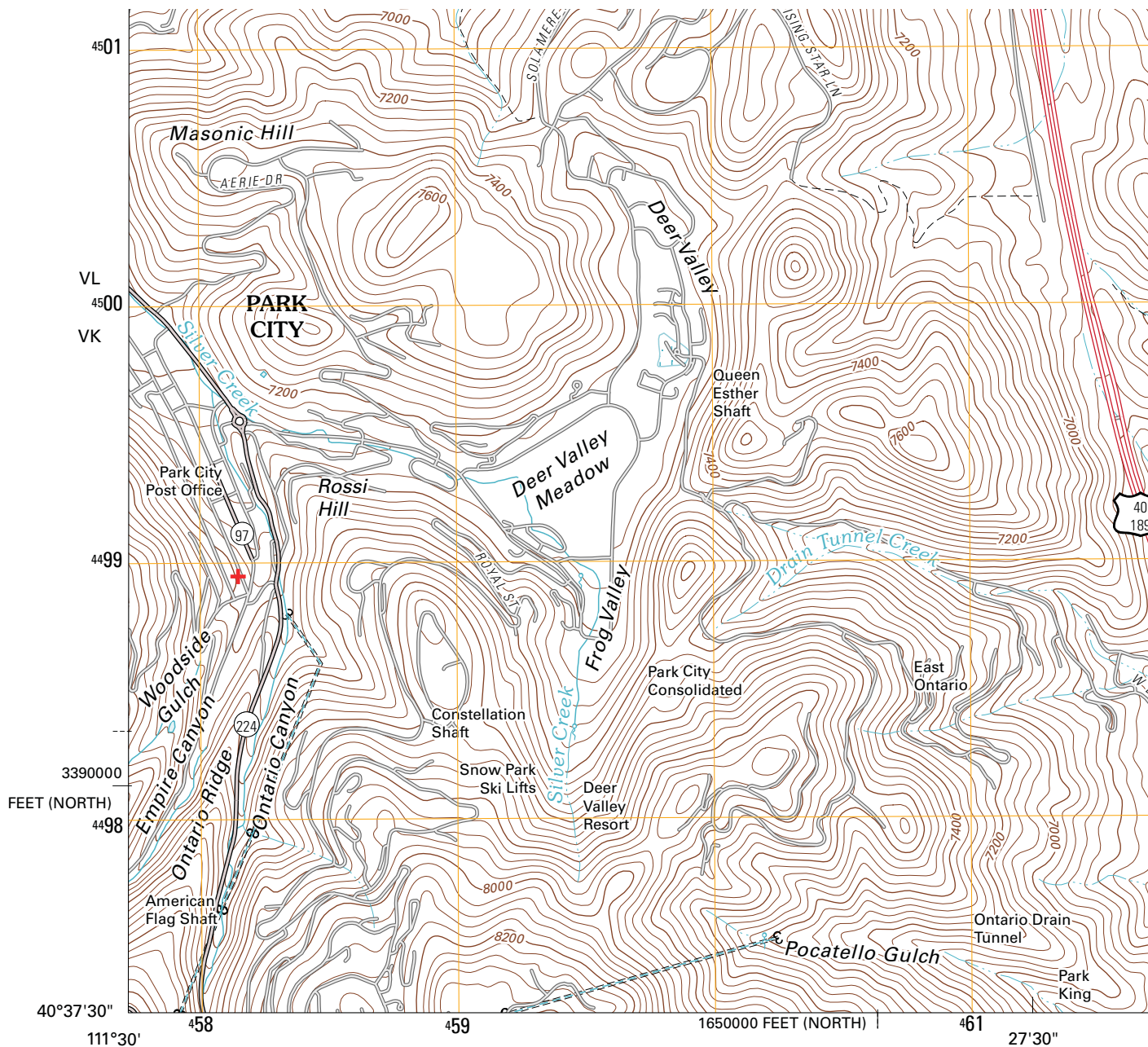
STAFF:
D. CONSTABLE

PAGE 1
OF 1

DATE: 10-27-87

PROPERTY SURVEY
LOT 16, N. 15' LOT 15
BLK 1, PARK CITY SURVEY
FOR: BRETT HOFFMAN

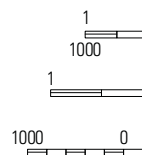
JOB NO: 13-10-7



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
 GN
 12° 1'
 214 MILS
 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	4500
VK	
Grid Zone Designation	
12T	

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

Historic Preservation Board Staff Report



Subject: Mining Resources of Park City
Application: GI-23-00503
Author: Caitlyn Tubbs, Sr. Preservation Planner
Date: September 6, 2023
Type of Item: Mining Resources of Park City, Multiple Property Submission – Recommendation for Nomination to the National Register of Historic Places

Recommendation

(I) Review the proposed Multiple Property Submission, and (II) provide a recommendation of the Nomination to the Utah State Historic Preservation Office for its consideration at a meeting on September 21, 2023.

Description

Applicant: Sandra Morrison, Park City Chamber/Visitor Bureau
Location(s): Multiple
Zoning District: Recreation Open Space (ROS), Residential Development (RD), Public Use Transition (PUT), Historic Residential – 1 (HR-1), Estate (E)
Adjacent Land Uses: Open Space, Residential
Reason for Review: Park City is responsible for reviewing National Register nominations and providing feedback to the State Historic Preservation Office through the Certified Local Government (CLG) program for their consideration.

CLG Certified Local Government
HPB Historic Preservation Board
MPS Multiple Property Submission
NRHP National Register of Historic Places
PCMC Park City Municipal Corporation
SHPO State Historic Preservation Office

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Summary

On July 26, 2023, PCMC was notified by the Utah State Historic Preservation Office (SHPO) that the collective Mining Resources of Park City (see Exhibit C) are nominated for listing on the National Register and requested the City review the proposed Multiple Property Submission (MPS) nomination and provide feedback prior to September 21, 2023 (see Exhibit A). The Utah SHPO will review the nomination at a Review Committee meeting on Thursday, September 21, 2023. If the nomination is supported, the Utah SHPO will send it to the National Park Service in Washington, D.C. for final review and potential listing by the Keeper of the [National Register of Historic Places](#).

The National Park Service will make the final listing decision within 45 days.

Background

Park City Municipal Corporation (PCMC) is registered as a Certified Local Government (CLG) with the Utah SHPO. Registration as a CLG makes PCMC eligible to apply for and receive federal historic preservation grant monies through the SHPO for ongoing preservation efforts within the City. PCMC has received federal grant monies through the CLG program on multiple occasions. As a CLG, Park City is obligated to review local National Register nominations and provide feedback to SHPO for its consideration.

Note: NRHP listing is not a regulatory or zoning decision by the City. No changes to Historic District zoning or regulation is proposed as part of this recommendation.

When a Structure or Site is listed on the National Register of Historic Places, the property owner can apply for federal tax credits to offset the ongoing costs of maintaining the Structure or Site. Additionally, the Structure or Site cannot be demolished under projects which are funded, wholly or partially, by federal monies as long as it remains designated on the Register.

The purpose of the Mining Resources of Park City, Utah MPS is to “provide the basis for evaluating and nominating properties to the NRHP in the future and encourage local efforts to preserve mining resources based on their continuing contribution to a community’s identity.” While not a direct designation to the Register, the MPS would serve as a tool to provide context and support of future site-specific nominations. If the proposed MPS nomination is ultimately approved by the National Park Service, the specific mining structures and sites themselves **will not** automatically be designated to the Register. Rather, each individual structure and site must go through a similar process with Historic Preservation Board review and recommendation, Utah SHPO review and recommendation, and ultimately National Park Service review and determination.

A Utah Public Notary will be available at the public hearing on Wednesday, September 6 should property owners of affected sites wish to submit an official objection letter to the state opposing the nomination of the MPS. Only those owners of affected properties may object.

The MPS outlines Park City’s mining background and history beginning in 1868 and continuing through 1986. The analysis included in the MPS is broken up into three main historical contexts that reflect the periods of historical significance recognized by Park City’s Historic Districts:

- Discovery and Mining Boom Era (1868 – 1893)
- Mature Mining Era (1894 – 1930)
- Mining Decline (1931 – 1982)

The MPS addresses dozens of historic mining-related resources across multiple

properties. The MPS has divided these resources into the following categories: prospect/mine exploration sites, mine development sites, beneficiation structures, mine transportation resources, and mine housing buildings.

Analysis

(I) The Mining Resources of Park City, Utah MPS meets the National Register Criteria for Evaluation.

Congress enacted [the National Historic Preservation Act on October 15, 1966](#) and established the National Register of Historic Places and the [Secretary of the Interior's Standards and Guidelines](#). Staff has outlined the [National Register Criteria for Evaluation](#) when determining a site's potential listing in the following table for the HPB's consideration and commentary. The proposed nomination is a collection of multiple historic sites within Park City. These sites, though not currently listed on the Register, collectively meet the Criteria and contribute to the sense of history throughout Park City and are designated as Significant sites on the Park City Historic Sites Inventory. Sites which are designated on the HSI and are included in the proposed MPS are as follows:

Alliance Mine Site ([HSI Form](#)) – The Alliance Mine Site is located near the Walker Webster Gulch and was established c. 1889¹. The surviving Structures on the Site include the change room, caretaker's cabin/office, and power station.

California-Comstock Mine Site ([HSI Form](#)) – The California-Comstock Mine is located west of Thaynes Canyon. The California Mine (established in 1897) and the Comstock Mine (established in 1882) merged in 1903 to form the California-Comstock Mine². The remaining Structures on the Site include the mill building and a small cabin.

Daly-West Mine Site ([HSI Form](#)) – The Daly-West Mine Site is located near the top of Marsac Avenue. The Daly-West Mine was established in 1885 and expanded in 1891. On July 15, 1902, dynamite kept underground exploded resulting in the deaths of 34 miners³. The surviving Structures on the Daly-West Mine Site include the steel headframe (which was rebuilt in 2018 following a 2015 collapse) and two fire hydrant shacks.

Judge Mine Aerial Tramway ([HSI Form](#)) – The Tramway towers were constructed in 1925 and facilitated the transportation of the ore to a loading station lower in the canyon. Five towers remain at the Site.

Judge Mine Site ([HSI Form](#)) – The Judge Mine was established in 1890 and is located at the southern terminus of Daly Avenue. The surviving Structures on the Site include an explosives bunker, a change room building, and a shed structure.

¹ Alliance Mine, Park City Historical Society: [Alliance Mine | Park City Museum \(parkcityhistory.org\)](#)

² California Comstock Mine, Park City Historical Society: [California Comstock Mine | Park City Museum \(parkcityhistory.org\)](#)

³ Daly-West Mine, Park City Historical Society: [Daly West Mine | Park City Museum \(parkcityhistory.org\)](#)

Jupiter Mine Site ([HSI Form](#)) – The Jupiter Mine was established in the 1880s and is located near the top of Jupiter Peak⁴. The only remaining Structure at this Site is the ore bin, which was rehabilitated in 2019 with a new concrete foundation and footings.

Little Bell Mine Site ([HSI Form](#)) – The Little Bell Mine Site is located to the south of the Montage Deer Valley building. The Mine was established in 1880 by Hugh Kilkenny and operated through the 1920s⁵. The only remaining Structure on the Little Bell Mine Site is the ore bin, which was rehabilitated with new concrete footings.

Silver King Aerial Tramway ([HSI Form](#)) – The Silver King Aerial Tramway was constructed in 1901 and conveyed ore from the Silver King Mine Site into Old Town for loading onto the railroad. 35 of the original 40 towers remain and 2 have collapsed.

Silver King Coalition Mine Site ([HSI Form](#)) – The Silver King Coalition Mine Site was established in 1892⁶. The remaining Structures at the Site include a change room, shaft and hoist building, fire hydrant shacks, stores building, mill building, boarding house, water tanks and transformer building. The shaft and hoist building suffered extensive damage following a roof collapse due to the snow load in the winter of 2022-2023.

Silver King Consolidated Mine – Ore Bin ([HSI Form](#)) – The Silver King Consolidated Mine Site was established in 1880⁷ and is located to the west of the top of the Crescent Lift. The two remaining Structures on this site are a counterweight and an ore bin, which were rehabilitated in 2016 and 2022, respectively.

Silver King Spiro Mine Site ([HSI Form](#)) – Construction on the Spiro Tunnel began in 1916 and continued through 1924; the Tunnel served as a means of prospecting veins of ore at the Site⁸. The remaining Structures at the site include a boiler and coal hopper building, the tunnel and Ivers tunnel structure, two water tanks, a sawmill building, a machine building, and a foundry building.

Thaynes Mine ([HSI Form](#)) – The Thaynes Mine Site was established in 1937 and is located due north of Jupiter Peak. The Thaynes shaft connected to the Spiro Tunnel and provided access to new ore. The Thaynes Mine was very productive, however, it closed to mining 1947 following the collapse of the price of silver⁹. The remaining Structures at the Thaynes Mine Site include a hoist house, fire hydrant shack, and conveyor. Following record snowfall in the winter of 2022-2023, the roof of the hoist house collapsed causing extensive damage to the rest of the building.

⁴ Jupiter Mine, Park City Historical Society: [Jupiter Mine | Park City Museum \(parkcityhistory.org\)](#)

⁵ Little Bell Mine, Park City Historical Society: [Little Bell Mine | Park City Museum \(parkcityhistory.org\)](#)

⁶ Silver King Mine, Park City Historical Society: [Silver King Mine | Park City Museum \(parkcityhistory.org\)](#)

⁷ Silver King Consolidated Mine, Park City Historical Society: [King Con Mine | Park City Museum \(parkcityhistory.org\)](#)

⁸ Spiro Silver King Mine Site, Park City Historical Society: [Spiro Tunnel | Park City Museum \(parkcityhistory.org\)](#)

⁹ Thaynes Mine, Park City Historical Society: [Thaynes Mine | Park City Museum \(parkcityhistory.org\)](#)

The proposed MPS is intended to “provide the basis for evaluating and nominating properties to the NRHP in the future and encourage local efforts to preserve mining resources based on their continuing contribution to a community’s identity.” If approved, this Nomination would not automatically designate each of the mining resources referenced therein; it would be utilized as a tool to support future site-specific nominations, if any.

Requirement	Analysis of Proposal
1) The Site must be at least 50 years old.	Complies – Park City’s mining history began in the 1860s; while individual sites and Structures have different dates of establishment and/or construction the collective mining contextual history exceeds the minimum age of a Site for nomination to the Register.
2) The Site must retain its architectural integrity.	Complies – Each individual Site included within the subject MPS has varying degrees of architectural integrity. A number of the Structures have suffered damage over the years and are in varying stages of stabilization and ongoing preservation efforts. While some Structures have been lost, each of the mining sites retains the history with other features such as waste dumps, shafts and tunnels collectively maintain a sense of the sites in their original forms. The Structures that are still present have been minimally altered and compatible materials and construction techniques were utilized during stabilization.
3) The Site must be historically significant nationally, state-wide, or locally in at least one of the following categories: a) Association with important events, b) Association with significant persons, c) Architectural significance, or d) Archaeological significance	Complies – The proposed MPS asserts the collective mining resources fulfill all four of the Areas of Significance. Criteria A: The establishment of the mining sites was instrumental in Park City’s local history as well as the statewide and regional economic history. The Mining Resources of Park City, UT Criteria B: Many of the mining sites were established or purchased by significant persons. These owners and miners constructed homes locally during the Mining Boom period and had a direct influence on the development of Park City’s built environment. Criteria C: When the mining sites were established

	the primary concern for the design and construction of the mining structures was utility rather than appearance. These structures were simple in form and design and were not ornamented; a sentiment that was carried forward in the development of the residential structures through the rest of Park City. Criteria D: In accordance with National Register Bulletin – How to Apply the National Register Criteria for Evaluation (p. 27), Criterion D is typically applied to archaeological districts and sites but can apply to buildings, structures, and objects if the buildings, structures, and objects themselves provide the important information. Several Structures have deteriorated or disappeared over time and all too often the remaining Structures have been vandalized. It is unclear if any archaeological resources are still present at the assorted mining sites. It is Staff’s opinion that the MPS meets the NRHP significance requirements under Criteria A, B, and C, but not under Criteria D.
--	---

Discussion, Feedback, and Recommendation

The Utah State Historic Preservation Office has requested (see Exhibit A) the Historic Preservation Board review this nomination and “detect any errors in fact, but also to provide local insight or knowledge concerning the property.” The SHPO also sent a National Register Nomination Evaluation Sheet (Exhibit B) for the Board to review, complete, and return prior to the September 21, 2023 consideration hearing. The Board has been asked to acknowledge and respond to the following:

- 1) The overall integrity of the Site – have minor/major alterations occurred? Have any Structures been moved from their original location?
- 2) The written description of the Site – is the property adequately described? Have contributing or non-contributing features been clearly identified?
- 3) The analysis of the significance and context of the Site – have the appropriate Criterion been used and justified?
- 4) The facts and sources listed regarding the Site – are the most appropriate and best sources used? Are key dates and facts accurate?
- 5) The supporting materials used – Are the photographs, maps, drawings, etc. adequate? Are other resources needed?

Exhibits

Exhibit A: CLG Notification Letter

Exhibit B: National Register Nomination Evaluation Sheet

Exhibit C: Mining Resources of Park City Multiple Property Submission (MPS)
Nomination Form

Exhibit D: Rights of Owners & National Register – Benefits and Restrictions

Exhibit E: Sample Objection Letter Template



Spencer J. Cox
Governor

Deidre M. Henderson
Lieutenant Governor

Jill Remington Love
Executive Director
Utah Department of Cultural
and Community Engagement



Christopher Merritt
State Historic Preservation Officer
Utah State Historic Preservation Office

July 26, 2023

CAITLYN TUBBS
PARK CITY CLG

Dear Caitlyn:

We are pleased to inform you that the multiple property documentation form and nomination listed below will be considered by the Utah National Register Review Committee for nomination to the National Register of Historic Places:

**HISTORIC MINING RESOURCES OF PARK CITY MULTIPLE PROPERTY SUBMISSION
LITTLE BELL MINE SITE, PARK CITY**

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.

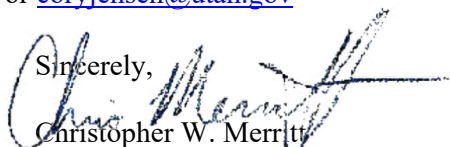
Listing in the National Register does not place limitations on the property by the federal or state government. Public visitation rights are not required of owners. The government will not attach restrictive covenants to the property or seek to acquire them.

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 attached draft nominations and return the attached review form with the appropriate signatures prior to the board meeting date.

You are invited to attend the virtual Review Committee meeting at which the nomination will be considered. The meeting will be held on **Thursday, September 21, 2023 at 10:00 AM**. You may join the meeting at this link:

<https://utah-gov.zoom.us/j/86469763614?pwd=VWlIYXg5MG5TMnAxYkQyK0dmL1Mrdz09>
Passcode: 225EkJE\$

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 coryjensen@utah.gov

Sincerely,

Christopher W. Merritt
State Historic Preservation Officer

Enclosure



Utah Department of
**Cultural & Community
Engagement**

3760 South Highland Drive • Salt Lake City, Utah 84106 • history.utah.gov

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

Name of Local Historic Preservation Commission

Return to: Utah Historic Preservation Office
ATTN: National Register Coordinator
300 S. Rio Grande Street
Salt Lake City, UT 84101

National Register of Historic Places Multiple Property Documentation Form

<u>X</u> New Submission	Amended Submission
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Historic Mining Resources of Park City, Utah

Mining Decline 1931-1982

e-mail: randsmor@xmission.com

Signature of certifying official _____ SHPO _____ Date _____
Title

State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper

Date of Action

**United States Department of the Interior
National Park Service**

Historic Mining Resources of Park City, Utah, 1868-1972

Name of Multiple Property Listing

Summit County, Utah

State

Table of Contents for Written Narrative

Create a Table of Contents and list the page numbers for each of these sections in the space below.

Provide narrative explanations for each of these sections on continuation sheets. In the header of each section, cite the letter, page number, and name of the multiple property listing. Refer to *How to Complete the Multiple Property Documentation Form* for additional guidance.

	Page Numbers
E. Statement of Historic Contexts	
(If more than one historic context is documented, present them in sequential order.)	
1. Introduction	1
2. Utah Precious and Base Metal Mining Historic Background	2
3. Discovery & Mining Boom Era 1868-1893	2
4. Mature Mining Era 1894-1930	8
5. Mining Decline 1931-1982	15
F. Associated Property Types	
(Provide description, significance, and registration requirements.)	
1. Introduction	1
2. Prospect/Mine Exploration Sites	1
3. Mine Development Sites	5
4. Beneficiation Structures	10
5. Mine Transportation Resources	15
6. Mine Housing Buildings	18
G. Geographical Data	1
H. Summary of Identification and Evaluation Methods	
(Discuss the methods used in developing the multiple property listing.)	1
I. Major Bibliographical References	
(List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)	1

Paperwork Reduction Act Statement: This information is being collected for applications 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 (generally existing multiple property submissions by paid consultants and by Maine State Historic Preservation staff for in-house, individual nomination preparation)

Tier 2: 120 hours (generally individual nominations by paid consultants)

Tier 3: 230 hours (generally new district nominations by paid consultants)

Tier 4: 280 hours (generally newly proposed MPS cover documents by paid consultants).

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting reports. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

United States Department of the Interior
National Park Service

National Register of Historic Places
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Historic Mining Resources of Park City, Utah

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E. Statement of Historic Contexts

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E.2	Utah Precious and Base Metal Mining Historic Background	page 2
E.3	Discovery & Mining Boom Era 1868-1893	page 2
E.4	Mature Mining Era 1894-1930	page 8
E.5	Mining Decline 1931-1982	page 15

E.1: Introduction

“Park City is without doubt the most prosperous city in the territory, and for this prosperity is dependent solely on the mining industry. The claim is justly made that is the greatest mining camp in Utah and that in years to come it will stand pre-eminent in the proud phalanx of mining camps in the great west” – J.H. Crockwell.¹

Park City holds an important place in Utah’s precious and base metal mining history with significance for its productivity, endurance, role in technological development and association with people important to the state’s history. From 1875 to 1982, the Park City mines reportedly produced 16.7 million tons of ore recovering 1.45 million ounces of gold, 253 million ounces of silver, 2.7 billion pounds of lead, 1.5 billion pounds of zinc, and 129 million pounds of copper.

Yet none of the industrial historic properties associated with Park City’s mining industry are currently listed on the National Register of Historic Places (NRHP).² While the Victorian architecture of this booming nineteenth-century mining town inspired interest in restoring the community, the industrial sites where the actual mining occurred have been left abandoned. Since reopening these mines is not profitable and with little potential for adaptive reuse of the remaining structures, many of the mine complexes, mills, aerial tramways and other associated mining resources have succumbed to scavenging, vandalism and natural decay, leaving these resources in various states of repair. The Historic Mining Resources of Park City, Utah Multiple Property Documentation Form (MPDF) will provide the basis for evaluating and nominating properties to the NRHP in the future and encourage local efforts to preserve mining resources based on their continuing contribution to a community’s identity.

The MPDF provides an overview of the events and physical development of mining in Park City from the discovery of silver in the late 1860s until the closure of Park City’s last operating mine in 1982. Although not intended to be a comprehensive history, the MPDF explores the broad patterns of local history, organized into the three periods defined in Park City Municipal Corporation’s Historic District Design Guidelines:

- Discovery & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline, Consolidation & Diversification (1931-1982)

¹ J.H. Crockwell, Photographer. *Souvenir of Park City: Her Mines, Mining and Pleasure Resorts*. Dec 1891

² The former Silver King Ore Loading Station was listed in the National Register until being destroyed by fire on July 23, 1981

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Historic Mining Resources of Park City, Utah

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E.2: Utah Precious and Base Metal Mining Historic Background

With the arrival of the first company of Church of Jesus Christ of Latter-day Saints (Mormon) migrants in 1847, the Salt Lake Valley transformed into a settlement of permanent residents. Mormons worked to build a remote religious homeland and communitarian society in the arid landscape through irrigation and agriculture. Driven by economic self-sufficiency, they developed only those industries required to survive. After 10 years of church-directed migration and settlement, these “un-American” ideals and the overt religious autonomy brought federal troops, in 1858, to shift the balance of power in the territory by installing a non-Mormon territorial governor and other federal officials. Johnson’s Army of 8,000 soldiers and camp followers were stationed at the military base of Camp Floyd, south of Salt Lake City, for the next half decade.

During the Civil War, President Lincoln sent federal troops to Salt Lake City to protect the overland routes and mail. The 3rd California Volunteers, led by Colonel Patrick E. Connor arrived in 1862. Having experienced the excitement of the 1849 California gold rush, Connor’s men doubtless needed little encouragement to explore the surrounding mountains for valuable minerals. Connor joined the prospecting and even established an assay office at the troops’ base, Camp Douglas. LDS church leader Brigham Young asked on 6 October 1863 “Were they really sent here to protect the mail and telegraph lines, or to discover, if possible, rich diggings in our immediate vicinity, with a view to flood the country with just such a population as they desire, to destroy, if possible, the identity of the “Mormon” community ...?”³

Discoveries attracted outsiders to Utah’s co-operative agrarian Mormon society and mining camps sprang up, populated with ethnically diverse migrants. The arrival of the transcontinental railroad in 1869 ended Utah’s isolation and spurred the extraction of precious metals buried in Utah’s mountains. Mining had been impractical given the cost of freighting heavy ore by wagon to distant smelters for processing but suddenly the railroad could provide the fast and affordable transportation needed to make the industry profitable while bringing an abundant and experienced labor supply. Across Utah the mining industry exploded. From the summer of 1869 to end of December 1871, Utah’s mining operations produced a combined total of 16,200 tons of gold and silver worth \$3 million.⁴

E.3 Discovery & Mining Boom Era 1868-1893

Prospectors flocked to the mountains surrounding the Salt Lake Valley, exploring east up Big and Little Cottonwood Canyons and over the passes to the eastern slopes of the Wasatch Mountains. Who first located ore in the Park City District is unknown but local lore is rampant with fascinating stories:

The discovery of the Walker & Webster claim in 1869 by Rufus Walker and the subsequent find of ore in the summer of the same year by Ephraim Hanks are the earliest notices on record” states Boutwell in his *Geology and Ore deposits of the Park City District* published in 1912, more than forty years later.⁵

It was on a cold, stormy day late in the fall of 1868 when three of Col. Connor’s troops wearily made their way over its jagged crest through the 10,000 foot pass now known as Guardsman Pass ...Being experienced prospectors it was inevitable that they should find the [b]lack galena and green copper that

³ Colleen Whitley, *From the Ground Up*, 2006, page 59

⁴ John R. Murphy, *The Mineral Resources of the Territory of Utah*, 1872, page iii

⁵ John Mason Boutwell, *Geology and Ore Deposits of the Park City District, Utah*, United States Geological Survey, Professional Paper 77, by 1912, page 19. Boutwell cites as his source the *Park Record* newspaper files from 1877 which have not survived the intervening years.

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Historic Mining Resources of Park City, Utah

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stained the rock ...”⁶ revealed Frasier Buck in his book *Treasure Mountain Home*.

They broke off some of the ore, which was very heavy, and took it with them. . . The three men left for Mr. Kimball’s stage house ten miles down the valley. Two of the men returned to their find the following summer and, noting the red handkerchief and stick still standing, named the claim “Flagstaff”. . .⁷ asserted author Kate Carter in 1964.

With the surge in new mine claims in the late 1860s, the Mountain Lake Mining District, originally established by Col. Conner, was divided into several contiguous but separate districts including Big Cottonwood, Little Cottonwood, American Fork, Uintah, Snake Creek, and Blue Ledge.⁸ As the nearby mine camp of Park City grew, the Uintah, Snake Creek and Blue Ledge became known as the Park City Mining District.⁹ Other early claims included the Flagstaff, Rocky Bar, Wild Bill, Aetna, Walker & Webster, Pinion, Brigham, Green Monster and Norfolk.¹⁰ Park City’s mining boom had begun. By 1917, 845 mine claims patents had been recorded in the district.¹¹

“Five men are working the mine” reported a Salt Lake newspaper in 1871. “The new road is finished to the Flagstaff mine, and owners will immediately commence shipping from ten to fifteen tons of ore per day to this city. Col. Wm. Kimball has taken the contract to haul a thousand tons.”¹² By April 1875, the company’s profit reached \$14,860.¹³

Predictably, all of these early claims were consolidated into larger mining operations during the Mining Boom Era 1868-1893 and Mature Mining Era 1894-1930 so few resources from the 1860-1870s remain. William Kimball’s stagecoach station still stands at Kimball Junction, north of Park City. Built in 1862, the stagecoach hotel is the area’s oldest building and the historic site is listed individually on the NRHP.¹⁴

Early Industry 1870s

During the 1870s, the wealth of outside investors helped develop the ore bodies by consolidating the mine claims. The industry’s rapid growth swelled the small mining camp into a community of 1,581 by 1880.¹⁵ That year, Utah mines produced some \$6.2 million in ore, of which Park City’s silver contributed \$2.1 million, an enormous wealth mainly generated from the development of the Ontario vein. In August, 1872 a Salt Lake newspaper announced the sale, “Yesterday Messrs. Dawell [Gus McDowell], Stein [Rector Steen] and others, owners of the

⁶ Frasier Buck and George Thompson, *Treasure Mountain Home: Park City Revisited*, 1964, page 4. Technically these soldiers could not be Col. Connor’s troops since his military service ended in 1866.

⁷ Kate C. Carter, *Our Pioneer Heritage*, Daughters of Utah Pioneers 1964, Volume Seven, page 117

⁸ Carl L. Ege, *Selected Mining Districts of Utah*, Miscellaneous Publication 05-5, Utah Geological Survey, 2005

⁹ Boutwell, *Geology and Ore Deposits of the Park City District*, page 19. Boutwell states the Uintah district was organized on November 18, 1869 and the Snake Creek and Blue Ledge in April or May 1870.

¹⁰ Mineral resources of the Territory of Utah, with mining statistics and maps, 1872 by John R. Murphy page 37-38

¹¹ B.S. Butler, G.F. Loughlin, V.C. Heikes and others, *Ore Deposits of Utah*, United States Geological Survey Professional paper 111, 1920 page 149

¹² *Salt Lake Herald-Republican* | 1871-08-08 | Page 3

¹³ *Salt Lake Herald-Republican* | 1875-04-29 | Page 3

¹⁴ Additional Documentation NRIS ID# 71000855

¹⁵ Samuel A. Smith, *The Wasp in the Beehive: Non-Mormon Presence in 1880s Utah*, Thesis, Pennsylvania State University, 2008. Smith notes this number is possibly undercounted “an 1880 petition for the city’s incorporation cited a (likely exaggerated) population of 3,500.”

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Ontario mine, in Uintah district, ... sold and made deed of the mine to George Hearst, of San Francisco, for \$27,000, cash ...¹⁶ By October, twenty-two men were working at the Ontario with two shafts sunk 50 feet deep and the ore assaying at a whopping \$200 per ton.¹⁷

Following his success in the California gold rush and Nevada silver mines, George Hearst began investing in Utah mines. He and Robert C. Chambers headed arrived Utah in 1871 to "examine certain mines in that region."¹⁸ Hearst returned to the Salt Lake Valley in 1872, again considering new discoveries, this time in Park City's mountains. Hearst hired Chambers as mine superintendent and in 1876 the Ontario Silver Mining Company incorporated, offering an astounding \$10 million in stock, more than any other mine company in Utah. By then, the Ontario had already yielded \$1 million with the highest annual production – extraction of ore for profit-- of all the mines in Utah Territory.¹⁹ The Ontario catapulted the Park City Mining District into national prominence.²⁰

By February, 1876, 70% of Park City's total extracted ore was coming from the Ontario, earning the company \$14,000 per week. High-grade ore from the Ontario could be direct shipped to the smelter, some even to Liverpool, England. To process the lower grade ore, Chambers spent \$325,000 constructing a new 40-stamp amalgamation mill. Soon the mine and mill employed 150 men with wages averaging \$3.60 a day.²¹

Immigrants from various countries and Americans flocked to Park City for these well-paying mining jobs. Merchants and business men followed, building shops, restaurants, saloons, and houses in the narrow canyon. Thriving economically, 15 businesses and professionals were listed for Park City in the 1876 Pacific Coast Business Directory.²² William Kimball's livery and transportation began offering daily stagecoach service from Park City to Salt Lake City in 1874.²³

The Michigan Bunch, a loose association of mining entrepreneurs from Grand Haven, MI, arrived in Park City in 1873. Edward P. Ferry, David McLaughlin, James Mason, Fredrick Nims and Colonel William M. Ferry, would influence the development of mining and the town for decades. Establishing the Marsac Silver Mining Company, they purchased the Flagstaff mine for \$50,000 and, in 1874, constructed the Marsac mill near Main Street in the newly named town Park City, to refine the ore.

Mining Boom 1880s

Park City ranked among the leading silver producers in the State of Utah by the 1880s. Although the price of silver declined as the decade progressed, Park City's mining industry remained profitable as it moved toward modernization. The frontier camp grew into a stable community with electricity, modern communications and railroad transportation. This progress is reflected in the population growth that swelled to 2,850 by 1890.²⁴ The

¹⁶ *Salt Lake Herald-Republican* newspaper | 1872-08-25 | Page 3

¹⁷ *Salt Lake Herald-Republican* | 1872-10-06 | Page 3

¹⁸ *Salt Lake Herald-Republican* | 1871-08-22 | Page 3

¹⁹ Boutwell, *Geology and Ore Deposits of the Park City District*, page 137

²⁰ Colleen Whitley, *From the Ground Up*, 2006 page 321

²¹ "Boutwell, *Geology and Ore Deposits of the Park City District*, page 20

²² Henry G. Langley, *1876-78 Pacific Coast Business Directory*

²³ *Salt Lake Herald-Republican* | 1874-10-18 | Page 3 | Parley's Park Stage Line. William Kimball's ad offered tri-weekly stage line between Salt Lake City and Parley's Park probably because the mining camp's name Park City was not in general use October 1874.

²⁴ *Twelfth Census of the United States*, Bulletin No. 50. Population of Utah by Counties and Minor Civil Divisions, 1901.

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arrival of new investment capital, industrialization and scientific innovation gave rise to a period of growth and transition.

The dozens of growing mining operations along with numerous new claims pushed Park City's economy to new levels and demanded more supplies, especially cheap fuel in the form of coal. Mining profits also relied upon low-cost transportation to move the heavy ore to smelters in Salt Lake Valley, which by 1890, became the largest smelting center in the West. Railroads provided much cheaper rates and superior reliability, especially during Park City's long, snowy winters, compared to wagon freighting and larger quantities of ore could be shipped. Private investors from Summit County and Salt Lake City joined forces to build a narrow gauge rail line east from the transcontinental railroad in Echo, arriving in Park City in December 1880.²⁵

Undaunted by the competition, the Union Pacific built the parallel Echo & Park City Railway, completing the spur into Park City just a month later and acquiring the start-up a few years later. Moving Park City ore was a lucrative and steady business but in April 1890, the behemoth Union Pacific lost its monopoly. The Utah Central Railway arrived from Salt Lake City to Park City through Parleys Canyon. In the mid-1890s, work began to convert the narrow gauge line to standard gauge, allowing heavier trains. Unfortunately, this coincided with the Panic of 1893 (see below) and the demand for Park City's ore disappeared. Like so many of the western railroads built to serve mining districts, the Utah Central filed for bankruptcy. Purchased by the Denver & Rio Grande in 1897, rebuilding the steep grades and converting the line continued and the first standard gauge D&RG train arrived in Park City from Salt Lake City on July 30, 1900.

John Daly gained his prospecting experience in Montana and Nevada. After arriving in Park City, he found work at the booming Ontario mine. Believing the Ontario ore bodies extended south into Empire Canyon, Daly acquired 24 nearby claims²⁶ and in 1885, incorporated the Daly Mining Company. He then sank two shafts; Daly #1 and Daly #2 and by 1886, the company's total production had reached over \$1million.²⁷

With the boom came litigation, the bane of mining camps. Ownership questions arose regarding some of the earliest ore discoveries along Pioneer ridge and in 1882, these lawsuits were successfully settled with the consolidation of the Walker & Webster, Piñon and other early claims into the Crescent Mining Company. The following year, with its workforce of 60 men producing 40 tons of ore per day, the company paid a massive \$150,000 in dividends. Two years later, the Crescent built a concentrating mill near Main Street, ramping production to become Park City's fourth largest producer for the year 1889- 1890.²⁸

While ore was present in much of the Park City Mining District, the cost of transportation to and from the mine sealed their economic fate. Moving the ore from the mountains surrounding Park City was especially challenging during winter and the bottomless 350" annual snowfall. Enticed by the success of the upper mid-west logging industry and their use of narrow gauge railroads driven by small but powerful Shay engines to move timber, the Crescent mine developed the Crescent Tramway. The narrow gauge rail extended from the mine on the upper slopes of Thaynes Canyon down a 6% grade to the Union Pacific railroad and their Crescent Mill, at the bottom of Main Street. By 1885 the narrow gauge was hauling ore down the steep slopes but winters proved difficult. With the mountains denuded of trees, avalanches continually flooded the tracks with each snowstorm, blocking passage and sometimes derailing the trains. Ultimately the narrow gauge was abandoned but the Crescent Tramway grade

²⁵ *Salt Lake Herald-Republican* | 1880-12-10 | Page 3 | Utah Eastern

²⁶ Buck and Thompson, "Treasure Mountain Home: Park City Revisited", 1964, page 24

²⁷ Boutwell, *Geology and Ore Deposits of the Park City District*, page 146

²⁸ Boutwell, *Geology and Ore Deposits of the Park City District*, page 174

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still exists today, incorporated into the town's sidewalks and providing an unlikely hiking trail along the mountain slopes.

Plague of Water

As the Ontario extended ever deeper, the abundance of water became a problem. As Boutwell noted in 1912 "The most serious difficulty encountered in developing the mines of this district has been an immense amount of underground water."²⁹ The Ontario No. 3 shaft was designed in the early 1880s as a comprehensive solution to the water problem. Plans included a pumping system to move water from the 1,500-foot level up 900 feet to a 1.2 mile-long drain tunnel driven along the 600-foot level. David Keith, a water pumping expert from Nevada's silver mines was recruited to move to Park City and install the "Cornish" pump (originally designed by engineers in Cornwall). By 1883, the 30-foot flywheel powered by steam was lifting more than 3.5 million gallons per day from the mine along Ontario Drain Tunnel No. 1. A flume carried the excess water from the tunnel portal near the Ontario mill, down the canyon to where it was readily used in the concentrating process at the Marsac mill. The drain tunnel and portal still stand today, although the tunnel is now dry.

By 1886, Park City's mines accounted for half the entire ore production of Utah. Producing mines had expanded from the Ontario to include the Daly, Crescent, Sampson, Apex, Jupiter, Creole and Woodside.³⁰ But all Park City mines were plagued by water. As a long-term solution to their continued water problems, the Anchor, Ontario and Alliance mine companies all had committed to driving long underground drain tunnels by the mid-1880s.

As the Ontario accessed ore bodies below the 1,000-foot level, extending the Cornish pump was impractical. A new solution to the abundant water was needed. In 1888, development began on a second drain tunnel on the 1,500-foot level, driven 3 miles east from Ontario shaft No. 2. Completed in 1894 for a cost of \$400,000, reportedly only one miner died during the six year construction of the Ontario drain tunnel No. 2. However, enormous difficulties were encountered. One five-foot long section of the tunnel took six weeks to dig and costs ran as high as \$3,500 per foot.³¹ However, the drain tunnel worked and the water problem was again solved. The tunnel drained an impressive 13,000 gallons of water per minute and is still in use today, supplying culinary water to residences surrounding the Jordanelle Reservoir.

The tunnel was nicknamed the Keetley Drain Tunnel after English emigrant John Keetley, an experienced miner hired as the construction foreman. He later served as Superintendent at the Little Bell Consolidated Mining Company and then the Silver King Consolidated Mining Company until his death in 1912.

South of the Ontario, near the head of Empire Canyon, a shaft was sunk on the White Pine mine claim about 1878. The company installed a steam-driven hoisting works and was soon shipping ore. Directly south, the Utah Silver Mining Company sunk a shaft on the Utah claim and by 1883, was also operating a steam-driven hoisting works.³² Given their remote location, these mining landscapes remain today.

²⁹ Boutwell, *Geology and Ore Deposits of the Park City District*, page 24

³⁰ *Park Record* newspaper | 1887-04-23 | Page 3 | Mining Matters

³¹ *Park Record* | 1925-12-18 | Page 1 | History of a Famous Silver-Leading Mining Camp

³² *Salt Lake Herald-Republican* | 1884-01-01 | Page 5 | Geology of Utah

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The Utah Silver Mining Company's success spurred the development in 1883 of the nearby Anchor claim. In March 1885, the White Pine, Utah and Anchor merged to form the Anchor Mining Company, incorporating for \$1 million.³³ Appointing David Keith as manager³⁴, work began immediately on sinking the Anchor shaft but tremendous amounts of water at the 600-foot level proved too difficult to handle, even though an "energetic campaign of pumping with newly installed pumps had been carried on for a year."³⁵ Work was suspended in the spring of 1887.³⁶

The new solution for the excess water, a 1.25 mile-long drain tunnel, started on August 12, 1887. John Daly procured the contract, possibly to continue his efforts exploring the extent of the rich Ontario lode and to find other mineral resources in Empire Canyon. He pushed construction in record time, averaging 15 feet per day. Driven from the portal at the intersection of Empire Canyon and Walker Webster Gulch, the tunnel would intersect the yet-to-be-completed Anchor shaft 1,200 feet below the shaft collar. Although the tunnel was completed in just three years, sinking the Anchor shaft continued until 1892, when it finally reached the depth to connect with the tunnel, a tremendous engineering feat.³⁷ The Anchor shaft and huge waste rock dump exist today. The connected tunnel, now known as the Judge Tunnel, continues to drain water more than 100 years later and provides a substantial amount of the culinary water for the town of Park City.

John Daly drew on his growing knowledge of Empire Canyon and partnered with George Hearst to purchase an additional 40 claims south of his Daly mines, establishing the Daly West Mining Company. In 1900, the Hearst shares were acquired by Simon Bamberger,³⁸ fourth governor of Utah and his brother Jacob. Although work at the Daly West slowed with falling silver prices during the 1893 Panic, two years later production had increased. The high grade ore was directly shipped through a cross-cut tunnel linking the Ontario Drain Tunnel No. 1.³⁹ To reduce wagon freight expensed, hauling the ore to the railroad depot in downtown Park City, Daly garnered support from the Union Pacific to build a spur to the portal of the Ontario Drain Tunnel No. 1. By September 1899, the Union Pacific had a corps of surveyors working on the proposed line,⁴⁰ soon known as the Highline. The *Park Record* newspaper estimated "a saving of at least \$100 per day in the handling of ore."⁴¹

With the success of the Anchor and Ontario's drain tunnels, a third massive tunnel was planned. Irish immigrant John Judge worked for John Daly as foreman of the Daly Mining Company. He secured the contract to construct a tunnel to drain the water from the Alliance mine in Walker-Webster Gulch, south-west of Park City near the Anchor tunnel portal. Originally developed in 1883 as the Sampson, the mine was reorganized as the Alliance in 1889. Construction of the nearly one-mile-long drain tunnel lasted from May that year through August 1890. Known as the Alliance tunnel, a support surface plant arose at the portal, including an office/dwelling structure which still stands today.

In the course of constructing the Alliance tunnel under Woodside Gulch, Judge realized the area's underground potential and invested heavily in the new Silver King Mining Company. However in 1892 he died of silicosis, the bane of miners. He was only 48 years old.

³³ Harry W. B. Kantner, *A Hand Book on the Mines, Miners, and Minerals of Utah*, 1896

³⁴ *Salt Lake Mining Review* | 1918-04-30 | Page 25 | Obituary

³⁵ Boutwell, *Geology and Ore Deposits of the Park City District*, page 25

³⁶ Boutwell, *Geology and Ore Deposits of the Park City District*, page 155

³⁷ Boutwell, *Geology and Ore Deposits of the Park City District*, page 25

³⁸ *Park Record* | 1900-01-06 | Page 3

³⁹ *Salt Lake Mining Review* | 1899-04-15

⁴⁰ *Salt Lake Herald-Republican* | 1899-09-23

⁴¹ *Park Record* | 1900-02-03

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1893 Panic

The Panic of 1893 was the 11th largest decline in the U.S. stock market and the resulting economic depression that lasted until 1897, deeply affected every sector of the national economy. During the Gilded Era, the country experienced economic growth and expansion. New railroads opened land across the west. Investors flocked to high-dividend paying railroad stock but the influx of cash created a stock market “bubble” and the over-building of railroad spur lines. The number of new farms across the west grew 80% from 1870 through 1890, yielding a huge surplus of crops so agriculture prices fell.

The passage of the Sherman Silver Purchase Act of 1890, which required the federal government to purchase 4.5 million ounces of silver each month, supported the silver market and sustained the price at \$1.16 per ounce. Across the west, and production increased and new silver mines opened due to the price stability. “The influence of this law brought about an increased tonnage in Utah mines and a general tone of prosperity throughout the [Park City] mining camp.”⁴²

However, the abundance of new western silver mines created an oversupply and in 1892 silver dropped to 83 cents per ounce, the greatest decline then on record. Newly elected President Grover Cleveland suddenly repealed the Silver Purchase Act in 1893. The government purchased the required large quantities of silver with treasury notes, which were backed by the nation’s gold reserves. The rapid increase in circulating notes had caused a run on the gold reserves as the paper notes were swiftly transferred into physical gold. Cleveland’s move stopped the outflow of gold. But with the coinciding stock market panic, silver prices plummeted to 60 cents per ounce, a point below the cost of extraction and refining, causing mines across the West to close. At the Ontario, Park City’s largest producer and one of the foremost silver mines in the West, production waned. Finally in October 1897, the mine suspended operations entirely.⁴³

The crisis and resulting recession slowed growth in Park City’s mining operations but galvanizing in the background was one of Park City’s largest mines.

E.4 Mature Mining Era 1894-1930

While silver prices crashed, the price of lead actually increased. Ore at the Silver King contained a high percentage of lead. The Silver King Mining Company realized the rise in lead value more than offset the unprofitable silver price and launched during the panic even though many other Park City mines were closing.⁴⁴ In 1892, a consortium including David Keith, Thomas Kearns, John Judge and Albion Emery had acquired a number of small claims at the top of Woodside Canyon, forming what was to become the most prosperous mine in Park City’s history. The Silver King Mining Company incorporated for \$3 million⁴⁵ and by 1904, the company comprised of 800 mine claims.⁴⁶ Ultimately 34% of all the ore produced from the Park City Mining District would come from the Silver King.⁴⁷

⁴² Boutwell, *Geology and Ore Deposits of the Park City District*, page 21

⁴³ Boutwell, *Geology and Ore Deposits of the Park City District*, page 137

⁴⁴ Richard P. Rothwell. *The Mineral Industry, Its statistics, Technology and Trade in the United States and Other Countries to the end of 1897*. Volume 6. Page 425

⁴⁵ Buck and Thompson, *Treasure Mountain Home*, 1964, page 52

⁴⁶ Boutwell, *Geology and Ore Deposits of the Park City District*, page 179

⁴⁷ Donovan Symonds. *Shiny Rocks to Silver Bars*. YouTube presentation. 2020

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East Coaster Albion Emery arrived in Park City via Tooele, Utah, where he'd served as Tooele County Clerk from 1874 to 1875. He worked as Park City's Postmaster until 1886 when became accountant for the Daly Mining Company. Emery was elected to Utah's 31st - and last - Territorial Legislature in 1893, serving as Speaker of the House. He played a key role in Utah achieving statehood, fostering alliances among the representatives across religious and political perspectives. With his health failing, Albion traveled with his wife Susanna Bransford to San Francisco in the spring of 1894, where he died, only 46 years old. Albion left no will so Susanna found herself in the middle of a well-publicized court battle to inherit her husband's estate.⁴⁸

Having considerable experience in mines of Nevada, David Keith came to Park City in 1883 to help install the Cornish Pump at the Ontario. After working as foreman at the Ontario mine for eight years, the Anchor Mining Company hired him as mine manager. He and John Judge then partnered in the construction of the Alliance Tunnel.⁴⁹

Thomas Kearns arrived, purportedly penniless, in Park City in 1883 but his mining efforts soon paid off. He married Jennie Judge, the niece of his business partner John Judge. Active in politics, Kearns was elected to Park City Council and even served as a delegate to the 1895 State Constitutional Convention, prior to Utah Statehood. In 1901, the Utah State Legislature sent him to Washington DC as a U.S. Senator. That same year he and David Keith purchased the *Salt Lake Tribune* newspaper and launched the *Salt Lake Telegram* newspaper.⁵⁰

One of the first surface structures built at the Silver King mine was a boarding house, which still stands today. Completed in 1896, the substantial two-story building also included a large dining room, kitchen and mine offices. The local newspaper enthused "It has hot and cold water, electric lights, and every modern improvement and is pronounced by everybody to be the most complete institution of the kind in the world."⁵¹

With large operations came larger labor issues. The first miners' union thought to be organized in Utah was formed in Park City in early June of 1880. A mass meeting adopted broad though "benevolent character" guidelines: some means to care for sick or injured miners and mine workers; and in case of death to give them a decent and respectable burial.⁵² Meanwhile, Butte, Montana, had become the leading stronghold of mine unionism, working to defend wages, hours, working conditions, and other basic concerns for all mine workers. In May 1893, delegates from across met in Butte to found the Western Federation of Miners. It quickly became the largest local union in the United States⁵³ and included Park City Miners Union No. 43.

Miners from the Park City union along with other Utah miners petitioned the 1896 legislature for an eight-hour workday. Lawmakers responded by passing an act covering metal mines and smelters, the first such protection in North American history for male workers in the private sector.⁵⁴

⁴⁸ *Salt Lake Tribune* | 1894-06-14 | page 8 | A.B. Emery Dead

⁴⁹ The *Park Record* | 1918-04-19; Allan Kent Powell, Utah History Encyclopedia: David Keith
https://www.uen.org/utah_history_encyclopedia/k/KEITH_DAVID.shtml

⁵⁰ Miriam B. Murphy, Utah History Encyclopedia: Thomas Kearns. 1994.
<https://historytogo.utah.gov/thomas-kearns/>

⁵¹ *Park Record* | 1896-11-21

⁵² *Park Record* | 1880-106-05 | page 4 | Park Float column

⁵³ Richard E. Lingenfelter, *Hardrock Miners*, University of Calif. Press, 1974, pages 132, 182-95, 219-228. During their peak, WFM had 50,000 members

⁵⁴ Laurie Caroline Pintar, *Law in the Western United States*, University of Oklahoma Press, 2000, page 436.

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Revival and Prosperity

By 1900, the Park City mining industry showed little resemblance to its 19th century predecessor. Millions of dollars were being spent in the construction of mine shafts, tunnels, modern surface plants, state-of-the-art equipment and new, efficient transportation methods. Technological innovations lowered operating expenses but also eased miners' burdens. Wet power drills, which reduced the incidence of silicosis, came into general use and improved the health of miners. Cages with safety brakes and improved steel cables provided some degree of protection as they traveled underground. With the appearance of new products such as automobiles and electricity and the general expansion of industry across the U.S., markets for Park City's lead, silver and zinc increased.

In an effort to reduce the transportation costs of moving ore from the Silver King shaft to the railroad in downtown Park City, construction began of an aerial tramway in August 1900. A sizeable crew of 50 men, supervised by Silver King mill foreman John Breckenridge Fleming, constructed the Finlayson Patent Aerial Rope Tramway and 39 towers long the one-and-a-half-mile route. These impressive steel towers ranging in height from 16 feet to 85 feet, still stand today. Beset by bad weather and supply shortages, work was suspended until the following spring. Foreman Fleming must have watched with satisfaction as the first loaded bucket headed downhill on June 6. The tramway provided the unmistakable advantage of year-round operation and ran constantly for 50 years until 1951.

In 1901, a rich strike of high grade ore at the Quincy mine, "quickly placed that property at the head of the list of producers."⁵⁵ But the adjacent Daly West claimed the Quincy was extracting their ore. The following year, the companies settled with an exchange of 30,000 Daly West shares for the Quincy property.⁵⁶

Success at the Quincy caught local entrepreneur Solon Spiro's interest. He bought the nearby Little Bell mine in 1901 and hired John H. Keetley as mine superintendent. Quickly caught up in the Daly-West / Quincy lawsuit,⁵⁷ the settlement included the Daly West purchasing a one-fifth interest in the Little Bell. Spiro invested the much needed funds in developing his mine. By 1905, the Little Bell production had surged so the superintendent ordered construction of 500 ton capacity ore bins,⁵⁸ one of which remains on site today.

At 11:20pm on July 15, 1902, an explosion on the 1,200-foot level of the Daly West killed 25 men working underground, Park City's largest mine disaster. The resulting poisonous gas quickly spread through the underground tunnels connecting to the Ontario Mine, killing nine miners there. In response to the tragedy, the State of Utah adopted legislation that outlawed the routine practice of storing explosives underground.

After John Judge died, his wife Mary Harney Judge undertook his mining interests in the Anchor and Silver King mining companies. A capable business woman, Mary expanded the business to include mining interests in Nevada and real estate in Salt Lake City. In 1901, Mary joined John Daly to form the Daly Judge Mining Company which soon encompassed 1,100 acres in Empire Canyon. The company enlarged and remodeled the Daly Judge mill, located in Empire Canyon just below the portal of the Anchor drain tunnel, into the largest mill in Park City, with capacity to process 450 tons of ore per day from both the Anchor and Daly West mines. "The Daly Judge shows what the application of modern milling methods can do for low grade propositions" noted a mining journal.⁵⁹

⁵⁵ Boutwell, *Geology and Ore Deposits of the Park City District*, page 22

⁵⁶ Boutwell, *Geology and Ore Deposits of the Park City District*, page 149

⁵⁷ *Salt Lake Telegram* / 1902-03-13 / page 6

⁵⁸ *Deseret Evening News* / 1905-12-15/ page 6

⁵⁹ *Salt Lake Mining Review* | 1903-04-15 | Page 4 | The Daly-Judge Mill

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The mill closed in 1931, and later sold and dismantled.⁶⁰ Only the concrete foundations of the huge structure and vast tailings dump remain today.⁶¹

Another early Park City mining company, the Comstock had incorporated in London, England in 1882. Productive in the 1890s, construction began on a new mill in upper Thaynes Canyon in 1902. The local newspaper reported “The foundation for the Comstock new mill is well-nigh completed with a good force of men pushing the work as fast as possible.”⁶² Equipment included a wet crusher, 3 jigs, 1 fine crusher and 6 Wilfley tables.⁶³ The huge wood mill still stands today. Mineral disputes with the nearby California mine resulted in the two mining companies merging into the California Comstock Consolidated Mine Company. In 1918 Silver King Consolidated acquired the property and upgraded the mill to process 150 tons of ore per day.

The Silver King continued improvements across all their holdings. The hoisting works at the Silver King consisted of a steel 62-foot tall headframe to serve the 1,300-foot deep shaft. Steam from six boilers powered the hoisting works consisting of two double-deck cages.⁶⁴ By 1913, the company upgraded the surface plant to include machine and carpenter shops so mine equipment could be fabricated and repaired. Electricity, from the mine’s new substation, replaced steam power. A two-story concrete change house built in 1915 served the growing workforce. Much of these surface plant buildings, structures and equipment remain today.

David Keith and Thomas Kearns consolidated the Crescent mine and properties south of the Silver King mine under the name Kearns-Keith in 1903 and began exploring for new ore bodies through the Alliance Tunnel. Ore produced from the upper levels was removed through the Hanauer Tunnel and processed at their newly erected 100-ton concentrator, the Kearns-Keith mill.⁶⁵ The surface plant at the mill included workshops, assay office and living quarters for the mill workers. The remains of the wood mill was dismantled for safety reasons in 1998 but much of the equipment remains on site in upper Walker Webster Gulch.

Since 1872, Utah mine owners had withheld one dollar per each miner’s paycheck to cover “free” medical care at Salt Lake City hospitals. But treatment required Park City miners to suffer a long, often fatal, wagon or train ride before receiving any treatment. Often in the winter, deep snow blocked roads and train track so a trip to Salt Lake was not possible. Park City miners complained that “the Salt Lake hospitals were so crowded men could not get proper care and attention”⁶⁶ so they took matters into their own hands and requested the deducted paycheck funds be used to build a medical facility in Park City.⁶⁷ Kearns however objected, stating that the Salt Lake hospitals should not be deprived of the revenue.⁶⁸ None the less, the Park City union formed a nonprofit hospital corporation, offering stock at \$10 per share. Individual miners, businessmen and locals bought shares and, after

⁶⁰ *Park Record* | 1943-11-25 | Page 1 | Historic Judge Mill to be Dismantled

⁶¹ Boutwell, *Geology and Ore Deposits of the Park City District*, page 31

⁶² *Park Record* | 1902-10-04 | Page 3 | Comstock Mill

⁶³ Boutwell, *Geology and Ore Deposits of the Park City District*, page 216

⁶⁴ *Salt Lake Mining Review* | 1913-11-30 | page 1 | The Silver King Coalition Mines. In 1936, a specially designed 400-hp electric hoist was installed at the main shaft of the Silver King, replacing the steam plant (*Park Record* | 1936-06-05 | Page 1 | Silver King to Install Electric Hoist)

⁶⁵ Boutwell, *Geology and Ore Deposits of the Park City District*, 30

⁶⁶ *Park Record* | 1903-12-19 | Page 2

⁶⁷ In 1897, the local miner’s union in Aldridge, Montana built the first hospital, known as “Miners’ Hospital.” It was the first of twenty-five hospitals built in the United States and British Columbia, Canada, under the Western Federation of Miners umbrella, between 1893 and 1918.

⁶⁸ *Park Record* | 1903-11-14 | *Park Record* | 1903-12-19. Kearns apparently stated St. Mark’s was running a deficit and Holy Cross was “not paying interest on the money invested.”

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Eliza Nelson donated an acre of land, construction of Park City Miners' Hospital began on April 28, 1904. The Miners' Hospital still stands today in City Park.⁶⁹

The price of silver slowly eroded and by December 1907, the price of less than 70 cents per ounce hit Park City's mining companies hard. The managers of three largest companies; Thomas Kearns of the Silver King, Ernest Bamberger of the Daly West, Ontario and Daly mines, and George Lambourne of the Daly-Judge, all announced temporary closures beginning the first of the year –1908-- and soon over 1,000 Park City miners were out of work.

In an effort to control their costs, raise capital and check pending litigation, Keith and Kearns merged all their holdings, including the Alliance and Kearns-Keith, with their Silver King Mining Company. The new Silver King Coalition Mines Company incorporated in 1907 for \$6.25 million, encompassed 2,400 acres and quickly became Park City's largest mining company.⁷⁰

South of the Silver King, near the top of Thaynes Canyon, A.W. Street had patented the Jupiter mine claim back in 1880.⁷¹ Modest results persuaded the Jupiter Mine Company give a two-year lease on the mine to Oscar E. Lawrence in the fall 1905.⁷² Lawrence constructed a 30' x 30' two-story boarding house with running water for his workforce of ten men. The crew used recycled lumber to erect other mine structures,⁷³ possibly including the ore bin that still stands on the site today. With work planned to continue throughout the winter, the bin provided store for high-grade ore until the access road thawed in the spring.⁷⁴ "For more than twenty years, the Jupiter ... has been producing rich ore in small quantities, but never, until a short time ago, did it attain sufficient importance to justify building the modern ore-loading bins" noted a Salt Lake City newspaper.⁷⁵ With Lawrence's lease expired and silver prices low, Street sold the Jupiter holdings of 113 acres to the Silver King Coalition Mines Company in 1908.⁷⁶

As metal prices recovered, construction began in 1913 of the Silver Hill station, two huge underground "rooms" each 42' x 30' at the farthest end of the Alliance Tunnel. Designed to relieve congestion at the Silver King main hoisting shaft, ore was removed through the Alliance Tunnel with an electric haulage system, further reducing operating costs. The surface plant was upgraded to include a well-equipped machine shop and modern electric water-pumping station. The vast quantities of water drained by the Alliance tunnel were piped over the hill for use in the Silver King Mill. The machine shop and pump station still stand today.

Tragedy struck the Daly West again on December 28, 1913, when the entire surface plant, including the hoist and mill, was destroyed by fire, promptly throwing nearly 300 men out of work.⁷⁷ The company anticipated the new plant back operating within the year. The existing steel headframe, hoisting machinery and small fire hydrant shacks date from this time, 1914.

⁶⁹ Additional information NRIS#78002697

⁷⁰ *Salt Lake Mining Review* | 1907-05-30 | page 8 | The Big Merger at Park City

⁷¹ *Park Record* | 1880-06-05 | Page 1

⁷² *Salt Lake Mining Review* dated September 30, 1905 (Page 22)

⁷³ *Salt Lake Mining Review* | 1905-10-15

⁷⁴ *Salt Lake Mining Review* | 1906-09-15

⁷⁵ *Salt Lake Herald-Republican* | 1906-07-29 | Page 19 | Some Facts About a Few Big Mines

⁷⁶ *The Park Record* | 1908-06-13

⁷⁷ *Salt Lake Mining Review* | 1914-01-15 | page 2, Engineering and Mining Journal, Vol 98, no. 8

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Born in Germany, Solon Spiro came to Park City in 1881 to join his uncle M.S. Ascheim in his mercantile business. In 1900, he left the mercantile business to pursue the development of small local mining properties.⁷⁸ In addition to his investment in the Little Bell Consolidated Mining Company, Spiro secured controlling interest in the Bogan Silver Mining Company, located west of the Silver King Coalition's main shaft⁷⁹ and formed the Silver King Consolidated Mining Company or "King Con". Surface improvements at the King Con soon included a shaft house, hoisting plant and a two story boarding house that could accommodate 200 men.⁸⁰ In 1906, Salt Lake businessman and millionaire Samuel Newhouse purchased 100,000 shares in the King Con and became Vice President of the company.⁸¹

The King Con struck a rich ore body in 1914, but with the silver market depressed with the onset of WWI, the company purposely limited production, conserving the metal for the return of higher prices --given the enormous quantity of ore, a few cents variation in price could result in a large difference in net profit. Hauling ore from the mine and supplies back up hill proved difficult. The King Con used the old Crescent Tramway's 6% railroad grade but was hampered by the road's condition, especially in winter. In 1916, a modern new aerial tramway was constructed. The tramway's 52 buckets delivered high grade ore to the railroad and low grade ore to the King Con's new 50 ton mill, saving an estimated 75% on transportation costs down the mountainside. Two of the wooden towers along with a larger tensioner tower survive today. Spiro also began construction of a three-mile long tunnel that would not only drain the mine workings but also simplify underground access.⁸² But costs soared with wartime inflation. Through 1922, the King Con charged stockholders multiple assessments of 10 cents per share to cover operating costs and bank loan interest payments.⁸³ Finally in May 1924, neighboring Silver King Coalition Mines Company announced they had acquired the company and, with ample resources, quickly completed the tunnel. The Spiro drain tunnel remains in use today and supplies much of Park City's culinary water.

Post WWI Impacts

When the United States joined the Great War, the cost of mining supplies spiraled upward whilst local companies lost their skilled workers as Park City miners left to serve in Europe. Financial problems were complicated further in Utah with the state legislature imposing a new 3% tax on mining companies' net earnings.⁸⁴ Park City's mining companies attempted to control soaring operating costs by cutting wages 75 cents per day. In May 1919, more than 800 mill and mine workers walked off the job forcing a complete shutdown of the Park City mines, which, per the *Salt Lake Tribune* newspaper, was the first walkout in 50 years. The men demanded a six-hour work day and a raise in pay from \$4.50 to \$5.50 per day.⁸⁵ The owners blamed the strike on the "Wobblies" – the International Workers of the World.⁸⁶ After nearly six weeks the strike collapsed and miners returned to work, settling for reinstatement of the original 75 cent wage cut.⁸⁷

⁷⁸ *Park Record* | 1929-08-02

⁷⁹ *Salt Lake Mining Review* | 1901-03-15 | Page 17 | Dips, Spurs and Angles

⁸⁰ *Salt Lake Mining Review* | 1905-10-30

⁸¹ *Park Record* | 1906-07-14

⁸² *Salt Lake Mining Review* | 1916-10-30

⁸³ *Salt Lake Mining Review* | 1922-03-30

⁸⁴ *Salt Lake Tribune* | 1918-12-14 | Page 16 | Mines will Resist Net Earnings Tax

⁸⁵ *Park Record* | 1919-05-09

⁸⁶ *Salt Lake Mining Review* | 1919-05-15

⁸⁷ *Park Record* | 1919-07-18 | Page 1 | 75c Raise Posted at Mines This Week

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After Congress passed the Pittman Act in April 1918, silver prices began climbing. With the Act, 350,000 silver dollars were melted into bullion and sold to Britain at \$1 per fine ounce. Then between 1920 and 1935, the federal government purchased silver at \$1 per ounce for re-coining, effectively creating a federal subsidy.

The Daly-Judge reorganized into the Judge Mining & Smelting Company in 1916 to increase its capitalization from \$3 million to \$5 million⁸⁸ and provide the funds necessary to build a new zinc electrolytic processing plant. The company prospered and was soon employing 400 miners to work at the mine, mill and zinc plant.⁸⁹ In 1920, the company built a new concrete office building and change rooms at the portal of the Judge (Anchor) tunnel. This 1 ½ story utilitarian building still stands today.

On January 21, 1921, Silver King Coalition Mines Company's mill burned to the ground. Miners, living on site, battled the blaze so no other surface plant buildings were lost.⁹⁰ The following year, a new \$200,000 steel concentration mill was in service, operating 24-hours per day with modern equipment.⁹¹ The mill still stands today, with much of the equipment remaining inside.

As the twentieth century progressed, mining technology improved and companies embraced new methods. In 1916, the newly incorporated Park Utah Mining Company acquired claims adjoining Ontario to the east. Instead of building a surface plan, the company explored their claims from inside the Ontario mine's Keetley (Ontario No. 2) drain tunnel. By 1921, they had opened a "great ore body rivaling in size and richness that of the Ontario".⁹² Two years later, the Park Utah had become Park City's leading silver producer yielding more than three million ounces per year.⁹³ In order to supply the booming mine and gain additional ore freighting business, the Union Pacific constructed a 5.3-mile spur, from the Park City Branch east of Park City, to the portal of the Keetley Drain Tunnel. Built of standard gauge, the spur line allowed for the larger locomotives and cars appropriate for the heavy traffic.

In May 1920, George Lambourne, President of the Judge Mining & Smelting Company and of the Daly West,⁹⁴ announced the two companies had joined with the Park Utah Mining Company to purchase controlling interest in the Daly Mining Company. A sensible decision given that the property was located between the Ontario and the Daly West mines.⁹⁵ Then, in 1925, the three companies merged with the Ontario to form the Park Utah Consolidated Mining Company. The local newspaper described the move as one of the largest mergers in the metal mining industry.⁹⁶ The new Park Utah Consolidated held 4,500 acres of patented mining claims with underground workings of 160 miles of drifts, tunnels and crosscuts reached by five shafts and three crucial drain tunnels. Almost immediately the venture found a huge new ore body and heralded as the largest single silver producer in the United States.⁹⁷

⁸⁸ *Salt Lake Mining Review* | 1916-04-30 | Page 35 | General Items

⁸⁹ *Park Record* | 1919-02-28 | Page 1 | Mining Companies' Annual Reports

⁹⁰ *Park Record* | 1921-01-28 | Page 1 | A \$100,000 Fire

⁹¹ *Salt Lake Mining Review* | 1922-03-30 | Page 17 | Around the State

⁹² *Park Record* | 1925-12-18 | Page 1 | History of a Famous Silver-Leading Mining Camp

⁹³ *Salt Lake Tribune* | 1923-06-01 |

⁹⁴ When John Daly retired in 1907, George Lambourne replaced him as manager of the Daly West. In 1916, the Daly-Judge reorganized as the Judge Mining and Smelting Company, with Lambourne as President. *Park Record* | 1919-02-28 | Page 1 | Mining Companies' Annual Reports

⁹⁵ *Park Record* | 1920-05-14 | Page 1 | Judge M. & S. Company Secures Old Daly Mine

⁹⁶ *Park Record* | 1925-05-22 | Page 1 | To be Park Utah Consolidated Mines Co.

⁹⁷ David Hampshire, Martha Bradley and Alan Roberts, *A History of Summit County*, page 300

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The Park Utah began construction in June 1925 for an aerial tramway to operate between the Daly-Judge mill in Empire Canyon and the Union Pacific's Highline terminal on Rossi Hill where a downhill loading station (tipple) was built. The Union Pacific spent \$10,000.00 in new track and other improvements to facilitate the increased tonnage anticipated to be shipped daily from the new loading station. In January 1926, officials of the Park Utah announced that the aerial tramway was successfully in operation and working without a "hitch," carrying an average of 310 tons every day. For safety reasons, the four-story loading station, straddling the Highline spur, was demolished in 1976 after sitting idle for 25 years. However, the tramway towers remain today.

E.5 Mining Decline 1931-1982

Great Depression and WWII

As the Great Depression swept the county, industrial production slowed and the demand for metals dropped. Silver and lead prices fell significantly causing mining activities across the nation to decline sharply and mines reduced their workforce. In Park City, this erosion of the town's economic foundation caused many businesses to close. Unemployment grew, wages plummeted and the ensuing bitter labor disputes caused many mines to falter even further.

The price of silver reached at its all-time low of 25 cents per ounce in late 1932. The following year, President Roosevelt announced the government would purchase domestically mined silver at 64.5 cents per ounce. "Boom in Mining Industry of State is Forecast by President's Move" one newspaper headline predicted.⁹⁸ The Silver King Coalition Mines Company welcomed the news as they struggled to keep 450 miners on the payroll. Managing Director Mont Ferry revealed that he'd run operations at a loss for some time.⁹⁹

The news prompted the Silver King Coalition to dig a new three-compartment shaft -- near today's loading station of the Thaynes ski lift -- to access the Spiro Tunnel 1,800 feet below and explore for ore. None was found. Sinking the deep shaft had created vast quantities of waste rock. The Thaynes shaft also permitted hoisting of waste rock from throughout the Silver King's extensive underground workings, freeing the bottleneck at the Silver King's main shaft. Needing to remove this worthless material quickly and inexpensively, a long wooden conveyor was installed to automatically carry the rock away from the Thaynes shaft, creating the huge waste dump that still exists today. At the Thaynes shaft, the Silver King also constructed a modern surface plant including boarding house, outbuildings and fire hydrant shacks. The large Hoist House, a steel structure with concrete floors, contains the hoisting works, engine room, coal bin, change room, showers, and ore storage towers with truck loading chutes. Although the mining operations ceased in 1948, most of the complex still remains.

Miner's pay had been cut considerably from the high in 1928 and the small concessions of 50 cents per day in 1934 and 25 cents in 1935 did not sit well with workers.¹⁰⁰ The miners' union alleged that, during the same period, dividends to stockholders had increased 40%.¹⁰¹ On October 9, 1936, the miners went out on strike and this time, negotiations included other Utah mining districts. Mine companies elsewhere agreed to the demanded 50 cent per day increase but Park City's companies only offered a 25 cent increase so Park City miners voted to stay out. Two days later the local companies brought 100 non-union strike breakers from Heber and other

⁹⁸ *Salt Lake Telegram* | 1933-12-22 | Page 1 | Silver Booms Utah Stocks

⁹⁹ *Park Record* | 1933-01-06 | Page 1 | A God-Send to Park City Has Been the Silver King Coalition

¹⁰⁰ *Salt Lake Telegram* | 1936-10-10 | Page 2 | Metal Miners in Park City District Go on Strike

¹⁰¹ *Park Record* | 1936-10-15 | Page 1 | Facts and Figures

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neighboring communities. "Heber City men rolled up in automobiles and trucks to a crowd of more than 400 persons, massed in the street." The battle raged for 40 minutes, with cars overturned and fist fights leaving bruised and bleeding union men and strikebreakers.¹⁰² The strike collapsed.

World War II production intensified, requiring 9 million ounces of silver per month¹⁰³ But local production couldn't keep pace with the new demand as Park City's miners were rapidly drafted to serve in the military. In 1943, the United States Employment Service estimated a critical shortage of 1,000 miners in Utah even though 300 soldiers had recently been released from the army to work in Utah's metal mining jobs.¹⁰⁴ Locally, the Silver King Coalition and Park Utah estimated 100 to 150 additional miners were needed at both mines just to maintain production.¹⁰⁵ The following year, the two companies announced that with so few experienced miners, they were both eliminating the night shift and moving to a one-shift work day. Unlike other Utah industries, neither company ever considered replacing the labor shortage by hiring local women to work underground.

Post War Decline and Consolidation

While the rest of the nation experienced a post war economic boom, Park City's mining future seemed quite bleak. A significant drop in metal prices after WWII, especially for lead and zinc, caused mining activities to decline precipitously. Since lead and zinc ores were generating almost 80% of income at the Silver King and Park Utah, profits evaporated. Local mines curtailed production and began laying off the last few workers. Miners and their families were forced to leave Park City and seek employment elsewhere.

Ten years after George Lambourne died, the nationally known Anaconda Copper Mining Company purchased Lambourne's large block of Park Utah Consolidated Mines Company shares, giving them controlling interest.¹⁰⁶ However, the Park Utah was in financial difficulties. Even the constant pumping of water from the 2,200-foot level required a large financial outlay. With no production income, the Park Utah's debt mounted. By mid-1952, the Park Utah had shut entirely except for the pumps.

By 1954, Park City's population had dropped from 4,281 in 1930 to about 2,000 and school enrollment had dropped in half.¹⁰⁷ The merger that year of Park City's two largest companies, Park Utah Consolidated Mines Company and Silver King Coalition Mines Company, to form United Park City Mines Company, generated new optimism.¹⁰⁸ However, more bad news was coming. Utah's Congressional representatives had supported protecting domestic mines from low-cost imported metals but President Eisenhower refused to increase tariffs on imported lead and zinc.¹⁰⁹ While the rest of the nation experienced an economic boom, by the late 1950s, fewer than two hundred men worked in Park City's mines and hundreds of homes and businesses had been abandoned. With the future of mining in Park City uncertain, United Park City Mines Company began investigating diversification and other ventures that would make its large acreage profitable.

¹⁰² *Salt Lake Telegram* | 1936-12-12 | Page 1 | Miners Battle at Park City

¹⁰³ *Park Record* | 1943-05-13 | Page 1 | Silver Has Become Important War Metal-Stock Sales

¹⁰⁴ *Park Record* | 1943-10-21 | Page 1 | Critical Shortage of Miners Still Exists

¹⁰⁵ *Park Record* | 1944-06-15 | Page 1 | Silver King and Park Utah Now Operating One Shift

¹⁰⁶ *Salt Lake Telegram* | 1942-04-07 | Page 13 | Big Share Unit of Park Utah Taken by ACM; *Park Record* | 1942-04-09 | Page 1 | Park City Property to be under New Management

¹⁰⁷ Whitley, *From the Ground Up*, 2006, page 339

¹⁰⁸ *Park Record* | 1953-03-05 | Page 1 | "United Park City Mines Co." Results In Silver King-Park Utah Mines Merger

¹⁰⁹ *Salt Lake Tribune* | 1954-08-21 | Page 1 | Ike Withholds Lead, Zinc Tariff Boost

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By the early 1960s, Park City's mines had produced 250 million ounces of silver, 900,000 ounces of gold, 1.3 million tons of lead, 600,000 tons of zinc with a value of almost \$500 million.¹¹⁰

Percentage produced from 1875 to 1967:

Silver	43%	Lead	23%	Gold	18%
Zinc	9%	Copper	3%		

Manufacturing demand rose sharply in the early 1970s but silver supplies fell short. The shortage caused silver prices to rise steadily, from less than \$2 per ounce to \$6 per ounce by the mid-1970s. Two major shareholders of United Park City Mines Company, the Anaconda Copper Company and American Smelting and Refining Company (ASARCO), formed a 60-40 partnership in 1970. The two U.S. mining giants called their new company Park City Ventures and leased the Ontario mine for 25 years--until 1995. Quickly investing \$25 million, the renewal efforts included a brand new \$17 million mill and rehabilitation of the underground workings and shaft No.3. A new 80-foot tall head frame was constructed over shaft No.3 in anticipation of hauling ore.¹¹¹ After hiring 300 employees, production began in the spring of 1975. But only three years later, production was suspended. The crew of 350 miners was reduced to a 13-man maintenance crew, keeping the mine ready for reopening and more importantly keeping the mine from flooding. Powerful pumps constantly removed the underground water which would otherwise quickly flood the mine's lower levels.¹¹² Production never resumed, with Park City Ventures citing that "unstable ground and persistent water problems had made mining the property an unprofitable venture."¹¹³

With the price of silver dramatically doubling in price to over \$15 per ounce in the late 1970s, Noranda Mining Company from Canada jumped in and acquired the mining lease from Park City Ventures for \$3.5 million.¹¹⁴ Noranda re-hired miners and re-opened the Ontario mine, estimating the Ontario still held eight million tons of ore, about half of the amount that had been extracted since the mine first opened in 1874.¹¹⁵ However, when prices had risen sharply, manufacturers began searching for ways to reduce their need to use silver. Demand declined and with it prices fell. Noranda's mining operations slowed to a standstill and in 1982 the Ontario.¹¹⁶ Park City's mining era had ended.

¹¹⁰ Hampshire, Bradley and Roberts, *A History of Summit County*, page 298

¹¹¹ *Park Record* | 1970-09-24 | Page 1 | Ontario to Become Production Shaft for Ventures

¹¹² *Park Record* | 1978-08-31 | Page 4 | Skeleton Maintenance Crew Keeps Ontario's Head above Water

¹¹³ *Park Record* | 1979-04-26 | Page 4

¹¹⁴ *Park Record* | 1979-08-23 | Page 4

¹¹⁵ *Park Record* | 1979-08-30 | Page 4

¹¹⁶ *The Newspaper* | 1979-08-23 | 1980-09-11 | 1981-05-28 | 1982-02-04 | 1982-03-11

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F. Associated Property Types

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F.1 Introduction

This section provides categories of Property Types, from landscape features and individual buildings to large complexes. The design and materials of the Property Types may vary widely based on their intended function, construction resources, landscape, environment and time period. A list of examples for these property types that were identified during research is provided in Tables 1-4.

F.2 Name of Property Type: Prospect/Mine Exploration Sites

Description

Contrary to common lore, Prospectors did not wander around the mountains hoping to encounter valuable minerals. Instead prospecting requires knowledge of mineral formations and geology, hard work, patience and planning. In the Park City area, prospectors likely worked in groups for safety and to share in the physically hard work required to expose hard-rock outcroppings for inspection and sampling.

The general geological structure is quartzite and calcareous shale of the carboniferous age, and in all probability, overlying the granite which appears in the southern and south-eastern part of the [Park City Mining] district. The veins appear, first, as true fissure veins cutting through the strata; second as bed or

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strata veins, lying between the strata, and conforming to the course, foldings and dislocations of the same.¹

In general, the ore formations were a function of hot fluids, rich in dissolved minerals, intruding upward through faults and fissures in the native rock, sedimentary Quartz-rich sandstone, crystalizing and forming veins and bedded placements. These formations ranged from microscopic to several feet wide, with veins orienting vertically. Park City ore contained the precious metal silver and industrial metals lead and zinc. Since silver was the most sought after metal, the mines of Park City are simply known as silver mines. Locally, lead is present as the mineral galena or lead sulfide (PbS). Silver is closely associated with galena but also found in tetrahedrite (copper sulfides containing antimony $\text{Cu}_{12}\text{Sb}_4\text{S}_{13}$) with silver often substituting for the copper or the antimony and also in Sphalerite (ZnS), a compound of zinc and sulfur.

Subtype: Prospect

Upon finding indications of “promising” ore, prospectors drove adits (horizontal tunnel) or sunk shafts (vertical hole) to further confirm the ore body’s continuation, sample the mineralization and begin to quantify how much ore might exist. Collectively, these shallow pits, trenches, adits or shafts, created during the search for ore, are called prospects. Clearing the prospect from vegetation and loose rock could simply require picks and shovels, but deeper exploration could necessitate boring drill holes, with hammer and drill-steels (single jacking), that were then packed with blasting powder or by the 1890s dynamite, and exploded.

Subtype: Mine Exploration site

Ultimately every prospector dreamed their efforts would be rewarded with sale of their claim. However, the local Uinta Mining District bylaws and the 1872 Mining Law obliged those holding unpatented mine claims to perform annual assessment work. If a sale took a period of time, prospectors often continued exploration of the claim and added other infrastructure to the site to support their work such as pitching a tent or building a log cabin. As the adit grew in length, ore cars rolling on rail aided in removing waste rock. Mechanical hoisting apparatus were useful in sinking a shaft and hauling waste rock from below. Hoisting systems ranged from a manually operated windlass (a wooden spool with a crank handle set in a frame over the shaft collar) to small mechanized units. The most frequent source of power was steam, generated in a boiler with coal or wood. By the 1900s, petroleum-powered portable hoisting systems were in use.

Some miners erected one or two buildings of vernacular construction that provided for all facilities, such as housing and equipment repair, under one roof. Vernacular buildings are defined as adaptations of conventional construction methods using materials available locally such as logs, milled lumber and corrugate metal. Not formally designed by architects, they were instead erected inexpensively and planned in the field.

¹ Salt Lake Herald-Republican | 1884-01-01 | Page 5 | Geology of Utah

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Since most structures and equipment were removed when the prospect was sold, developed or abandoned, typically these were low cost and portable. Claim size at the surface of a maximum 1,500 feet long and 600 feet wide gave limited space to install surface equipment and pursue development of deep ore bodies.

Table 1: Prospect/Mine Exploration Sites List of Potential Resources

Site	Resources	Significant Date(s)
Flagstaff	Shaft	1870s
	waste rock dump	1870s
White Pine	Log cabin	c.1878
	waste rock dump	c.1878
Apex	adit	1870s
	waste rock dump	1870s

Significance

The majority of the Prospect /Mine Exploration sites will be significant under National Register Criterion A and possibly under Criterion D. The earliest prospectors, seeking their fortunes, underpin Park City’s history. These sites provide the best physical evidence of the mining camp’s origins. The town and its booming mining industry were founded due to the countless discoveries of silver and lead. During the 1870s, prospectors arrived in significant numbers, explored the area’s geography, defined areas of mineralization and found many of the significant ore veins. Their informal camp in the canyon below Park City’s mountains became a booming mining town and the area’s principal settlement. Their discoveries quickly drew outside investment, speculation and migration. Later prospecting was significant because it discovered additional ore locations that allowed the area’s mining industry to remain viable while revealing the extent of the ore bodies in the district.

Archaeological deposits can potentially reveal historic material that reflects daily life, social structures and demographics of prospectors, as well as the possible presence of families or women. Such information has not been extensively documented. Buried deposits often accumulated in privy pits and in refuse layers of waste rock dumps, where miners threw trash and unwanted items.

Few prospects and early mine development properties remain in Park City. These property types are defined by their lack of significant production and minimal property development. Some were abandoned but most evolved into Mine Development sites property types.

Potential areas of Significance include:

- Industry: Prospect and mine exploration shafts and adits were the first chapter of Park City’s mining history. They represent the comprehension of local mineralogy, the evolution to work underground and the investment of time and labor, important initial phases in mining. Later sites are important on the local level for their role in sustaining and prolonging the viability of the areas mining industry.

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- Exploration Settlement: Sites that date from the 1870s represent early exploration and depict the prospectors who opened the Park City area to settlement, while proving the presence of ore. Settlement of the town of Park City is strongly associated with silver mining discovery in the surrounding mountains.

Registration Requirements

A property in this category should meet the following criteria in order to be considered eligible under the Prospect/Mine Exploration sites property type:

- Sites must be discovered between 1868 and 1982.² The site must be linked with the development and history of Park City's silver mining industry.
- A prospect or mine is not inherently movable so will retain its imprint on the landscape and integrity of location.
- The overall scale of the site must be maintained and the function of ore exploration apparent to retain integrity of design.
- Changes or minor intrusions to the site must not detract from the historic character and are acceptable if they do not overwhelm the historic prospecting or exploration processes.
- The site should contain a set of mining related features that functioned together, typically an adit or shaft and associated waste rock dump, providing integrity of association. Shafts usually manifest as areas of subsidence, created as the underground support timbering decays. Decay of support timbering can also cause adit portals to collapse, often leaving linear areas of subsidence that can appear similar to lengthy trenches. In both cases, the volume of waste rock should exceed the subsidence area. Intact shaft collars are rare so they are important examples in Park City's mining development. This industrial impact also represents the mining aspects important to integrity of setting.
- Realizing some exploration efforts failed, some Prospect/Mine Exploration sites are small and reveal minimal above-ground property development. This deserted aspect reflects Park City's boom and bust mining cycles and reinforces the integrity of feeling at the site.
- Although equipment of value was usually removed for reuse upon the mine's sale or abandonment, other common features include machinery foundations, ruins or decayed timbering. The absence of structures and machinery should in no way equate to poor integrity. However, their presence will enhance historical integrity.
- 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.
- Many of Park City's adits have been sealed and waste rock dumps cleaned-up for safety reasons by the Utah Division of Natural Resources Abandoned Mine Claim Reclamation program. The impacts of this work may be acceptable if the site retains good historical integrity and the work is distinguishable from the historic exploration efforts.
- Prospect and Mine Development Sites may be represented by buried features and artifacts. Individual nominations may be developed under Criterion D if they hold a high likelihood of yielding important information upon further study.

² Resources nominated under this MPS that are less than fifty years old will need to meet the requirements for exceptional significance under Criteria Consideration G—properties that have achieved significance within the past fifty years.

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F.3 Name of Property Type: Mine Development Sites

Description

Whereas prospecting is exploration, a mine or mining consists of the extraction of the ore for profit, called production, typically undertaken by a company. These mines can range in size from small, labor intensive ventures to massive mechanized operations. In contrast to a shallow prospect or exploration, a mine consists of at least several hundred yards of underground workings on a proven ore body. Success was not guaranteed and mines failed due to high operating overhead, fluctuating metal prices, over capitalization and debt.

Small operations were labor-intensive, produced ore in limited tonnages and whose miners built facilities as needed with locally available materials. Large productive mines differed from small mines in the scale of the surface plant. Substantial mining companies, such as the Silver King Coalition, erected formally engineered structures and relied on machinery to increase production and decrease operating costs.

Extraction methods are comparable across the West and Park City's methods were no different. A crew of miners worked to enlarge the access, either an adit or shaft, and at the point where the adit or shaft met the ore formation, miners dug drifts (horizontal tunnels) and internal vertical shafts known as raises. Drifts explored the width of the ore body and raises explored the height.

Subtype: Tunnel Mine

Park City's smaller mines were usually accessed by adits since they were cheaper and faster to drive so required less capital than sinking a shaft. These tunnels required no hoisting equipment so transporting rock out and supplies into the mine was easier. Adits built on an angle were self-draining so quickly carrying away Park City's abundant underground water. An outcrop of ore located high on a hillside could be intersected from an adit driven considerably further down the slope and gravity used to extract the ore through the raises.

Subtype: Shaft Mine

Adits, however, were not well suited to access deep ore bodies. Shafts could be sunk alongside a long vein of ore and a latticework of drifts at various levels extended to intersect the shaft. Ore and waste rock were moved efficiently in ore cars that traveled on narrow gauge rail. Underground stations, expanded at the intersection of drifts on each level of the shaft, provided ample working space to transfer ore cars from the drift onto the cage, to be elevated to the shaft collar by the hoisting works. Double cages were employed for hoisting multiple ore cars at a time. The two compartment shaft doubled the capacity. The third compartment of a three compartment shaft held the manway, a series of ladders that provided emergency access and internal access for miners from one level to another.

Underground working required support facilities on the surface that are not found at prospects:

1. stable entry (via adit portal or shaft collar),
2. tool and equipment maintenance and fabrication facilities (blacksmith shop, machine and carpentry shops)

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3. transportation into the mine and waste rock/ore out (via rail and ore cars and hoisting systems designed to raise high tonnages from deep workings)
4. storage for the thousands of tons of waste rock generated during the underground development and for the ore awaiting shipment, particularly during Park City's long winters when transportation was impossible.

Often, waste rock was first dumped at the access tunnel portal or shaft collar to create a level earthen platform where these facilities could be built. The surface plant's physical size and amount of mechanization indicates the extent of the workings underground. Until significant ore had been discovered, mine companies minimized their capital outlay by installing inexpensive or portable machinery and equipment. Large mines, however, often feature a network of roads, aerial tramways, power systems (such as steam plants or electric substations), drainage systems (pumps and drain tunnels), water storage and delivery systems, administrative facilities (assay laboratories, samplers, offices) and workers' housing.

Park City's mine development properties commonly underwent an evolution. Temporary equipment and facilities, used to drive a shaft or adit and exploration phase, were upgraded for heavy use during production. Merging or uniting smaller mines through underground connections led to the abandonment of the smaller mine's surface plants.

Table 2: Mine Development Sites List of Potential Resources

General Site	Resource Name	Date of Construction
Ontario	shaft (#3)	1870s
	Headframe and hoisting works	1970s
	surface plant	1970s
	waste rock dump	1870s
	drain tunnel	1888
	water tank	TBD
Anchor	waste dump	c.1883
Little Bell	ore bin	c.1905
	waste dump	c.1880
Quincy	surface machinery	c.1901
	waste dump	c.1901
Judge	Portal and drain tunnel	1887-1889
	J.M.&S. Co. building	1920
	explosives bunker	c.1922
	mill foundation & remains	c.1903
	superintendent's house	c.1900
	waste dump	c.1885
Silver King Coalition	shaft	c.1895
	water tanks A & B	c.1894-1906
	aerial tramway	1901

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	transformer building	c.1905
	sampler foundation	c.1901
	water tanks D & E	c.1906
	headframe building and hoist	c.1910
	boarding house	c.1895
	stores building	c.1910
	boarding house vault	c.1895
	change house	c.1913
	waste rock dumps	c.1895- 1951
	fire shacks	c.1900
Jupiter	ore bin	c.1900
	waste dump	c.1900
Daly West	shaft	c.1895
	headframe	c.1914
	hoisting machinery	c.1914
	three fire shacks	c.1914
Daly	shaft (#1)	c.1885
	shaft (#2)	c.1885
Alliance	maintenance shop	1913
	pump house	1913
	office/dwelling	c.1895
Silver King Consolidated	ore bin	c.1915
	shaft	c.1900
	water tank	c.1900
Spiro	drain tunnel and portal	c.1916-1929
	sawmill building	c.1924
	machine shop	c.1924
	coal hopper & boiler plant	c.1924
	Ivers Tunnel	c.1929
Thaynes	surface plant buildings	c.1937
	waste rock conveyor	c.1937
	waste rock dump	c.1937
	boarding house foundation & ruins	c.1937

Significance

The majority of the Mine Development sites will be significant under National Register Criterion A and possibly under Criterion D. For more than 100 years, mining supported Park City and the local mining industry is associated with the events that contributed to the broad pattern of Park City's history. From the development of the Ontario mine in the mid-1870s to its closure in 1982, Park City's mining industry survived boom and bust

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metal prices, national recessions and world wars. Mining fostered a local economy paying high wages and drawing migrants both American and foreign. This population growth consumed food and domestic goods, supporting local sources and the development of farming and ranching in Summit County. Mining companies turned ore into wealth and infused the local and state economies with fresh capital. Political movement influenced local mining, supporting the value of silver and influencing local production. A social structure developed as local mine owners became wealthy while working class miners, dependent upon wages, formed fraternal groups and unions.

Buried archaeological deposits, such as privy pits, thick boiler clinker dumps, and refuse layers in waste rock dumps may be present. These deposits can be expected to reveal historic material that enhances current understanding of Park City workers' daily life, social structures, workplace behaviors, material-use and aspects of mining operations, topics not heavily documented in the past. Less visible physical remains may also answer questions regarding changing mining technology and its impact on the workplace. Ruins or areas where structures, such as storage sheds, change rooms or boarding houses, once stood have the potential to yield important information on the health, dietary preferences, economic status or ethnic diversity of workers and the origins of the commercial sources of consumer supplies.

Potential areas of significance include:

- **Industry:** Park City's mining industry was a significant force that shaped local and statewide history. The industry was a major employer, fostered commerce on a broad scale, was a magnet for Euro-American settlement and produced an enormous amount of silver and industrial metals.
- **Economics:** The accumulation of wealth from the Ontario and Silver King Coalition mines led to speculation and investment in Park City's smaller mines or individually held mining claims. Park City's mining history abounds with examples of captains of industry and Gilded Era Bonanza Kings whose outside capital or spectacular local success built huge companies that supported Utah and the national economy. The vast quantities of silver, lead, gold and zinc extracted from Park City's mines contributed to the development of local and national manufacturing firms and the growth of big business.
- **Commerce:** Local mine's well-paying jobs and demand for local supplies supported local businesses, creating a thriving downtown commercial district. This diversification eliminated the opportunity for any one mining company to dominate local commerce and, unusual for Western mining towns, Park City was not a company town. Mine Development sites may be related to mine accidents, such as the tragic Daly West Mine disaster of 1902.

Park City mining history demonstrates technological and engineering development with adoption of early improvements in ore extraction, low grade ore concentration and efficient ore transportation. A few of these resources may have significance under Criterion C for the following:

- **Engineering:** Mining engineering progressed rapidly during Park City's Discovery & Mining Boom Era 1868-1893 and Mature Mining Era 1894-1930. Structures, components and equipment moved from fabrication by skilled craftspersons to designs by mining engineers. Mine Development properties provide excellent illustrations of the innovative or adapted methods in mining technology, in surface plants and underground workings.

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Registration Requirements

The following criteria must be met in order for a site to be considered under the Mine Development Sites property type.

- The site must have been developed between 1968 and 1982.³ The site must be linked to the history of the Park City Mining District and development of Park City's silver mining industry.
- Since a mine is not inherently movable, the site will retain integrity of location and feeling due to the sites imprint on the landscape.
- It is understood that because of neglect and long-term abandonment the resources will lack some aspects of integrity.
- Sites may contain a set of mining related features that functioned together (such as shaft, headframe and hoisting machinery). Basic characteristics may include ore storage facilities, substantial waste rock dumps and roads or other methods used in the transportation of materials and ore. Not all the components of a typical mine development site need to be extant for the site to be eligible. Deteriorated, collapsed or missing buildings and structures do not diminish the site's integrity and individual resources need not be complete. However there must be enough features or key components remaining to reveal the overall operation of the surface plant and the collective image of a historic mining operation.
- 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.
- Park City's large productive mines were worked throughout different periods of time. As production increased and technology improved, surface plants were modified and altered. Given the harsh environmental conditions, surface plants underwent continual repair and replacement. These alterations do not diminish the overall historic character and integrity. Moving and reuse of resources at Park City's mines was common so relocated structures and machinery are acceptable and retain integrity.
- Much of Park City's mine surface plant structures were built of wood so decay and fire played an important role during Park City's Mining Decline era 1931-1982. Mine Development 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.
- Maintaining the overall form and massing of the historic resource is the most important factor when evaluating the impact of non-historic intrusions, changes and additions which are acceptable if they do not overwhelm the original resource.
- Accessible underground workings are an important source of information because few formal studies have been carried out regarding mining's underground work environment, engineering, equipment and practices.
- Many of Park City's adits have been sealed and waste rock dumps cleaned-up for safety reasons by the Utah Division of Natural Resources Abandoned Mine Claim Reclamation program. This work is acceptable if it is distinguishable from the historic exploration efforts.
- Mine Development Sites may be represented by buried features and artifacts. Individual nominations may be developed under Criterion D if they hold a potential of yielding important information upon further study.

³ Resources nominated under this MPS that are less than fifty years old will need to meet the requirements for exceptional significance under Criteria Consideration G—properties that have achieved significance within the past fifty years

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F.4 Property Type: Beneficiation (Ore Concentration) Structures

Description

On average Park City Mining District ore contained 166 pounds of lead, 90 pounds of zinc and about one troy pound of silver per ton. Some ore from the Silver King Coalition mine assayed at 390 troy ounces of silver per ton. Park City's earliest mines, such as the Ontario and Daly, contained very small quantities of lead.⁴ This high grade ore, also known as smelting ore, could be shipped directly to smelters. The low-grade or milling ore required reduction at local mills to produce concentrates, which were then shipped to the smelters.

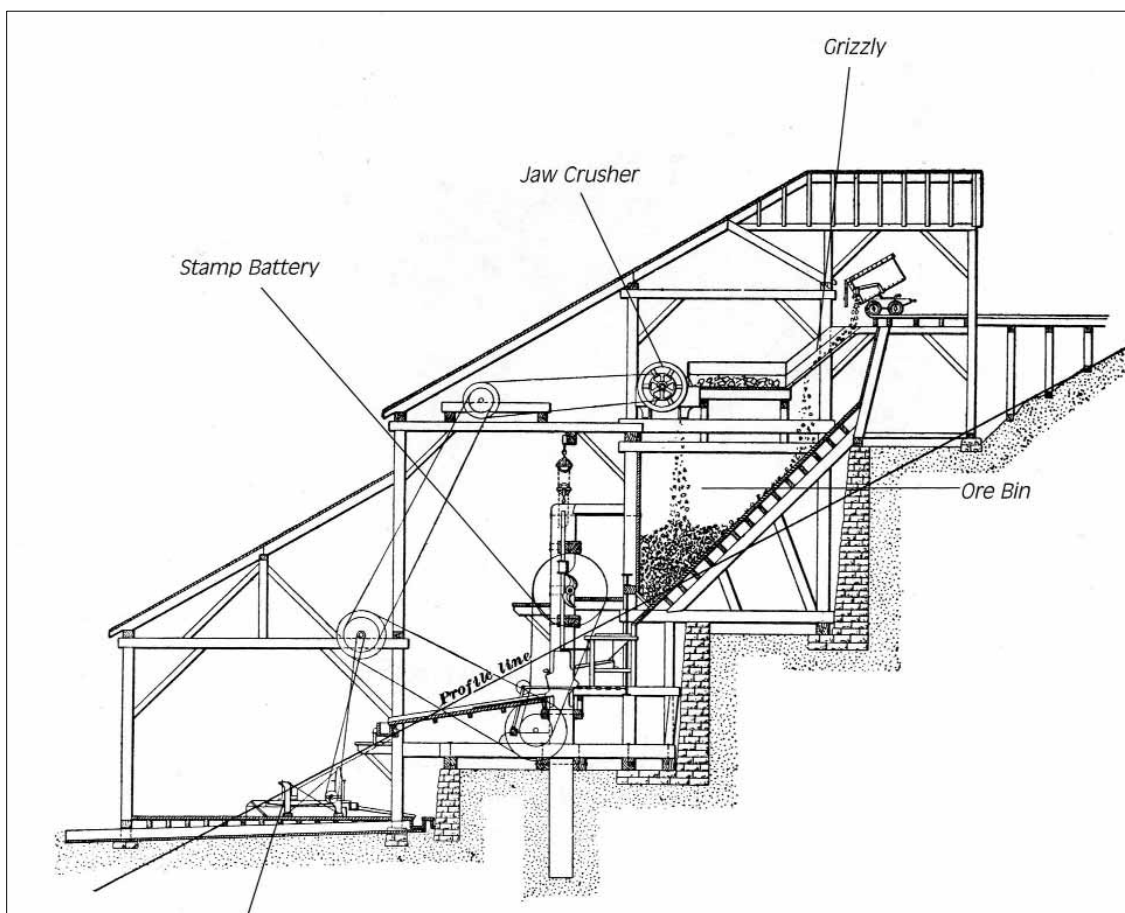


Figure 1: Cross-section of a mill.

Image courtesy The Mining Camps Speak.

The milling (concentrating) is a physical process which does not chemically alter the minerals present in the ore but instead increases the concentration of metals by removing waste rock. This process has a direct effect on the profitability of a mine since transporting the few tons of concentrate is much cheaper than moving several hundred tons of ore.

⁴ Boutwell, Geology and Ore Deposits of the Park City District, page 37

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The first mills built in the Park City Mining District were constructed in the 1870s. Most were built on hillsides, such as the Silver King Coalition mill, and utilized gravity to aid the flow of ore through the processing equipment. These can be recognized by their stepped concrete foundations and long sloping roofline. Corrugated siding became common around 1900. Although quite simple by today's standards, Park City's mills used many of the same basic principles as today's more complex mills. As Park City's mines expanded, their production produced more milling ore. By 1904, only one-third of the Park City Mining district's ore was smelting ore, the remainder was milling ore.⁵ Mills began to be built as close as possible to the mine so the heavy material did not have to be transported very far.

Subtype: Ore Concentration Mill

Concentrating involves size reduction until the valuable minerals are liberated from the waste rock and the two materials are distinct from each other. Then separation can occur based on the specific gravity difference between the waste rock and the heavier minerals. Waste rock from the milling process is referred to as tailings and is usually disposed of near the mill site.

Typically, ore entering the mill was as large as ten inches and passed over a grizzly before entering a jaw crusher. A grizzly is simply a screen with a series of metal bars placed several inches apart. Smaller ore falls through the grizzly and bypasses the crusher. Jaw crushers reduce large ore pieces to less than two inches. The ore then enters a surge bin and is fed into the stamp mill, basically a large mortar and pestle.

Many of Park City's mills used gravity stamps. The mortar is attached to a massive concrete foundation. The pestle is attached to a stem and lifted by means of a cam shaft. Ore is crushed when the pestle (the stamping mechanism) free falls. A stamp battery typically contains five pestles.

The pestle is lifted six to eight inches at a rate of 100 drops per minute and weighs 1,250 to 1,500 pounds. The valuable minerals and waste rock are reduced in size to the consistency of sand, a point where they are distinctly different. Water is added to aid with flow through the stamp mill.

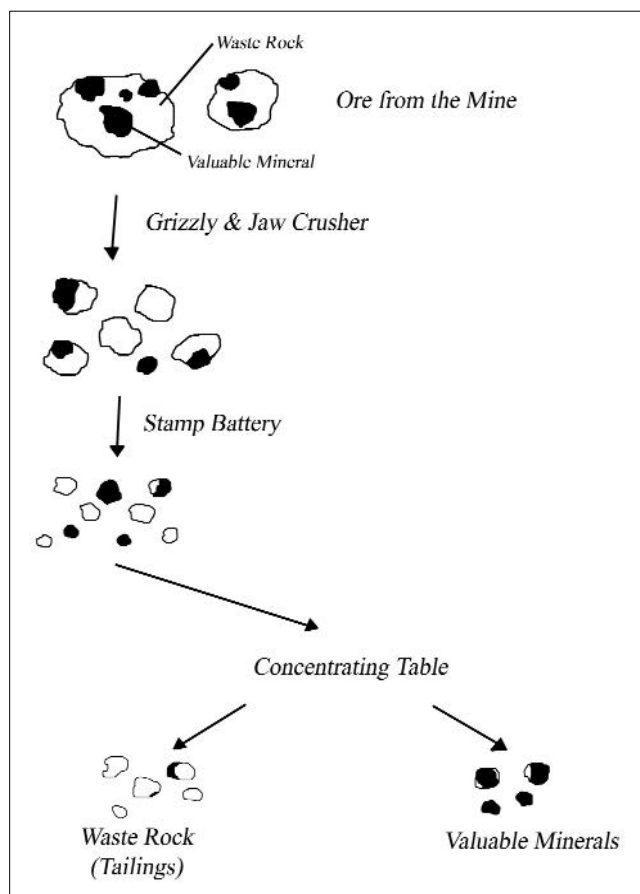


Figure 2: The process of separating valuable minerals and waste rock as the ore travels through the mill. Image courtesy: Mining & Milling

⁵ Boutwell, Geology and Ore Deposits of the Park City District, page 27

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Since the valuable minerals are heavier than the host rock, they can be separated based on specific gravity differences. Gravity separation occurred on concentrating tables, which worked like gold pans. When particles of valuable minerals and waste rock are continually agitated in a pan of water, the heavier minerals will accelerate faster and fall further than the lighter waste rock and collect at the bottom. Tables were normally rectangular and have riffles parallel to the long side. Slightly sloped, the tables shook in the direction of the long axis while a stream of water washed over them. As the feed flowed down the table, the combination of forces stratified the ore behind the riffles. The wash water carried the waste rock particles over the riffles to the end of the table to be collected as tailings, while the valuable minerals collected on the riffles as concentrate. The mill tailings were stacked near the mill site, and the concentrate sent to the smelter for recovery of the metals.

In the 1920s, froth flotation cells replaced the concentrating tables. Froth flotation cells exploited the difference in surface properties of the valuable minerals and the waste rock. The valuable minerals were hydrophobic and could be removed from the waste rock by introducing fine bubbles into a dilute solution of water and ore. The valuable minerals would "float" to the surface attached to the bubbles and be skimmed off the top. Oil and various chemicals were added to the slurry to make the bubbles stable and to improve recovery of the valuable minerals. Depending on the chemicals used, different minerals could even be separated from each other. This produced several concentrates, each rich in a different valuable mineral.

Although stamps were the most common way to crush ore, by the early 1900s, ball mills such as the California Comstock began operating.

Subtype: Amalgamation Mill

Park City's earliest mills, the Marsac, Ontario and McHenry used mercury (known as quicksilver) to separate the minerals, a technique developed in Mexico in the 16th century and refined in the 1860s during the Comstock mining in Nevada. After the ore was crushed to a fine power, it was mixed in heated tanks with salt, mercury and copper sulphate. The mercury attracted silver to form an amalgamation. This was heated so the mercury boiled off (and recaptured for re-use) while the silver formed a sponge that could be melted into silver bars. Tobacco and sagebrush were often added to improve performance. This process was expensive since it required considerable fuel to produce the intense heat and was adverse to both workers' health and the environment.

By 1888 the more cost effective Lixiviation Russel process had been developed by E.H. Russel, with much of the research carried out in Park City. During experiments on Ontario ore, the Russell process yielded \$3.50 savings per ton which, over the year 1891 and 25,650 tons of ore milled, provided a savings of more than \$91,000.⁶ The process slowly phased out the use of mercury and amalgamation mills, with the Ontario mill converting to the Russel process and the Marsac closing in 1904.

⁶ James Douglas, Recent American Methods and Appliances Employed in the Metallurgy of Copper, Lead, Gold and Silver, Journal of the Society for Arts, Vol. 43, no. 2230, page 825

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Table 3: Beneficiation Structures List of Potential Resources

General Site	Resource Name	Date of Construction
Marsac Mill	retaining wall	c.1874
Ontario Mill	chimney base	c.1877
	underground flue	c.1877
	foundation and wall	c.1877
	tailings dump	c.1877
Judge Mill	mill foundation & remains	c.1903
	dwelling	c.1900
	drain tunnel and portal	1887-1889
	tailings dump	c.1885
Silver King Coalition Mill	mill	c.1921
	tailings thickener	c.1921
	waste rock dump	c.1900
	water tanks D & E	c.1906
California Comstock Mill	mill	c.1900
	boarding house foundations	c.1900
	cabin ruin	c.1900
	tailings dump	c.1900
Keith-Kearns Mill	water tank	c.1882
	mill remains and equipment	c.1903

Significance:

The Beneficiation Structures property types of the Park City Mining district are historically and technologically significant under Criterion A for their association with metal mining in the area. Ore concentration mills offered initial success to early mining with the construction of two mills in the 1870s. Later, mills were a key solution for Park City's mining companies as production moved from high grade ore to lower-value grades which were not profitable enough to bear the shipping cost to distant smelters. From the first mills constructed in the 1870s, engineering and technology for recovering minerals from Park City's abundant galena advanced, making concentrating more profitable and prolonging local mining efforts for decades. These improvements led to the re-milling of waste rock and tailings, often by smaller companies, adding to Park City's commerce and economics.

Concentration mills may be eligible under Criterion D, especially in the following cases. Buried archaeological deposits such as privy pits, thick boiler clinker dumps, and refuse layers in tailings dumps may include artifacts capable of yielding information that enhances current understanding of Park City workers' daily life, social structures, workplace behavior, material-use and aspects of mining operations, topics not heavily documented in the past. If workers lived on site, residential deposits may further illuminate Park City's social history. Ruins, foundations, areas where beneficiation structures once stood or buried infrastructure may reveal local ore treatment processes and how metallurgists designed or chose concentration processes for Park City's complex ore.

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Under Criterion C, these properties may be eligible in the area of engineering, if they are relatively intact and contain features that illustrate the evolution of milling techniques and technology.

Potential areas of Significance include:

- **Industry:** Concentration mills played a fundamental role in the success of Park City's mining industry especially as the mines began to produce lower grade ore. Mining remained profitable as mills could provide effective low-cost processing. In the 1870s, amalgamation mills brought mining into its initial boom. The local facilities converted ore into silver bullion which energized the investors and industrialists who provided the capital necessary to propel Park City's infant industry forward.
- **Engineering:** The ideal mine was the bonanza mine – in Park City's case, the Silver King. The integrated engineer-designed surface plant included a concentration mill on site and aerial tramway haulage system. After the 1890s, mining engineers developed standard systems for mine operations. Every component worked to reduce cost, increase production and maximize profits. This system of integrating technology to produce economies of scale corresponded with the rise of big business in America where massive operations created phenomenal profits.

Registration Requirements

The following criteria must be met in order for a property to be considered eligible under the Beneficiation Structures property type:

- Resources must have been constructed between 1868 and 1982⁷ and must be significant in their role of processing of Park City ore and the development of Park City's silver mining industry.
- The resource must retain sufficient integrity to depict the era in which it is associated. However, it is understood that because of neglect and long-term abandonment the resources will lack some aspects of integrity of design and workmanship.
- The resources should convey the sense of historic ore treatment operations to retain integrity of feeling.
- A mill is not inherently movable so will retain its imprint on the landscape and integrity of location.
- The general ore flow-path through the mill should be identifiable to retain integrity of design.
- Integrity of association is strengthened by proximity and perceived relationship with a surface plant (Mine Development site property type).
- Integrity of workmanship and material are demonstrated through the majority of the materials present dating from the period of significance. Due to harsh environmental conditions, mills underwent continual repair. Repairs or more recent restoration efforts if carried out sympathetically with regard to historic materials and methods will not have a negative impact on the resource.
- Historic Integrity will also be expected with any underground processing features including engineer designed water, power, ore input or tailings disposal systems.
- Beneficiation Structures may be represented by buried features and artifacts. Individual nominations may be developed under Criterion D if they hold a potential of yielding important information upon further study.

⁷ Resources nominated under this MPS that are less than fifty years old will need to meet the requirements for exceptional significance under Criteria Consideration G—properties that have achieved significance within the past fifty years

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F.5. Property Type: Mine Transportation Resources

Description

Mechanized transportation allowed mining companies to increase profitability in Park City's difficult climate and remote, mountainous environment. Park City's long and snowy winters proved challenging to move ore to local mills or distant smelters. Although extraction could occur year-round, with temperature underground a cold but stable average of 45 degrees, overcoming the 350" average annual snowfall proved daunting for early miners. Ore bins stored ore until spring when wagons could slowly climb uphill and reach the mine surface plant. Initial shipments by wagon to distant smelters were small so the arrival of the Union Pacific railroad in 1880 and the D&RG railroad a decade later, created capacity for increased production. To reach the rails in downtown Park City, local companies tried various mechanical methods from narrow gauge railroads to aerial tramways. Although large initial capital investments and labor was required to build these systems, ultimately they lowered transportation costs and increased profit margins.

Subtype: Narrow Gauge Railway

Shay geared steam locomotives gained popularity in the logging industry during the 1870s. These small engines were especially suited for poor quality track with steep grades and sharp turns. Other industrial applications quickly embraced the technology such as mining, quarries and large construction projects. Delivered to the Crescent Mine in 1885, Engine No. 130 was the first Shay locomotive purchased in Utah and may have been the first delivered west of the Rocky Mountains. The locomotive arrived in Park City with Mr. Shay, probably the inventor Ephraim Shay himself. The narrow gauge delivered coal and supplies to the Crescent mine then descended loaded with ore. A second shay engine was purchased by the Crescent in 1891 but in 1900 both were sold, destined for use in lumber camps in Texas.

Subtype: Aerial Tramway

Aerial tramways, a transportation system unique to mining, operated over difficult terrain and all weather, proving especially suitable during snow storms and years of high snow accumulation. Ultimately three aerial tramways served Park City's largest operations, Silver King Coalition, Silver King Consolidated and the Park Utah Consolidated from 1901 until the 1950s.

With John A. Roebling's development of twisted wire rope in the 1840s, some of the most important technological achievements of the Industrial Age were possible. Feats such as the Brooklyn Bridge stunned the nation and Roebling's company became a world leader in wire rope, setting the stage for aerial tramways.

Single rope aerial tramway systems were developed from the 1870s through the 1890s by the California Wire Works and by Charles Huson in St. Louis, Missouri. Adolph Bleichert and Theodore Otto, who had founded a wire rope manufacturing company in 1874 in Germany, championed the double rope systems of 1900 through the 1920s. Starting in 1888, Adolf Bleichert & Co expanded into the North American market through a license agreement with the American company Trenton Iron Inc. which constructed and sold many material wire ropeways based on the Bleichert system.

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Although expensive, Bleichert systems became the most widely used mechanical tramways in the country. Park City's mining industry favored the Bleichert double-rope aerial tramway system. Tram buckets rode cables between an upper terminal near the mine or mill and a lower terminal near a rail line. Empty buckets sometimes returned to the mine with supplies such as coal or lumber.

The Bleichert system used two sets of wire rope cable extending between the upper and lower terminals. A stationary cable, called the carrying rope, linked the top and bottom terminals and buckets were suspended from this cable by wheels. The second lighter wire rope, known as the traction rope, formed a continuous loop which pulled the attached buckets along the carrying rope. Since most of the weight was downhill, gravity kept the buckets constantly moving. The buckets featured a releasable grip that detached at the terminals for ease of loading or unloading.

A series of towers supported the system, with the spacing governed by the contour of the ground. In Park City, these towers are either steel or wood and the distance between towers varies from 200 to 300 feet, with the distance closer on the ridges and steeper mountainous terrain. To offer additional support, as a tramway passed over the crest of a ridge, an intermediate tension station was constructed consisting of two or more towers coupled together.

For example, the Silver King Coalition system spanned 6,625 feet in length with an average 14% grade over 1,220-foot elevation gain, requiring 39 steel towers and one tensioning station. The much less steep Park Utah system spans 4,380 feet and averages only 8% grade over total 340-foot elevation gain. Spans between towers are as long as 1,300 feet and the system features only five towers but includes three tensioning stations.

Table 4: Mine Transportation Resources List of Potential Resources

Site	Resources	Significant Date(s)
Silver King Coalition	Aerial tramway	1901
	Tensioner station	1901
Park Utah (Judge)	Aerial tramway	1927
	Loading station foundation	1927
Silver King Consolidated	Aerial tramway	1916
	Tensioner station	1916
Crescent	Narrow gauge railway	1885-1901

Significance

In order to qualify for nomination, a Mine Transportation Resources property type must have been used during the described context era for the movement of people and goods to the mines or the ore from the mines to other locations such as mills, railroads or other transportation systems. Park City's aerial tramway and narrow gauge rail systems were used through the Mature Mining period when the production of low grade ore increased and

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supported the economies of scale in the mining industry. They indicate the critical link of transportation for the input of supplies and output of ore. As a resource type, Bleichert tramways are seldom found in mining districts and are significant for their impact on economics, engineering and industry.

Mine Transportation Resources properties may be eligible under Criterion A and possibly Criterion D, in association with the mining industry of the Park City Mining District and under Criterion C in the area of engineering if they are a good example of an engineering type.

Potential Areas of Significance include:

- **Economics:** Even as truck transportation became efficient, Park City's aerial tramways remained in operation. The Daly Mine's quest in the late 1890s to build a tramway to the Ontario Drain Tunnel #1 portal indicates the efficiency of these systems.
- **Engineering:** After 1890, many mining complexes featured components designed by mining engineers. Park City's transportation systems may provide information about small-scale ad hoc engineering and the skills of untrained but experienced miners. Large systems may provide general information regarding the adaptation of professional engineering to local operations and enhance current understanding of operations in high-altitude conditions.
- **Industry:** Mining properties may be related to the technology and process of hauling and transporting materials, labor and equipment to produce ore. Park City's mine transportation properties served as important links to the local road and railroad networks that transported goods, raw materials or people.

Registration Requirements

A resource in this category should meet the following criteria in order to be considered eligible under the Mine Transportation Resources property type:

- Resources must be significant for their direct service to Park City's mining industry between 1868 and 1982.⁸ The resource must be linked with the development and history of Park City's silver mining industry.
- The resource must retain sufficient integrity to depict the era in which it is associated. However, it is understood that because of neglect and long-term abandonment the resources will lack some aspects of integrity.
- A narrow gauge railway grade or the associated structures of an aerial tramway are not inherently movable so will retain its imprint on the landscape and integrity of location and setting. Changes or minor intrusions to the site must not detract from the historic character and are acceptable if they do not overwhelm the historic characteristics of the resource. Railroad grades do not need ties or rails present to retain historic integrity.
- The aerial tramway or narrow gauge railway should keep its original alignment to retain integrity of design.
- Integrity of association exists where extant structures, machinery, ruins, landscape elements or other mine transportation features convey a sense of connectedness. The integrity is strengthened by proximity and

⁸ Resources nominated under this MPS that are less than fifty years old will need to meet the requirements for exceptional significance under Criteria Consideration G—properties that have achieved significance within the past fifty years

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perceived relationship of the mine transportation resource with a surface plant (Mine Development site property type).

- Integrity of workmanship and materials are demonstrated through the majority of the materials present dating from the period of significance. Due to harsh environmental conditions, aerial tramways underwent continual repairs. More recent restoration efforts should use sympathetic materials and methods for the resource to retain historical integrity.
- Mine Transportation Resources may be represented by buried features and artifacts. Individual nominations may be developed under Criterion D if they hold a potential of yielding important information upon further study.

F.6. Property Type: Mine Housing Buildings

Description

Miner's housing in the Park City Mining District consists of various types of buildings where industry workers lived. Buildings range from primitive log or lumber cabins, such as at the White Pine mine, to single family homes, such as the dwelling at the Alliance, to boarding houses at the Silver King Coalition, Thaynes and other mines. They are a scarce and disappearing resource in Park City. Only a few of these buildings have survived the intervening years since abandonment, suffering decay and vandalism.

Subtype: Workers' Housing

Located near the mines, these structures were built by the mining companies who often required single miners to live on site.⁹ Boarding houses provided year-round accommodations for unmarried men who dined and spent their leisure time in a communal setting. Isolated mines commonly featured boarding houses for workers that included office space.

Construction materials were either logs or lumber frame and siding. Large structures often had a rectangular footprint and usually two stories. The lower story would contain the kitchen, dining room, offices with the living quarters on the upper story. Occasionally, porches were attached to the exterior. Simple gable roofs with corrugated metal were typical.

Some workers' housing still exists as standing buildings, but these are uncommon resources as most miners lived in Park City. Other features that still exist today such as building platforms, foundations, collapsed buildings and ruins represent residential buildings and permit virtual reconstruction of the locations, general use and lifestyles of the residents.

⁹ In 1901, the Utah State Legislature passed a boarding house act that prevented an employer or company from compelling an employee to shop at a particular store or live at a particular boarding house.

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Table 5: Mine Housing Properties List of Potential Resources

Site	Resources	Significant Date(s)
Silver King Coalition	Boarding house	
White Pine	Log cabin	c.1878
		c.1878
Alliance	Office/dwelling	c.1895
Judge	Dwelling foundations	c.1900

Significance

Mine Housing Properties are historically significant at the local level because they represent the sheltering of miners which was essential to mining in Park City in the late nineteenth and early twentieth centuries. These residences provided shelter and served as a base for leisure, socializing, education and cultural diffusion among employees of various ethnicities, significant in understanding local social history. Workers' housing is also associated with trends on the statewide level. The Boarding House Act of 1901 reflects mine company politics and state government influence on worker housing in Utah. Mine

Housing properties may be eligible for listing in the National Register under Criterion A in the area of industry for their association with mining activities, indicating, by location and size, the extent of nearby mining activity. Properties may be eligible under Criterion C in the area of architecture if they represent a specific type of habitation such as the Silver King boarding house. Properties may also be eligible under Criterion D in the area of industry and social history for their potential for physical remains from privy pits and trash dumps that may yield further information about mining society and culture, commercial sources of supplies, domestic arrangements, gender, ethnicity and social structure. How residents inhabited Mine Housing properties and conducted domestic activities are additional topics not well documented in Park City's history.

Potential Areas of Significance include:

- **Architecture:** Well-capitalized mining companies adapted architectural practices to the needs of the mining industry and erected handsomely appointed accommodations, often to attract skilled workers and, after 1901, entice them to live in a company atmosphere. Small houses and cabins reveal the simple and austere architecture reflective of prospectors' and miners' lives. Typically, these buildings will be significant if they represent a rare or unique type of local vernacular architecture.
- **Exploration Settlement:** Mine workers' housing mining represents exploration and early Park City settlement. The log cabin located at the remote White Pine mine offers a glimpse of early miner's living conditions in Park City's high mountains.
- **Industry:** Park City's Mine Housing properties are company-provided accommodations and demonstrate local mine companies' process of managing labor. This support of the workforce in turn made the local mining industry function.

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- Social History: Boarding houses are the physical manifestation of the day-to-day needs of miners, not just the necessities of life such as food or rest, but for human association and entertainment. Typically single residences and cabins are found at remote mine sites, built for one or two miners. These buildings were especially important shelters during the long harsh winters when transportation was extremely limited or non-existent so travel into town was not feasible. Communal boarding houses were the places of cultural practices and traditions and fostered the diffusion of cultures.

Registration Requirements

A resource in this category should meet the following criteria in order to be considered eligible under the Mine Housing property type:

- Resources must have been constructed between 1868 and 1982¹⁰ and must be significant in their role housing Park City's miners and the development of Park City's silver mining industry.
- Mine housing buildings were often located in remote and isolated mining sites. Changes or minor intrusions to the site are acceptable if they do not detract or overwhelm the historic character of the resource or setting. As long as notable characteristics of the structure are retained, minor additions and alterations are acceptable. Potential changes that may be considered acceptable are:
 - Window openings may be covered or bricked in. Window sash replaced with non-historic windows or glass replaced with multi-panes.
 - Painting of previously unpainted surfaces.
 - Replacement of doors with non-historic doors
 - New roofs of various materials that do not alter the roofline
 - Replacement of the porch due to deterioration with an out-of-period porch congruent with the historic porch.
 - Easily removable non-historic features such as canopies
- Integrity of association exists where extant building or ruins convey a sense of connectedness with the mining landscape. The integrity is strengthened by proximity and perceived relationship with a mine, probably a Prospect or Mine Development site property type.
- Integrity of workmanship and material are demonstrated through the majority of the materials present dating from the period of significance. Due to harsh environmental conditions, buildings underwent continual repair. More recent restoration efforts should use historically sympathetic materials and methods for the resource to retain historical integrity. It is understood that because of neglect and long-term abandonment these resources will lack some aspects of integrity in design, material and workmanship.
- Overall, because of their utilitarian and expedient nature, some worker housing buildings were moved. These buildings may be nominated under Criterion C and Criteria Consideration B for a moved property, if they retain a similar setting, the majority of their historic materials, good historical integrity and requisite historical features to convey their architectural intent and original design.
- Worker Housing sites may have unique construction features and the sites may contain buried historical features and artifacts. Individual nominations may be developed under Criterion D if they hold a potential of yielding important information upon further study.

¹⁰ Resources nominated under this MPS that are less than fifty years old will need to meet the requirements for exceptional significance under Criteria Consideration G—properties that have achieved significance within the past fifty years

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Table 6: Areas of Significance Compatible with NRHP Criteria

Area of Significance	Compatible Criteria	Definition	Relation to Park City
Architecture	Criterion C	The practical art of designing and construction of buildings to serve human needs	Park City's mines had their own regional historic architecture, influenced heavily by timeframe, needs, remoteness and the success of the mine. Local mines generally adapted or incorporated the construction practices universal in mines elsewhere across the American West that met their immediate needs but within their financial constraints.
Archaeology	Criterion D	The study of historic cultures through excavation and analysis of physical remains	Underground mine workings are an important component of a mine. However, these workings are perhaps one of the least understood aspects of mine sites and can contain internal structures, features, machinery, and artifacts found nowhere else.
Commerce	Criterion A	The business of trading goods, services and commodities	By purchasing food and domestic goods from a variety of sources, mining companies supported farming and ranching in Summit County and a complex transportation network. The exact recipients of the silver, lead, gold and zinc generated by Park City's productive companies are difficult to trace. However, these commodities became direct contributions to American manufacturing firms, the United States Mint, and European governments.
Economics	Criterion A	The study of the production, distribution and consumption of wealth; the management of monetary and other assets	Mining companies diverted money into the local economy by paying wages to workers and consultants and by purchasing supplies locally. Larger mine companies acquired large machinery and other industrial goods from manufacturers in Utah and across the west.
Engineering	Criterion C	The practical application of scientific principles to design, construct and	Park City's larger mines employed trained engineers in both underground operations and surface

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		operate equipment, machinery and structures that contributed to the development and application of engineering in the mining industry	plants. By planning efficient workings using available machinery and custom building, companies could successfully produce higher tonnages of low-grade ore.
Exploration/ Settlement	Criterion A	The establishment and earliest development of new settlements and communities	Prospectors brought mining to Park City's mountains. Through searching, sampling and staking claims, they defined the areas of hard-rock ore bodies, providing investors, willing to risk capital, with sound local knowledge. Settlement quickly followed.
Industry	Criterion A Criterion B	The technology and processes of managing materials, labor and equipment to produce goods and services	Investors organized companies to purchase and develop claims. With increased outside capital, growing work force and improved transportation, Park City became widely known as a major silver producer.
Social History	Criterion A Criterion D	The history of society and lifeways of its social groups.	Some prospectors and investors, through their company profits, began to ascend to Utah's upper classes. However, laborers, many of whom were immigrants, formed the local working class dependent upon wages. These workers needed to be mobile and resourceful to cope with local mine's boom and bust cycles.
Transportation	Criterion A	The process and technology of conveying passengers or materials.	Park City's mines installed and used innovative transportation technology through the Mature Mining period when the production of low grade ore sustained the local mining economy.

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G. Geographical Data

The geographical area covered by the MPDF consists of the Park City Mining District in the mountains surrounding the city of Park City, Utah. The area extends from Clayton Peak and the ridgeline between Bonanza Flat and Big Cottonwood Canyon, west along the ridge with Salt Lake County to Dutch Draw and 9990 Peak, north to Hwy 224, east along Hwy 248 to Jordanelle reservoir.

H. Summary of Identification and Evaluation Methods

The key events, trends, and themes of the district were gathered from a wide variety of materials. The most important were historic publications, historic newspapers, mine engineers' reports, manuscript collections, and other archival materials.

The Periods of Significance were gathered from Park City Municipal Corporation's Historic District Design Guidelines and expanded using the materials identified above. NRHP Multiple Property Documentation Forms have been produced for mining areas elsewhere in the western United States at the time of this writing and many were used as models in completing the Historic Mining Resources of Park City, Utah Multiple Property Documentation Form.

Park City is home to more than 400 historic sites, including two National Register Historic Districts. The Main Street Historic District was listed on the National Register of Historic Places in 1979 and updated and increased in 2020.¹ The Residences of Mining Boom Era Park City Thematic Nomination, comprised of historically significant residential structures built during the mining boom period of 1872 - 1929 was approved in 1984.² Surveys and studies that include Park City's mining resources are the 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County and two cultural resource inventories and condition assessments prepared by SWCA, Inc. Environmental Consultants: the 2000 Historic Preservation Plan for Flagstaff Mountain Resort Summit County, Utah and the 2015 Preservation Plan for Selected Historic Mining Resources at the Park City Mountain Resort. Many of the historic mining structures are included on the Park City Municipal Corporation Historic Site Inventory prepared by Preservation Solutions in 2009-2010. The Historic American Engineer Record was completed for the Silver King Coalition mine and California Comstock mill in 1971.³

These cultural resource surveys along with the National Register Bulletin: Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties, mining related MPDFs from other states and the author's personal informal field investigations in Park City, conducted over the past 20+ years, constituted the resources used to identify Property Types. With the author's local knowledge, the Property Types were then refined to reflect Park City's resources commonly associated with western mining history and descriptions added to create a better understanding of each property type. The author personally conducted the 1999-2000 Reconnaissance Level Survey: *Unincorporated Areas of Summit County*, which made the first attempt to quantify Park City's potentially significant mining resources.

¹ Additional Documentation NRIS #AD79002511. Boundary Increase NRIS #RS100004484

² NRIS #64500669

³ HAER UTAH,22-PARK

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Historic Mining Resources of Park City, Utah

Name of Multiple Listing

Summit County, Utah

County and State

Section number I Page 1

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Historic Mining Resources of Park City, Utah

Name of Multiple Listing

Summit County, Utah

County and State

Section number I Page 2

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RIGHTS OF OWNERS TO COMMENT AND/OR OBJECT TO LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

Owners of private properties nominated to the National Register have an opportunity to concur with or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit, to the State Historic Preservation Officer, a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of the portion of the property that the party owns. If a majority of private property owners object, a property will not be listed. However, the State Historic Preservation Office shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow for the Advisory Council on Historic Preservation to have an opportunity to comment before the agency may fund, license, or assist a project which will affect the property (see below).

If you choose to object to the listing of your property, the notarized objection must be submitted to Don Hartley, State Historic Preservation Officer, 300 S. Rio Grande Street, Salt Lake City, Utah 84101, before the Utah Board of State History meets to consider the nomination. Other comments regarding the nomination of this property should also be directed to Mr. Hartley prior to the meeting date. A copy of the nomination and information on the National Register and the Federal and State tax provisions are available from the above address on request.

RESULTS OF LISTING IN THE NATIONAL REGISTER

Eligibility for Federal tax provisions: If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reform Act of 1986 revised the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Act of 1981, and Tax Reform Act of 1984, and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for the “substantial rehabilitation” of historic commercial, industrial, and rental residential buildings. (The former 15 percent and 20 percent Investment Tax Credits (ITCs) for rehabilitations of older commercial buildings are combined into a single 10 percent ITC for commercial or industrial buildings built before 1936.) The Tax Treatment Extension Act of 1980 provides Federal tax deduction for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because the tax aspects outlined above are complex, individuals should consult legal or professional counsel or the appropriate local Internal Revenue Service office for assistance in determining tax consequences. For further information on certification requirements, please refer to 36 CFR 67.

Eligibility for State tax provisions: S. B. No. 42 passed during the 1993 General Session of the Utah State Legislature created a state income tax credit for the rehabilitation of historic (i.e., National Register listed) residential buildings, either owner-occupied or rental. The credit is 20% of the cost of rehabilitation work totaling more than \$10,000. All of the proposed rehabilitation work must meet the Secretary of the Interior’s “Standards for Rehabilitation” and must be pre-approved by the State Historic Preservation Office. Rules implementing these tax provisions are still being developed. Contact the Historic Preservation Office for more information.

Consideration in planning for Federal, federally licensed and federally assisted projects: Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow for the Advisory Council on Historic Preservation to have an opportunity to comment on all projects affecting historic properties listed in the National Register. For further information, please refer to 36 CFR 800 or contact the Regulatory Assistance section of the Division of State History.

Consideration in issuing a surface coal-mining permit: In accordance with the Surface Mining and Control Act of 1977, there must be consideration of historic values in the decision to issue a surface coal-mining permit where coal is located. For further information, please refer to 30 CFR 700 et. seq.

Qualification for Federal or State grants for historic preservation when available: Presently, limited funding may be available through the Certified Local Government program. Direct grants to property owners are also occasionally available. For information about possible grants, contact the Office of Preservation Utah Division of State History.

National Register--Benefits and Restrictions

What is the National Register?

The National Register of Historic Places is the official federal list of properties that are significant in American history, architecture, archeology, and engineering.

What sites in Utah are on the National Register?

All types of sites and properties are represented -- from mansions to prehistoric pit houses, limekilns to LDS tithing offices, suspension bridges to rock art sites. In Utah there are over 1000 individual sites and over 50 historic and archeological districts containing several thousand additional sites. A complete listing of National Register sites in Utah can be obtained from the Office of Historic Preservation.

Why would someone list their property on the National Register?

While listing on the National Register is primarily an honorary recognition of the historic or architectural significance of a property, owners also list their buildings to qualify for federal and/or state rehabilitation tax credits or grants, when available. Listing on the National Register can also help educate the public and change a community's perception of its historic and cultural resources.

Does listing limit an owner's property rights?

Listing in the National Register does not interfere with a private property owner's right to alter, manage or dispose of the listed property. The owner is not required to restore or maintain the property or open it to the public. Local preservation ordinances, where present, may have some implication for a building owner.

What are the requirements for listing? OR Is my house eligible?

To be eligible for the National Register, a building must: (1) be at least 50 years old, (2) retain its architectural integrity [A rule of thumb: Would the original owner still recognize the building?], and (3) be significant. This significance can be national, state-wide, or even local, but must fall within at least one of the following categories: (A) association with important events, (B) association with significant persons, (C) architectural significance, or (D) archeological significance.

Who can nominate properties to the National Register?

Any interested person can research and nominate any property to the National Register. The legal owner has the right to object to, and prevent, the listing of their private property.

What is the process?

Research and document the property (call and ask for the Intensive Level Survey/Research guide) and submit current photos of the property with your early research results for a preliminary review. Next, prepare the National Register nomination form using the results of your research and documentation and the review suggestions. Coordinate with the local historic preservation commission, if one is present in your area. The completed nomination is then presented to the Board of State History for review. With their approval, it is then submitted to the National Park Service in Washington, DC for a final review. The staff of the Office of Historic Preservation is available to review and direct your research and nomination at any time -- consult with them early. The entire nomination process usually takes about six months.

Is there money available for restoration?

Limited matching grants are occasionally available for the preservation of properties listed on the National Register -- contact the Office of Preservation in April to see if grants will be available that year. We can also provide information about the federal and state rehabilitation investment tax credits and direct you to other possible funding sources, as well as providing technical **preservation or maintenance information**.

Where do I go for National Register forms, bulletins, answers, etc.?

Contact: Cory Jensen or Chris Hansen
Office of Historic Preservation
Utah Division of State History
300 S. Rio Grande Street
Salt Lake City, UT 84101-1182
Phone 801/245-7225

Our website: heritage.utah.gov National Register website: www.cr.nps.gov/nr/index.htm

Owner Objection

Mining Resources of Park City - Multiple Property Submittal National Register of Historic Places Nomination

I certify that I am the legal owner of the property at:

_____, located within
Park City, Utah.

I wish to formally object to the nomination of the Mining Resources of Park City MPS to the
National Register of Historic Places.

Name: _____ Date: _____

Notary Public: _____ Date: _____

Historic Preservation Board Staff Report



Subject: Little Bell Mine Site
Application: GI-23-00500
Author: Caitlyn Tubbs, Sr. Preservation Planner
Date: September 6, 2023
Type of Item: Little Bell Mine Site – Recommendation for Nomination to the National Register of Historic Places

Recommendation

(I) Review the proposed National Register of Historic Places nomination for the Little Bell Mine Site, and (II) provide a recommendation of the Nomination to the Utah State Historic Preservation Office for its consideration.

Description

Applicant: Sandra Morrison, Park City Chamber/Visitor Bureau
Location: PCA-S-98-C (UTM 0456972E 4495688N)
Zoning District: Recreation Open Space (ROS)
Adjacent Land Uses: Open Space
Reason for Review: Park City is responsible for reviewing National Register nominations and providing feedback to the State Historic Preservation Office through the Certified Local Government (CLG) program.

CLG Certified Local Government
HPB Historic Preservation Board
NRHP National Register of Historic Places
PCMC Park City Municipal Corporation
SHPO State Historic Preservation Office

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Summary

Park City Municipal Corporation (PCMC) is registered as a Certified Local Government (CLG) with the Utah State Historic Preservation Office (SHPO). Registration as a CLG makes PCMC eligible to apply for and receive federal historic preservation grant monies through the SHPO for ongoing preservation efforts within the City. As a CLG, Park City is obligated to review local National Register nominations and provide feedback to SHPO for its consideration. ***Note: NRHP listing is not a regulatory or zoning decision by the City. No changes to Historic District zoning or regulation is proposed as part of this recommendation.***

On July 26, 2023, PCMC was notified by the Utah SHPO that the Little Bell Mine Site was [nominated](#) for listing on the National Register and requested the City review the proposed nomination and provide feedback prior to September 21, 2023 (see Exhibit A).

The Utah SHPO will review the nomination at a Review Committee meeting on Thursday, September 21, 2023. If the nomination is supported, the Utah SHPO will send it to the National Park Service in Washington, D.C. for final review and listing by the Keeper of the [National Register of Historic Places](#). The National Park Service will make the final listing decision within 45 days. Designation on the National Register of Historic Places is one of the highest honors available for historic sites within the United States. When a Structure or Site is listed on the National Register of Historic Places, the property owner is able to apply for federal tax credits to offset the ongoing costs of maintaining the Structure or Site. Additionally, the Structure or Site is protected from demolition funded by federal monies. A Utah Public Notary will be available should the property owner wish to submit an official objection letter to the state opposing the nomination of the MPS. Only the owner(s) of the affected property may object.

Background

The Little Bell Mine Site is designated a Significant Historic Site¹ on Park City's [Historic Sites Inventory \(HSI\)](#). The Little Bell Mine Site was active from the late 1880s through the 1920s. The Ore Bin is the last remaining Structure on the Site and was constructed ca. 1900. Early photographs of the Little Bell Mine show multiple Structures, however, over time these buildings were removed from the Site. By the time the 1941 Sanborn Map was created all but the headframe, hoist works, a two-story bunkhouse, and the concentrating mill were removed. The Sanborn map even noted the vacant and dilapidated state of the Site. In 1950, a fire destroyed the remaining Structures (See Exhibit D: 2016 Intensive Level Survey, p. 3).

The Little Bell Mine Site is located in a small gully above Deer Valley's Empire Lodge. The Little Bell Mine was established at the turn of the 20th century by Hugh Kilkenny after he discovered the original claims in 1880 ([Park City Historical Society](#)). Solon Spiro, who owned other mines in the Park City area, purchased the majority stock in 1901. In 1902 he sold this stock to the Daly West Mine. As production at the Little Bell Mine increased over time the ore bin was constructed to make storage and transportation of the ore easier. The Little Bell Mine Site included a covered trestle conveyor that would deposit the ore into the bin. From there it was be transferred into sleighs or wagons for the final trip to the local railroad station.

Analysis

(I) The Little Bell Mine Site meets the National Register Criteria for Evaluation.

Congress enacted [the National Historic Preservation Act on October 15, 1966](#) and established the National Register of Historic Places and the [Secretary of the Interior's Standards and Guidelines](#). Staff has outlined the [National Register Criteria for Evaluation](#) when determining a site's potential listing in the following table for the HPB's consideration and commentary:

--	--

¹ [LMC § 15-11-10\(D\)](#)

Requirement	Analysis of Proposal
1) The Site must be at least 50 years old.	Complies – The Little Bell Mine Site began operating around the 1880s – early 1900s; while many of the Structures are no longer standing on the Site, the remaining Ore Bin was constructed ca. 1900 and is approximately 110-120 years old.* *The Historic Sites Inventory Form indicates the Ore Bin was constructed ca. 1900, the Applicant's Nomination Form states it was constructed in 1905, and the 2016 Intensive Level Survey suggests it was built in 1910. In all cases, the Ore Bin is over 50 years of age.
2) The Site must retain its architectural integrity.	Complies – The Site is positioned in its original location and setting. Recreational uses surround the Site but do not diminish visibility of the Ore Bin. Additionally, the continued presence of the waste rock on the Site conveys the original use of the Site. The Ore Bin is demonstrative of common materials, architectural style, and construction methods typical of the era. Mining Structures were highly utilitarian in design with functionality being of paramount importance. These Structures included minimal to no ornamentation and were first constructed using vernacular construction methods. Dimensional lumber, wire nails and mass-produced steel components were the most common materials used in the construction of ore bins. The Little Bell Ore Bin utilized dimensional lumber (connected primarily by notching the wood) along with retractable steel gates to allow the ore to be transferred into carts. In 2017-18 the rotted lumber was replaced with a similar dimensioned lumber material and the steel retractable gates at the bottom of the bin were kept on the Structure. The topographical features and existing Structure convey the historic use of the Site and the integrity of the materials and workmanship shown on the Ore Bin have also been retained.
3) The Site must be historically significant nationally, state-wide, or locally in at least one of the following categories:	Complies – The Little Bell Mine Site is historically significant under Criterion A and C as follows: Criterion A – The Little Bell Mine Site is historically significant due to its association with the collection of

a) Association with important events, b) Association with significant persons, c) Architectural significance, or d) Archaeological significance	mines in Park City and the industry's influence on the physical and economic growth of the State of Utah. Criterion C – The Little Bell Mine Site is historically significant because it demonstrates common construction methods and materials of mining industry infrastructure but also reflects the uniqueness of the Site's location within a remote mountainous region. The architectural style employed is highly simplified and utilitarian and is seen throughout other mining sites within Park City. The Applicant also asserts the Little Bell Mine Site is historically significant under Criterion D, stating the Site has the potential to reveal additional information about the daily lives of miners. The removal of all but one Structure from the Little Bell Mine Site has limited the number of historic resources on the Site which are now survived only in prior forms of documentation. In accordance with <i>National Register Bulletin – How to Apply the National Register Criteria for Evaluation</i> (p. 27), Criterion D is typically applied to archaeological districts and sites but can apply to buildings, structures, and objects if the buildings, structures, and objects themselves provide the important information. It is the Planning Staff's professional opinion that the Little Bell Mine Site is historically significant under Criterion A and C, but not Criterion D.
--	---

Discussion, Feedback, and Recommendation

The Utah State Historic Preservation Office has requested (see Exhibit A) the Historic Preservation Board review this nomination and “detect any errors in fact, but also to provide local insight or knowledge concerning the property.” The SHPO also sent a National Register Nomination Evaluation Sheet (Exhibit B) for the Board to review, complete, and return prior to the September 21, 2023 consideration hearing. The Board has been asked to acknowledge and respond to the following:

- 1) The overall integrity of the Site – have minor/major alterations occurred? Have any Structures been moved from their original location?
 - a. The Little Bell Mine Ore Bin was stabilized and rehabilitated beginning in 2017 through 2018. The missing or rotted pieces of lumber were replaced and the steel gates maintained. Additionally, the structural members were set on a new set of concrete footings to minimize water wicking into the

wood from sitting directly on the ground.

- 2) The written description of the Site – is the property adequately described? Have contributing or non-contributing features been clearly identified?
- 3) The analysis of the significance and context of the Site – have the appropriate Criterion been used and justified?
- 4) The facts and sources listed regarding the Site – are the most appropriate and best sources used? Are key dates and facts accurate?
- 5) The supporting materials used – Are the photographs, maps, drawings, etc. adequate? Are other resources needed?

Exhibits

Exhibit A: CLG Notification Letter

Exhibit B: National Register Nomination Evaluation Sheet

Exhibit C: Little Bell Mine Site Nomination Form

Exhibit D: 2016 Intensive Level Survey

Exhibit E: Rights of Owners & National Register – Benefits and Restrictions

Exhibit F: Sample Objection Letter Template



Spencer J. Cox
Governor

Deidre M. Henderson
Lieutenant Governor

Jill Remington Love
Executive Director
Utah Department of Cultural
and Community Engagement



Christopher Merritt
State Historic Preservation Officer
Utah State Historic Preservation Office

July 26, 2023

CAITLYN TUBBS
PARK CITY CLG

Dear Caitlyn:

We are pleased to inform you that the multiple property documentation form and nomination listed below will be considered by the Utah National Register Review Committee for nomination to the National Register of Historic Places:

HISTORIC MINING RESOURCES OF PARK CITY MULTIPLE PROPERTY SUBMISSION

LITTLE BELL MINE SITE, PARK CITY

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.

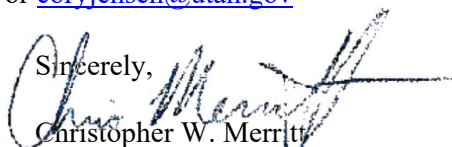
Listing in the National Register does not place limitations on the property by the federal or state government. Public visitation rights are not required of owners. The government will not attach restrictive covenants to the property or seek to acquire them.

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 attached draft nominations and return the attached review form with the appropriate signatures prior to the board meeting date.

You are invited to attend the virtual Review Committee meeting at which the nomination will be considered. The meeting will be held on **Thursday, September 21, 2023 at 10:00 AM**. You may join the meeting at this link:

<https://utah-gov.zoom.us/j/86469763614?pwd=VWlIYXg5MG5TMnAxYkQyK0dmL1Mrdz09>
Passcode: 225EkJE\$

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 coryjensen@utah.gov

Sincerely,

Christopher W. Merritt
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

Name of Local Historic Preservation Commission

Return to: Utah Historic Preservation Office
ATTN: National Register Coordinator
300 S. Rio Grande Street
Salt Lake City, UT 84101

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 PropertyHistoric name: Little Bell Mine Site

Other names/site number: _____

Name of related multiple property listing: Historic Mining Resources of Park City, Utah

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: 1 mi. w. of jct. US 224 and Twisted Branch RdCity or town: Park City State: Utah County: SummitNot For Publication: ☐ Vicinity: ☒**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this 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

Applicable National Register Criteria:

X A ___ B ___ C ___ D

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

Little Bell Mine Site
Name of Property

Summit County, UT
County and State

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

- Building(s) ☐
District ☐
Site ☒
Structure ☐
Object ☐

Little Bell Mine Site
Name of Property

Summit County, UT
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION: industrial storage, extractive facility

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER/ sloped-floor ore bin

Materials:

(enter categories from instructions.)

Foundation: CONCRETE

Walls: WOOD

Roof: N/A

Little Bell Mine Site

Name of Property

Summit County, UT

County and State

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 Little Bell Mine Site constitutes a historic mine site located in the high alpine Empire Canyon in the Wasatch Mountains surrounding the town of Park City, Summit County in northern Utah. The remote location, at an elevation of 8,580 feet, is approximately 5 miles from Park City. The site consists of an ore bin (structure) and waste rock dump and mine shaft. The shaft collar has been covered with waste rock for safety reasons but the opening remains visible as a sizeable depression. The site area is near Twisted Branch Road that turns off Marsac Avenue/UT-224 and is an open area surrounded by alpine coniferous and deciduous trees. Extensive underground development was facilitated with the sinking of the Little Bell shaft in 1901 and huge quantities of waste rock began amassing immediately on the site. The ore bin was constructed in 1905 and by 1907, the busy surface plant consisted of numerous wooden structures (see figure 4:1907 Sanborn map). Waste rock continued to accumulate on the sites through the late 1920s.

The Little Bell surface plant was destroyed by fire in August 1950 except for the large ore bin which still stands today, a rare illustration of Park City's hard-rock mining. Archeological work holds the potential to reveal surface plant foundations and equipment. Behind the ore bin, the large waste rock dump and shaft collar indicate the extent and duration of mining at the Little Bell site.

Narrative Description

Historically, small mine companies operating in the Park City Mining District would install portable equipment, until significant ore had been discovered, to minimize their capital outlay. The Little Bell was no different, expanding the surface plant as needed. Sinking of the shaft began in 1901 and by 1907, the surface plant comprised six wood buildings and structures. The large building that housed the headframe and hoisting works to access the shaft included a boiler room to power the equipment, change room for the miners and air compressor room to power the underground drills. The surface plant also contained a boarding house, a storage shed, a small blacksmith shop and an ore bin.

With the completion of an underground cross-cut tunnel from the Little Bell to the nearby Daly West Mine in 1909, ore was more easily and efficiently transported to the surface via the underground Judge Tunnel and development of the Little Bell surface plant ended.

This site contains a Property Type described in the *Historic Mining Resources of Park City, Utah* Multiple Property Documentation Form: Mine Development Site. The two key features for the Property Type are:

Feature 1) Little Bell Mine ore bin (Photo No. 2)

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The following description of the Little Bell Mine ore bin is extracted from the "2000 Flagstaff Historic Preservation Plan":¹

The Little Bell ore bin or "bunker" is a historic structure [constructed in 1905] in the middle of Empire Canyon located on the east-facing slope of the Little Bell Mine waste dump and approximately 175 feet east of the Little Bell Mine shaft.

The ore bin is constructed of wood, excepting the steel-and-iron loading gate doors, nails, steel bracing rods, and other fasteners. The wood is probably a fir species that was imported from the Pacific Northwest. It was quite common at that time to import wood from out of state, since the area's mining operations had used up most of the mature trees in the area for mine timbers and building surface works.

The footprint of the structure measures 12' x 24'. For descriptive purposes, the structure can be divided into two basic components: the ore bin itself and the support structure. The ore bin itself is approximately 24 feet high from the top of the front footing. The back wall of the ore bin is approximately 17'4" high from the top of the rear footing.

The support structure consists of a framework of rough-sawn timbers. The front portion of the support structure consists of seven vertical posts, six cross braces, and a beam across the top, which is in two pieces, joined by a ship lap joint at the center. The timbers at the front portion of the support structure consist of 8" x 8" posts, beams and cross braces, with slight dimensional variations in their cross sections. The cross braces lean toward the center of the front of the structure (i.e., the three cross braces on the left side lean to the right and vice-versa).

The front and rear sections of the support structure are joined by seven 8" x 8" beams laid front-to-rear, which rest on top of the beam of the front support assembly and on the rear footing. Each of these seven beams are supported by a 6" x 8" cross brace between the midpoint of the beam and the intersection of the corresponding front vertical support post and the front footing.

The ore bin itself is a single-cell structure that has a steeply slanted floor (approximately 45 degrees) that allows the ore to slide down toward the two loading gates that are located at the bottom of the front wall. Its basic construction consists of a timber framework that is lined with wooden planks to form the ore storage cavity. The ore bin uses a greater variety of rough-sawn dimensional lumber than the support structure. Its construction is relatively simple, and all elements are visible, with the exception of certain internal joint structures, such as mortise-and-tenon joints. The preliminary inspection revealed no evidence of paint, varnish, shellac or other finish coating on the structure.

The ore bin's front wall framework incorporates seven 8" x 8" posts that rest upon front-to-rear 8" x 8" beams, which in turn rest atop the top beam of the support structure. The posts are joined to the front-to-rear beam with mortise-and-tenon joints. The rear wall framework also incorporates seven 8" x 8" posts which also use mortise-and-tenon joints to join them to the corresponding front-to-rear beams, which in turn rest on the rear footing. The bottoms of the front and rear wall posts are fitted into shallow notches in the front-to-rear beams. Seven 8" x 8"

¹ Dr. Alan R. Bowes, *Historic Preservation Plan for Flagstaff Mountain Resort*, Summit County, prepared for UPK/DMB Associates, LLC by SWCA, Inc Environmental Consultants, August 2000. SWCA Cultural Resources Report No. 00-28

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timbers are used atop the bin to connect the top of each front wall post to the top of each rear wall post, probably with mortise-and-tenon joints.

The floor is supported by seven 8" x 8" joists placed between the approximate midpoint of the rear wall posts and intersection of the front wall posts and the corresponding front-to-rear beams. The joists fit into notches cut into the rear wall posts. These joists are cross braced with 6" x 8" timbers, which are in turn cross braced by 3.25" x 5.25" timbers. The framework of each side wall incorporates four 8" x 8" posts, including the corner posts (the end posts of the front and rear walls). The bottom end of the two central posts in the side walls are joined to the end floor joists. There is also a 1.5" x 11" board nailed across the top of the front wall and rear wall framework, plus another that runs horizontally across the backs of the rear posts, just below the top of the ore bin.

The 1.5" x 11" floor planks run lengthwise atop their supporting joists and are nailed into the joists. The wall planks are placed horizontally inside the framework. Every other wall plank extends past the interior of the bin to the outer edge of a corner post. This is handled in such a manner that every other plank on every wall contributes to the tensional strength of the periphery of the bin area, helping it contain the forces of the heavy ore that would fill the bin and press outward to try to split the bin apart at the corners. The planks that do not extend to the outer edge of the corner posts are secured by a board nailed into the corner posts to serve as a stop for those planks. There are also boards installed at the bottom of each side wall frame to serve as stops for the lower planks in the side wall. These stop-boards are of several sizes, including 1.5" x 3.5" (standard 2" x 4"), 1.5" x 7", and 1.5" x 5".

Seven steel or iron rods are used to secure the front and rear walls against the outward force of ore in the bin. These rods are located about two-thirds of the way up the front wall of the ore bin, and join the front and rear wall posts together. The ends of the rods are threaded and secured with a nut and cast-iron washer.

The two gate doors were operated by a rack-and-pinion mechanism that raised and lowered them inside a cast-iron track mounted inside the jambs. Two cast-iron rack gears are still riveted to each of the steel gate doors, but the pinion assemblies are missing.

The use of mortise-and-tenon joints is appropriate for the ore bin as a means to lock the joints and prevent them from moving under high lateral loads from the ore pressing outward against the sides of the ore bin. The support framework does not experience these later loads, and would not benefit as much from the use of mortise-and-tenon joints. No treenails (also known as trunnels or wood pegs) were obvious in the inspection. Standard wire nails (spikes) were used to help secure the joints. These would have been in common use at the turn of the [last] century and closely resemble today's nails.

2017 Stabilization Repairs:

The following description was provided by the structural engineer engaged for the project:²

² Jonathan Richards, Calder Richards Consulting Engineers, *Historic Little Bell Ore Bin Structure: Executive Summary of Stabilization Repairs 2017*, copy in possession of author. 2023.

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The Little Belle Ore Bin is an iconic historic structure located in the Deer Valley Mountain Resort. The structural system is comprised of heavy timber framing with 2x [lumber] siding between the vertical timbers. The structure is an open structure with no roof and is elevated above grade with timber posts and diagonal timber bracing. The structure has been exposed to the weather and elements for many years and many of the structural components were observed to be in various stages of deterioration (see figure 3).

It was apparent that action needed to be taken to preserve this significant structure. The support posts at the base of the structure were bearing on “sleeper” timbers which had deteriorated over the years. No concrete foundations existed. The structure had settled and was leaning into the hillside because of rotten timber runners and subsidence of the grade on the uphill side.

Repairs made in 2017 are as follows:

1. The structure was lifted and leveled as much as possible.
2. The deteriorated and failed main timber supports were removed and replaced with new of comparable sizes. The main support timbers and existing posts were then anchored together using steel side plates and lag screws.
3. A new concrete grade beam was placed at the uphill side, full length of structure to replace the rotten runners and in efforts to plumb the structure.
4. Steel side plates were added at critical connections within the existing timber structure. This was done to help eliminate any future movement within the structure and for enhanced performance in resisting wind and seismic loading.
5. New 2x timber siding was added where areas had shown damage or were missing.
6. Existing tie rods spanning between the walls were then tightened to help keep the structural walls plumb.

The repair and stabilization work was carried out in a manner that used appropriate materials and did not compromise the historic integrity and appearance of the structure.

Design and Workmanship:

Mining companies erected ore bins to store ore while awaiting shipment especially through Park City’s long winters when transportation was impossible. The design of the sloped-floor or inclined-bottom ore bin at the Little Bell reflects features and materials typical of western mining storage bins. On the east elevation at the bottom of the bin are two chute openings with steel retractable gates, through which workers could unload ore into an adjacent wagon or truck. The sloped base of the rectangular wooden frame structure was designed to facilitate emptying ore from the bin through the chutes. “The real value of the inclined-bottom bin lies in its facility of discharge, whether it be empty or full. All the material that is contained or may be dumped, is available for immediate discharge except for negligible remnants in the corners,” noted an engineering journal from 1916.³

The Little Bell ore bin is a good example of type, method of construction and workmanship for ore bins used in mining process during the early 1900s. The ore bin reflects Park City’s “Mature Mining Era 1894-1930” context as described in the MPDF, through the use of materials common at that time, incorporating

³ *Details of Practical Mining*, Compiled from the Engineering and Mining Journal by the Editorial Staff, 1916. Page 258

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dimensional lumber, wire nails and mass produced steel components. Publications from this mining period show this type of ore bin in common use.

Feature 2) Little Bell Mine waste rock dump and shaft (Photo 13 and 14)

Waste rock dumps are composed of the overburden of thousands of tons of rock removed for underground development and to access the ore being mined. The Little Bell waste rock dump is approximately 0.8 acres in size and consists of limestone and lime-quartz rock. The following description of the Little Bell waste rock dump and shaft is taken from the "2000 Flagstaff Historic Preservation Plan":⁴

This feature represents the extraction process in a mining system. More specifically, it represents the discarded waste rock that was removed from a mine in order to access high-grade ore deposits.

The basic form of the waste dump remains intact. It is a visible and essentially unaltered part of a mining landscape. Vegetation has been growing up on portions of the dump, although there is still a considerable area of bare material exposed to view.

The mine shaft opening is recognized from the large depression in the waste rock dump about 175 feet east of the ore bin. Although now closed in with earth for safety reasons, the actual shaft descends vertically approximately 750 feet below the surface.

Little Bell Mine Site Setting and Integrity

Although certain aspects of the site are now gone, the extant resources have generally good integrity of location, setting design, materials, feeling and association and represent the earliest use of the mine. The setting is fairly remote, located 5 miles from the town of Park City, in a narrow gully in Empire Canyon at an elevation of 8,580 feet. The site is located off Twisted Branch Road. This connects to Marsac Ave/Hwy224, which climbs up over the nearby summit. However the setting still clearly conveys the remote nature of mining in the rugged landscape of the Park City Mining District during the early 1900s. The impact and disturbances on the terrain, from the Little Bell Consolidated Mining Company's operation, are still very evident. The ore bin sits about 175 feet east of the shaft and flanks the waste dump. With original footprint, profile and surfaces, the waste dump is a bold and distinct element of the Little Bell's historic landscape. Some vegetation is growing, naturally reclaiming this feature, but there is still considerable area of bare material exposed. The size of the dump correlates to the output of the Little Bell mine. These two mining related features provide the physical indication that mining activities occurred in the area.

The site is removed from more recent skiing industry development. A modern ski run lies on the original mine access road, just a few feet east the ore bin. This access adds to the understanding of how the ore was loaded onto horse drawn wagons since skiers can ski close to the metal chutes, located at the bottom of the ore bin, and view the hand-cranked metal doors that allowed ore to tumble out. Behind the Little Bell Mine Site, second-growth pine and spruce dot the surrounding mountains. The setting, feeling and association of the Little Bell Mine Site still convey the remote and rugged mining landscape.

⁴ Bowes, *Historic Preservation Plan for Flagstaff Mountain Resort*. SWCA, Inc Environmental Consultants, 2000.

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The Registration requirements of the 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, changes and additions which are acceptable if they do not overwhelm the original resource.”⁵ The adjacent ski run and other ski operation equipment visible from the site, such as signs and snowmaking guns, are few so do not overwhelm the historic site. Therefore these modern-day intrusions do not compromise the site’s integrity.

Design of the site and individual features convey the flow of ore and waste rock at the Little Bell. As the registration requirements of the MPDF state: “Not all the components of a typical mine development site need to be extant for the site to be eligible. Deteriorated, collapsed or missing buildings and structures do not diminish the site’s integrity and individual resources need not be complete. However there must be enough features or key components remaining to reveal the overall operation of the surface plant and the collective image of a historic mining operation.”⁶ The individual features convey the overall design of the surface plant as ore and waste rock flowed from the shaft collar to the waste dump or ore bin.

Materials and Workmanship integrity have been retained in the Little Bell Ore Bin since the structure retains much of its original material and evidence of the original workmanship. Sympathetic materials have been used during the recent repair of the Little Bell Ore Bin. The 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.”⁷

Association and Design of the site has been diminished by the lack of visible buildings since the majority of the wood surface plant structures burned in 1950. The MPDF states “Much of Park City’s mine surface plant structures were built of wood so decay and fire played an important role during Park City’s Mining Decline era 1931-1982. Mine Development sites are still acceptable with missing buildings and structures.”⁸ The individual features – shaft, ore bin and waste rock dump – still convey the overall design of the surface plant and snapshot for flow of ore and waste rock during the mine’s brief period of ore extraction, 1901 to 1916, provide a clear snapshot. With no modifications, only the closing of the shaft for safety concerns, the Little Bell site retains its historic integrity especially since neglect, fire and long-term abandonment have impacted some aspects. These individual components combine to convey the image of a historically significant Park City mining operation.

⁵ Sandra Morrison, *Historic Mining Resources of Park City, Utah* NRHP Multiple Property Documentation Form. Document on file at the Utah State Preservation Office, Salt Lake City, Utah. 2023

⁶ Morrison, *Historic Mining Resources of Park City, Utah* MPDF

⁷ Morrison, *Historic Mining Resources of Park City, Utah* MPDF

⁸ Morrison, *Historic Mining Resources of Park City, Utah* MPDF

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8. Statement of Significance

Applicable National Register Criteria

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

☒

A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐

B. Property is associated with the lives of persons significant in our past.

☒

C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☒

D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

☐

A. Owned by a religious institution or used for religious purposes

☐

B. Removed from its original location

☐

C. A birthplace or grave

☐

D. A cemetery

☐

E. A reconstructed building, object, or structure

☐

F. A commemorative property

☐

G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Industry

Engineering

Archeology

Period of Significance

1901-1929

Significant Dates

1901

1905

1929

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Undefined

Architect/Builder

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Statement of Significance Summary Paragraph

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

The Little Bell Mine Site in Park City, Utah is significant under Criterion A in the area of Industry for its association with the mining history of Park City Mining District. From the discovery in 1880 and resolute exploration starting in 1901, the small mine was profoundly influenced by local and national events and its fortunes swung with the boom and bust cycle that is always present in industrial mining. Rich strikes of high grade ore buoyed Little Bell owners, miners and shareholders but ultimately huge profits were illusive and the company was too small to survive the vagaries of the mining economy. The company's relatively short life span indicates the economic complexity in the profitability of extracting Park City's ore. But development at the Little Bell in the early 1900s proved that, unlike many mining districts across the west, Park City's underground wealth was barely tapped and Park City's mining economy could support the region for decades to come.

The Little Bell Site is also significant under Criterion C under the area of Engineering as it possesses the distinctive characteristics of a small Park City shaft mining operation and the site reveals the innovative development of industrialized infrastructure needed to make mining profitable in the remote and rugged mountains of Park City. The surface plant ore bin and waste rock dump are distinct and interrelated mining features, typical of this type of operation. The Little Bell's ore bin possesses the distinctive characteristics of type and method of construction of this type of structure. Park City's mines had their own regional architecture, influenced heavily by construction practices elsewhere across the American West. By adapting a universal sloped-floor ore bin design, the structure demonstrates local ability to meet the mine company's need while addressing complications of remoteness, expediency, available capital and the profitability of the mine.

The Little Bell Site is also significant under Criterion D under the area of Archeology as the site has potential to reveal additional information regarding the historical use and function of Little Bell Mine as well as the mining history of Park City in general. Archeological excavation of the site, which also includes the former location of the shaft house, blacksmith shop and boarding house, within the proposed boundary, can contribute to understanding of important research questions such as the daily lives of miners, use and application of technology, organization of work space, and perhaps the identity and agency of the miners in regards to labor and socioeconomics.

The site is nominated und the "Mature Mining Era 1894-1930" context as described in the *Historic Mining Resources of Park City, Utah* MPDF. It meets the registration requirements for the "Mine Development Sites" property type. Although impacted by neglect, fire and long-term abandonment, the Little Bell Mine Site is evocative of small scale mining in Park City and retains its integrity of location, design, materials, workmanship, and association to its period of significance 1901-1929.

The Period of Significance is 1901 to 1929. It is defined from the sinking of the Little Bell shaft and extensive underground exploration which resulted in the necessary storage of waste rock and construction of the supporting surface plant. Production of ore required expansion of the surface plant and building the ore bin 1905. Profitability sustained, the mine's production continued through the 1910s. However, dwindling resources and depressed silver prices lead to the closure of the surface plant and ultimately the sale of the mine in 1929.

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Narrative Statement of Significance

(Provide at least **one** paragraph for each area of significance.)

Criterion A Significance

Industry

The Little Bell Mine is significant under Criterion A in the area of Industry because it represents the fluctuating fortunes of the mining industry, especially for small mining companies in the Park City Mining District in the early 1900s. The surface plant dates between 1901 and 1905 during the "Mature Mining Era 1894-1930" context of the *Historic Mining Resources of Park City, Utah* MPDF. As the mining industry developed and matured in Park City, experienced mining operators and wealthy investors expanded their holdings, especially acquiring mine claims nearby or adjacent to known and profitable ore bodies. During its lifetime, the Little Bell contributed to the local economy by investing in the development of the mine, paying dividends and employing up to 60 local men.

Park City's largest mines endured the boom and bust cycles typical of the hardrock mining industry for more than a century since their magnitude, huge financial reserves and constant adaptation of new technology ensured profitability. These large mines provided the basis of the town and region's economy for more than a century, providing jobs, stimulating business and generating wealth from the earth.

The Little Bell amply reflects these boom and bust cycles and the ever optimistic expectation that the mine would become the next big producer, providing more stability for Park City's economy. Instead, the company's ever fluctuating success demonstrates the mine's lack of economy-of-scale, the continued outlay of capital or other resources needed to keep the company successful and the elusive dream that the mine would prove to be a long-term profitable producer.

With the discovery of ore, the Little Bell Mining Company was formed in 1893 and shares were sold to raise the capital necessary for development. The timing, however, was lousy. With the Financial Crisis of 1893, the price of silver plummeted and silver mines across the west closed, never to reopen. The impact to the Park City Mining District was less disastrous. During the 1880's new ore discoveries were made and local mining operations had continued to grow, expanding Park City's economy. By 1893, the district was ranked high among the Utah's mining camps in ore production. By slowing their production, almost in half, the large mine companies survived the crisis and the local economy recovered. But with no capital reserves or income, the Little Bell Mining Company's efforts came to a standstill.

Wealthy local mining entrepreneurs stepped in with capital and expertise in 1901, purchasing the mine and incorporating the Little Bell Consolidated Mining Company. Control of the underground wealth was soon in dispute with the neighboring Daly West and Quincy mines. To settle the lawsuit, the massive Daly West purchased one-fifth interest in the Little Bell. The deal provided new capital to continue exploring and developing the Little Bell but future profits were still tenuous.

In 1905, another unusual deal was struck. Plagued by water in the depth of their nearby shaft, the West Quincy Mining Company approached the Little Bell to use their underground workings and drive a long cross-tunnel to drain the West Quincy shaft. While driving the tunnel, the West Quincy miners struck a large ore body located on the Little Bell property. Miners resumed work immediately at the Little Bell and by December, so much ore had been extracted that the large ore bin was under construction for winter storage. By mid-1906, the Little Bell was profitable, shipping enough ore to earn fourth place for ore production in Park City Mining District.

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The Panic of 1907 crushed Park City's mining companies and even the largest mines, Silver King Coalition, Daly West and Daly-Judge, announced temporary closures. The Little Bell closed too. Two years later, the Daly West, the part-owner that bordered the Little Bell Mine, provided the means to make operations more efficient. Linking the two mines underground relieved some of the operation complications, water problems and transportation bottlenecks. Production soared, ore shipments were briskly sent to market and suddenly the company was not only meeting expenses but accumulating a surplus. The newly instituted quarterly dividends paid during 1910 seemed to guarantee a lucrative future. Ultimately the increasing cost of supplies and labor, limited returns, escalating debts and the difficulty of supporting mining operations in the harsh environment of Park City's mountains slowly overwhelmed the enterprise. The Little Bell Consolidated Mining Company closed the mine.

Additional Historical Information

Hugh Kilkenny, an Irish immigrant and early prospector, discovered the Little Bell claims in 1880,⁹ but lacked funds to develop the property. "It is the opinion of many who have examined the Little Bell that it will be equal in value and extent to the Glenco," reported a Salt Lake newspaper.¹⁰ Kilkenny incorporated the Little Bell Mining Company in 1893, offering 150,000 shares at \$25, apparently in the hopes of raising \$3.75 million to develop the mine. Despite Kilkenny's efforts to bring success to the new company, operating through Utah's long winters at an elevation of 8,580 feet was difficult. Investment interest evaporated with the recession following the Panic of 1893 and within six years, the share price had plummeted to a meager 35 cents.¹¹

The nearby giant Daly West Mining Company was keeping close watch. "Outside capitalists are also said to be paying attention to the proposition [of acquisition], and if the deed to the valuable group [Little Bell] don't soon group into the inside pockets of the Daly-West management, another big combination will very likely step in and swing the proposition independently."¹²

The success of the nearby Daly West and rich strike at the adjacent Quincy mine, had caught local entrepreneur Solon Spiro's interest. With Utah entrepreneur Simon Bamberger and other investors, Spiro bought the Little Bell Mining Company including 25 claims in 1901 for approximately \$100,000, incorporating as the Little Bell Consolidated Mine Company.¹³ He hired as mine superintendent experienced mine engineer John H. Keetley who quickly began developing the mine and ordering machinery for the proposed double-compartment shaft. "Mr. [Simon] Bamberger is quoted as saying he had made a careful study of the ground and was convinced that with work upon the property another shipper will soon be added to the camp's already big list."¹⁴ Optimism by the investors was contagious. By September 1901, forty-five men were on the payroll.¹⁵ The company invested capital in sinking a shaft more than 300 ft. deep and building needed above ground support structures such as a boarding house, reported to sleep 60 men.¹⁶

⁹ *Park Record* | 1930-08-08 | page 5 | Obituary

¹⁰ *Salt Lake Herald-Republican* newspaper | 1880-09-11 | Page 3 | Mining Matters

¹¹ *Salt Lake Herald-Republican* | 1899-05-20 | Page 6 | Little Belle Wanted

¹² *Salt Lake Herald-Republican* | 1899-07-15 | Page 6 | Daly-West Possessions

¹³ *Salt Lake Herald-Republican* | 1901-05-01 | Page 6 | Final Payments on Little Bell

¹⁴ *Salt Lake Herald-Republican* | 1901-07-01 | Page 6 | The Week at Park City

¹⁵ *Salt Lake Herald-Republican* | 1901-09-16 | Page 7 | Operations at Little Bell

¹⁶ *Salt Lake Tribune newspaper* | 1902-01-01 | page 50

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However, in 1902 the Little Bell Consolidated Mining Company became caught up in the Daly West / Quincy lawsuit.¹⁷ In March, the lawsuit added the Little Bell, alleging “trespass” and demanding \$1,000 in damages. The restraining order prevented the Little Bell from any further mining in the Quincy territory.¹⁸ Looking for a swift settlement, Spiro sold one-fifth interest in the Little Bell Consolidated Mine Company to the Daly West for \$100,000.

Spiro invested the new capital in the further development of his mine, including extending the shaft down to 700 feet. Reports of a rich silver-lead-copper ore strike sent shares of the company soaring to \$8 per share.¹⁹ Rapid development of the mine and surface plant continued for the next few years, but delivery of supplies and equipment to the remote mountainous site remained difficult. In March 1904, a new eleven-ton boiler was purchased but transportation proved problematic. “That the company was anxious to get the boiler on the ground and set in place is evidenced that it offered \$200 for transportation yesterday. Accordingly the boiler was loaded onto a sleigh to which were hitched sixteen heavy horses and the trip of less than three miles was begun. Fairly good headway was made until a place near the Quincy was reached, when the plan of getting it to the Little Bell had to be abandoned.”²⁰ Presumably, the sleigh became bogged down in the deep, heavy snow. Other complications hampered work at the mine. “The Little Bell mine closed down today [May 18, 1904]...The reason given out today for the closing of the mine was that the miners were hampered by water. The management denied the rumor that a strike was on the place. From thirty-five to fifty men have been employed at the mine.”²¹ No matter the cause for the closure, the Little Bell Mining Company’s share price had fallen to \$1.50.

South of the Little Bell in Bonanza Flat, the West Quincy Mining Company was struggling to contend with flooding and the large quantity of water in their shaft. Through an agreement with the Little Bell, the West Quincy began driving a long drift to reach their shaft from the 600 ft. level of the Little Bell.²² With few men working at the Little Bell, the agreement met the economic interests of both companies. The West Quincy installed a compressor moved from the Wolverine mine to the Little Bell to power the drills and other machinery in the new drift, so much of the Little Bell’s equipment must have been removed during the closure.

While driving the tunnel, the West Quincy struck ore on the Little Bell property. “The ore body now being ripped open in the Little Bell at Park City is giving evidence of developing into the biggest and richest deposit of minerals the camp ever saw,” praised a Salt Lake newspaper in an article titled “Little Bell is a Bonanza Mine”.²³ Manager Spiro announced in August 1905 that work would resume at the Little Bell. “Our surveyors have found that the main strike is in the Little Bell and we shall go to work to open up the ore body.”²⁴

By December so much ore had been extracted that the Salt Lake newspaper reported construction of storage bins, one of which remains on site today.

Material is now being ordered and construction of ore bins with a capacity for holding 500 tons will be underway at the Little Bell company’s property at Park City just as soon as deliveries are

¹⁷ *Salt Lake Telegram* | 1902-03-13 | page 6

¹⁸ *Salt Lake Herald-Republican* | 1902-03-14 | Page 6 | Little Bell Restrained

¹⁹ *Salt Lake Herald-Republican* | 1902-10-21 | Page 6 | Little Bell Hits it Big

²⁰ *Salt Lake Herald-Republican* | 1904-03-25 | Page 6 | Mines of the Park

²¹ *Salt Lake Herald-Republican* | 1904-05-18 | Page 6 | Little Bell Closes

²² *Salt Lake Mining Review* | 1905-07-30 | Page 5 | Park City Mining District, Utah

²³ *Salt Lake Herald-Republican* | 1905-11-28 | Page 6 | Little Bell is a Bonanza Mine

²⁴ *Salt Lake Herald-Republican* | 1905-08-20 | Page 17 | Ore Extends into Two Mines

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made. This is the best kind of evidence of what developments in the mine are amounting to... raising of ore will soon begin...Until such time as the ore bins can be constructed, it will be necessary to load the wagons or sleds from the floor of the hoisting works, but if no delays occur in getting the material on the ground the building of the bins will not require long.²⁵

While no attempt is being made to take out ore other than that which comes in the regular course of development," said Mr. Spiro. "I can say that more than a carload a day is now being broken. Until the ore bins are finished, we are compelled to store much of this ore in the drifts underground, as the only available room above ground is now filled up...From numerous samples that have been taken of the ore...the management is certain that the mass will average better than \$100 per ton in value. The gold and copper contents of the ore...are phenomenal from the standpoint of the Park City miner.²⁶

The first consignment of ore from the Little Bell consisted of nearly 193 tons of ore, valued at \$60 per ton.²⁷ Share prices jumped to \$7.80. By June 1906, the Little Bell was shipping about \$2,000 in ore per day and a Salt Lake newspaper reported:

The Little Bell Consolidated company yesterday released a statement covering the company's operations for the month of June . . .After smelting and all other charges were deducted this amount of ore netted the company \$54.50 a ton, bringing into the treasury the sum of \$47,827.19. . . At present the company is employing about sixty men and the most of these are kept on straight prospecting and development work. It is easy to figure that with this number of men on the payrolls, the company's entire operating expense must be a modest one, not exceeding, certainly, \$10,000 a month. Under such conditions, it is plain, also, that the company is earning, net, considerably more than \$1,000 a day.²⁸

By mid-1906, the Little Bell had become the fourth largest shipper of ore in the Park City Mining District and share price leveled off in the \$7 range. But the Panic of 1907, caused by a nationwide attempt to corner the copper market, hit Park City's mining companies hard. Silver prices eroded to less than 70 cents per ounce during the ensuing worldwide recession. The managers of Park City's largest mine companies, Silver King, Daly West, Ontario and Daly-Judge, all announced a temporary closure beginning the first of the year (1908), with resumption promised upon metal prices advancing. Soon over 1,000 miners were out of work.²⁹ With production at the Little Bell mine no longer profitable, it closed too and its share prices fell to \$1.

The high water mark for the Little Bell came a year later. The company arranged to drive a long crosscut drainage drift and connect underground to the Daly West and the Ontario drain tunnels. Water flowed by gravity from the Little Bell, saving the company from high pumping costs. The new crosscut also exposed a body of ore "of exceptional value".³⁰ Underground extraction could resume via the Little Bell shaft but also through the connected underground Daly West workings. This agreement allowed increased production by removing transportation obstacles that had plagued the Little Bell and in September, 1909, the mine company began shipping again. Income now easily covered expenses and a substantial surplus

²⁵ *Salt Lake Herald-Republican* | 1905-12-16 | Page 10 | Ore Bins for Little Bell. Although the article reports ore bins plural, the 1907 Sanborn Fire Insurance map shows only one ore bin on the site.

²⁶ *Salt Lake Herald-Republican* | 1906-01-06 | Page 6 | Little Bell A Bonanza

²⁷ *Salt Lake Herald-Republican* | 1906-04-11 | Page 6 | Little Bell Shipment

²⁸ *Salt Lake Herald-Republican* | 1906-07-05 | Page 6 | Little Bell's June Output

²⁹ *Salt Lake Herald-Republican* | 1907-12-28 | Page 6 | Mines to Close at Park City

³⁰ *Salt Lake Herald-Republican* | 1908-12-17 | Page 8 | Water Drains from Little Bell Levels

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began accumulating. On December 22, the Little Bell Consolidated Mine Company paid their first ever dividend to shareholders, amounting to \$15,000. "...ore shipments would have warranted a much larger dividend, but the management is working to the end of developing a great mine rather than to make a spectacular dividend record."³¹ By March 1910, the Little Bell had paid a second dividend and showed cash on hand after all accounts were paid of \$56,166. General Manager Solon Spiro hyped the situation to the shareholders, "Conditions at your property are very encouraging, and developments continue to meet our most sanguine expectations. I look forward to a long and uninterrupted period of prosperity...the mining costs have been materially reduced, owing to more systematic methods."³²

Optimism remained high through the end of 1910 buoyed by the report of more than \$16,000 in cash reserves. Four quarterly dividends had been paid throughout the year which investors anticipated continuing and dreamed would bring the mine in league with Park City's greatest producer, the Silver King Coalition.³³ However, in early 1911, the company announced changing focus to the development of new ore bodies. With roads closed to hauling, only three miners remained extracting ore during March, removing only enough ore to pay expenses. Expectations remained high with the anticipation of regular shipments and "a very promising future".³⁴ For the next two years, however, the local newspaper reported a yo-yo of workers, anywhere from 3 to 30 and only sporadic ore shipments. Snow impeded winter access, spring run-off water impacted the underground workings and mud closed the roads. During 1912, a meager 400 tons of ore was shipped.³⁵ Payment of quarterly dividends were suspended.

With metal prices again on the decline, times were tough for Utah's mining industry. By 1914 Little Bell Consolidated Mine Company shares were valued less than 50 cents on the Salt Lake Exchange. The mine was leased to former Superintendent Joe Kemp to bring some income,³⁶ but even his efforts ceased entirely in early 1916. Two years later, Utah Governor Simon Bamberger, a heavy investor in the Little Bell, filed a lawsuit to recover the almost \$16,000 due on a loan from 1914.³⁷ The Ontario Silver Mining Company also filed to recover payment for machinery they'd sold the Little Bell.³⁸

The company was broke and the mine closed, but 1920 brought a last gasp of news. The nearby New Quincy Mining Company negotiated a 5-year lease of the Little Bell; not to continue extracting ore from the mine but to use their shaft and remaining surface equipment including the hoisting machinery. The Little Bell shaft would provide a second entrance to the New Quincy's underground workings, primarily to provide efficient removal of the waste rock, while the ore would be taken out through the connection with the Daly West mine and Ontario drain tunnel.³⁹ The Little Bell never produced ore again. In 1929 the New Quincy Mining Company purchased the Little Bell property for \$250,000.⁴⁰ Presumably the sales price was enough to cover the debts and lawsuits. While the New Quincy remained in operation until 1960, they discontinued access and abandoned the Little Bell. A fire destroyed many of the remaining surface plant buildings in August 1950.⁴¹

³¹ *Salt Lake Herald-Republican* | 1910-01-09 | Page 73 | Little Bell Mine Now Big Producer

³² *Salt Lake Herald-Republican* | 1910-03-23 | Page 8 | Little Bell Has Larger Surplus

³³ *Salt Lake Herald-Republican* | 1910-11-08 | Page 12

³⁴ *Salt Lake Mining Review* | 1911-03-30 | page 24

³⁵ *Park Record* | 1913-01-11 | Page 1 | Mines and Mining

³⁶ *Park Record* | 1914-08-08 | Page 1 | Mining and Milling

³⁷ *Salt Lake Tribune* | 1918-02-06 | Page 16 | Would Collect Note of Mining Company

³⁸ *Salt Lake Tribune* | 1918-04-06 | Page 11 | New Suits Filed

³⁹ *Park Record* | 1920-09-03 | Page 1 | New Quincy News

⁴⁰ *Engineering & Mining Journal* | 1929-11-09 | Volume 128 Issue 19

⁴¹ *Park Record* | 1950-08-31 | Page 8 | Park Float

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Criterion C Significance

Engineering

The Little Bell Mine Site is significant under Criterion C in the Area of Engineering as it possess the distinctive characteristics of a small-scale early 1900s silver mine. The Little Bell ore bin and waste rock dump clearly convey the aspect of ore extraction at the turn of the twentieth century. Since the Little Bell surface plant was used to extract ore for only a brief period of time, 1901 to 1916, it provides a clear snapshot. With no modifications, only the closing of the shaft for safety concerns, the Little Bell site has a high degree of integrity with the structure and features in their original place. The landscape has changed little since then so the disturbances and impact on the terrain associated with the mine's operation are still very evident. The setting, feeling and association of the Little Bell still convey the remote and rugged mining landscape.

The ore bin located at the Little Bell Mine Site is important under Criterion C for Engineering significance as it embodies the distinctive characteristics of a type and method of construction for a sloped-floor ore bin. The sloped-floor design allowed miners to erect a large ore storage structure from milled lumber that would later provide efficient unloading through gravity. Mining industry engineers and craftsmen typically employed construction principles learned elsewhere and completed functional buildings to meet the specific conditions of the mine site, available building materials and equipment, the immediate environment and the mine company's financial constraints. Local craftsmanship is visible through the differing features and characteristics, each design was custom and each demonstrates an industrial version of vernacular engineering.

Repairs performed in 2017 focused purely on the long-term stabilization of the ore bin. The work included installing new concrete foundation piers to support the 8" x 8" vertical posts. Waste rock that had accumulated around the ore bin's lower support structure was hand dug and removed. Appropriate rough sawn timber was used to replace missing or deteriorated portions of the timber framework and wooden planks. No modifications were made to the structure at this time, ensuring that it retained its historic integrity.

Criterion D Significance

Archeology

Archaeological deposits within the site boundary can be expected to reveal historic material that reflects workplace behaviors, materials-use patterns, and other aspects of the Little Bell mining operations. Buried deposits may have accumulated in crooks in waste rock dumps, in thick boiler clinker dumps and refuse layers in waste rock dumps, where workers threw industrial refuse. Although most of the original buildings and structures disappeared from the site years ago, there is potential for discovery of subsurface information that could reveal more about the site. Workplace privy pits would be especially valuable because they can possess personal items representing workers in their environment. As with domestic privy pits, laborers may have disposed of articles under secrecy or accidentally dropped items of value.

Archaeological finds may reveal information regarding miners' lifestyles, health, diet, economic status and workplace social structure. Deposits could also yield information on the origins of the commercial

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sources of consumer supplies. The information revealed is important because these topics were not heavily documented in the past so would enhance our understanding of the Little Bell Mine Site and contribute to a broader understanding of Park City's mining history during the period of significance 1901 to 1929.

Research questions that the site has potential to answer or confirm include the following:

1. Little Bell miners had to be mobile and resourceful so is there evidence regarding how they coped with the mining industry's cyclical closures?
2. Does the historical and archaeological record provide evidence for the ethnicity, religion, or socioeconomic class of workers and management at this location?
3. Did families and/or women ever reside, participate in activities or even visit at the Little Bell? Is there evidence of family life, and how does this compare to those deposits that might represent single male miners?
4. What were the diet, health and recreational pursuits of the miners working at the Little Bell?
5. What technologies did the small mine use in their operations? Was only use coal used to power the boilers? Is there evidence of electricity, similar to nearby mines?
6. What was the capacity and what activities were typical at this small remote mine? For example: what equipment could the blacksmith shop repair or was the company office located on site?
7. Is there evidence for the change of miner lives over time, and in response to changing economic and sociopolitical lenses such as organized labor?

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9. Major Bibliographical References

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

- Boutwell, John Mason. *Geology and Ore Deposits of the Park City Districts, Utah*. United States Geological Survey. Professional Paper 77. U.S. Department of the Interior, Washington, D.C. 1921.
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- Kantner, Harry W.B. *A Handbook on the Mines, Miners, and Minerals of Utah*. Published by R.W. Sloan, Salt Lake City. 1896.
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- 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. 1907.
- Twitty, Eric. *Reading the Ruins: A Field Guide for Interpreting the Remains of Western Hardrock Mines*. Master's Thesis, University of Colorado at Denver. 1999.
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Previous documentation on file (NPS):

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

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☒ University
☒ Other
Name of repository: Park City Historical Society

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 40.610833 | Longitude: -111.508611 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

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- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The boundary of the Little Bell Mine Site is an area that encircles the current visible extent of the historical mining site. The boundary contains physical remnants of the mine site—the ore bin, mine shaft and waste dump. Archaeological remains from other processing buildings, which were destroyed by fire in the 1950s, may possibly be found within the boundary area as well. See map #2 for detailed boundary.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is a smaller segment of the larger 530.46 acre tax parcel PCA-S-98-C owned by Deer Valley Resort and includes the ore bin, shaft and waste rock dump that have historically been part of Little Bell 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 the Park City Chamber / Visitor Bureau
street & number: 7621 Vista Circle
city or town: Park City state: Utah zip code: 84098
e-mail: randsmor@xmission.com date: September 21, 2023

12. Owner

name: Hannah Tyler, Vice President Resort Planning, Deer Valley Resort
street & number: P.O. Box 1525
city or town: Park City state: Utah zip code: 84060
e-mail: htyler@deervalley.com telephone: (949) 241-6703

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Additional Documentation

Submit the following items with the completed form:

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

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Little Bell Mine Site

Park City vicinity, Summit County, Utah

Latitude 40.660833° Longitude -111.508611°

Map #1

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Map #2

Little Bell Mine Site

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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: Little Bell Mine Site

City or Vicinity: Park City County: Summit State: Utah

Photographer: Cory Jensen

Date Photographed: July 2023

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 southwest

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Photo No. 2 East (primary) elevation of the Little Bell ore bin. Camera facing west



Photo No. 3 Waste rock dump south of ore bin. Camera facing southwest.

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Photo No. 4 Detail of cast-iron chute (gate) doors. Camera facing west.



Photo No. 5 Detail of support posts and concrete piers. Camera facing northwest

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Photo No. 6 South elevation of ore bin. Camera facing north



Photo No. 7 South elevation detail showing cross brace timbers. Camera facing north.

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Photo No. 8 Overview of ore bin and waste rock dump. Camera facing northwest.



Photo No. 9 Detail of cross brace timbers, sloped floor and mortise-and-tenon joints. Camera facing northwest.

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Photo No. 10 West (rear) elevation. Camera facing east.



Photo No. 11 North elevation of ore bin and waste rock dump. Camera facing south.

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Photo No. 12 Detail of wire rope (cable) at the Little Bell Mine Site. Camera facing south.



Photo No. 13 Overview of Little Bell Mine Site filled-in shaft opening. Camera facing east.

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Photo No. 14 Filled-in shaft opening at Little Bell Mine Site. Camera facing north.



Photo No. 15 Waste dump and ore bin east of shaft. Camera facing east.

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Photo No. 16 Clinker dump north east of shaft. Camera facing east.



Photo No. 17 Historic brick on waste rock dump.

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Photo No. 18 Boiler part located on waste rock dump. Camera facing west.

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Figure 1. Little Bell plant 1901. Article from *Salt Lake Herald-Republican*, 12-29-1901.



Figure 2. Little Bell surface plant c.1907. Top of ore bin circled. Image courtesy Park City Historical Society.

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Figure 3. Little Bell ore bin prior to 2017 preservation work. Image courtesy Sandra Morrison.

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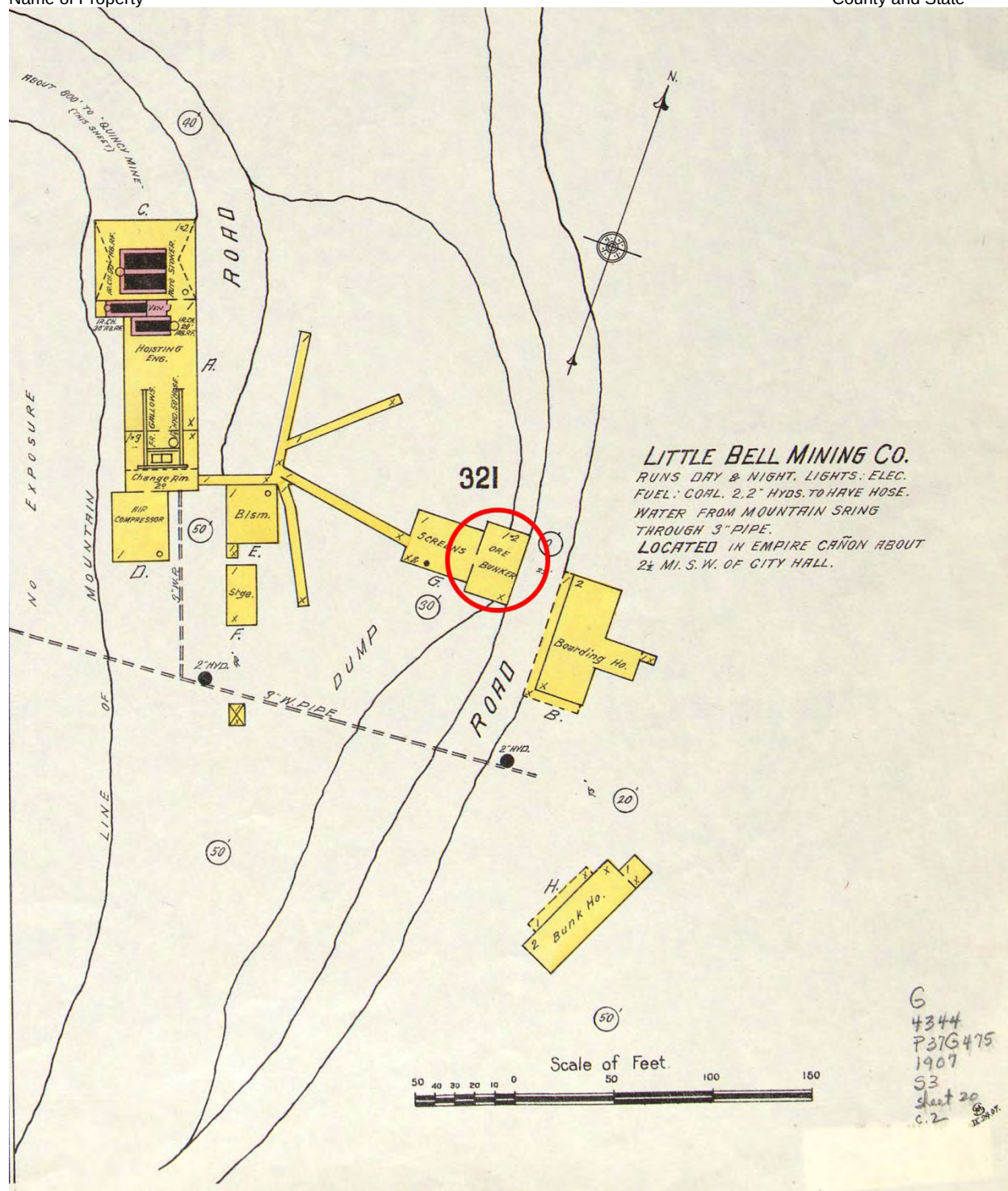


Figure 4. Sanborn Fire Insurance map 1907. Ore bin circled. Courtesy University of Utah Special Collections

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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.

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Little Bell Mine Ore Bin**

Address: **n/a**

Twship **2S** Range **4E** Section: **28**

City, County: **Park City, Summit, Utah**

UTM: **12T 453771mE 4495954mN**

Current Owner Name: **Deer Valley Resorts Co. – c/o Robert W. Wells**

USGS Map Name & Date: **Brighton**

Current Owner Address: **PO Box 889**

Quad/2011

Park City, UT 84060-0889

Tax Number: **PCA-S-98-C**

Legal Description (include acreage): **see continuation sheet.**

2 STATUS/USE

Property Category

☐ building(s)

☒ structure(s)

☐ site

☐ object

Evaluation

☒ eligible/contributing

☐ ineligible/non-contributing

☐ out-of-period

Use

Original Use: **ore storage**

Current Use: **not in use**

3 DOCUMENTATION

Photos: Dates

☒ digital: **2016 (11)**

☒ prints: **2009 (4)**

☒ historic

Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☐ other:

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

☒ abstract of title

☐ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☐ census records

☐ biographical encyclopedias

☒ newspapers

☒ city/county histories

☐ personal interviews

☐ USHS History Research Center

☐ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

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

Attach copies of all research notes, title searches, obituaries, and so forth.

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.

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

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: **other style / other type** No. Stories: **n/a**
Foundation Material: **none** Wall Material(s): **dimensioned lumber, flat siding**
Additions: ☒ none ☐ minor ☐ major (describe below) Alterations: ☐ none ☐ minor ☒ major (describe below)
Number of associated outbuildings **0** and/or structures **0**.
Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

Little has changed since this ore bin was described in a 2009 Preservation Solutions report:

“The ore bin sits against the remains of a waste pile in a narrow gully in Empire Canyon. Aside from the waste pile, it provides the only physical indication that mining activities occurred in the area. The rectangular wooden frame structure utilizes vertical posts on two exterior facades and horizontal boards attached to those posts to enclose the interior bin space. On the east elevation at the bottom of the bin are two chute openings with steel retractable gates. The base of the frame is secured with large carriage bolts, but in other areas, the joinery is made up of simple notches in the timber posts with horizontal elements being toe nailed into place. The exterior frame is not a complete rectangle, but rather reflects an inclined base to facilitate emptying the contents of the bin through the chutes. Early engineering records state that the inclined-bottom bins were not as structurally sound or efficient as flat-bottomed bins (Kellogg, 258). The exact date of construction cannot be verified, but the Little Bell Mine was active from the late 1880s through the 1920s so the bin likely dates from the active mining era in Park City (1869-1929). In addition, it is of the same type of construction, material, and design used during this period.”

The bin was likely built in 1910, concurrently with the Little Bell Mill, a 100-ton capacity concentrator. The major alteration noted above is considered to be the removal of a covered trestle conveyer that loaded the bin and has been removed, as well as the removal of the rest of the Little Bell mining and milling structures.

5 HISTORY

Architect/Builder: **unknown** Date of Construction: **c. 1910**

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).
(see instructions for details)

☐ Agriculture	☐ Economics	☒ Industry	☐ Politics/ Government
☐ Architecture	☐ Education	☐ Invention	☐ Religion
☐ Archeology	☐ Engineering	☐ Landscape Architecture	☐ Science
☐ Art	☐ Entertainment/ Recreation	☐ Law	☐ Social History
☐ Commerce	☐ Ethnic Heritage	☐ Literature	☐ Transportation
☐ Communications	☐ Exploration/ Settlement	☐ Maritime History	☒ Other: Mining
☐ Community Planning & Development	☐ Health/Medicine	☐ Military	
☐ Conservation		☐ Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

Boutwell gave an account of the early history of the Little Bell Mine in 1912:

“This property was located August 17, 1880. A tunnel was driven from the creek level, but no systematic development was carried on until 1901. About that time the extraordinary ore developments in the Daly West mine and the strikes of rich ore in the Quincy led to vigorous efforts to establish and the secure the apex or apexes of these bodies of rich ore. The Little Bell shaft was started (August, 1901) and some lateral exploration was done. It was understood that a control in this property was acquired by owners of the Daly West mine. After this period of development, which yielded only fair results, operations dwindled to irregular prospecting. In 1906 extensive exploration toward the west exposed a considerable body of rich lead ore in the lower part of the limestone above the Weber quartzite. Again in 1909-10 the discovery of a large body of ore was reported and valuable shipments indicated its importance.”

This latter ore discovery led to the construction of a concentration mill at the Little Bell in 1910 to process the 15,000 to 20,000 tons of ore that had been dumped at the head of the shaft throughout that year.¹

¹ “Mining Matters,” *Park Record*, October 22, 1910.

The *Park Record* mentioned in a description of the newly completed mill, “The concentrate product is to be laundered into an 80-ton, 2-compartment bin, in which it is dewatered before being hauled to the railroad.”² This concentrated ore was transported to the railroad depot in Park City by wagons or sleighs, depending on the time of year, and shipped to market by both the Union Pacific and Denver & Rio Grande railroads.³

The Little Bell concentrator was short lived, closing permanently in September 1912 after three seasons. Almost all of the Little Bell buildings were removed by the 1941 Sanborn, excepting the headframe and hoist works, a two-story bunkhouse, and the abandoned concentrating mill. The Sanborn noted that the plant was vacant and dilapidated. A fire in 1950 destroyed the remainder of the Little Bell buildings.⁴

Solon Spiro was the main developer of the Little Bell Mine. Born in Kurnik, Germany, in 1863, Spiro immigrated to Utah in 1881 to work in the mercantile of his uncle M.S. Aschheim (this large store was located at 427 Main, the current site of the Summit County War Veterans Memorial Building). Spiro disposed of his holdings in the mercantile in 1900 to focus on mine development, including the Little Bell and Lucky Bill mines in upper Empire Canyon. He organized the Silver King Consolidated Mining Company (a.k.a. “King Con”), which would go on to be one of the largest companies in the Park City mining region. Spiro’s namesake tunnel became one of his financial blunders when, after years of drilling that began in 1916, it had not passed through any substantial ore along its over 15,000 foot length. It did help to drain the King Con properties, however, and it has been used as a drinking water supply to Park City for a century. The Silver King Coalition used the drain tunnel after purchasing King Con in 1924 and they eventually found new ore bodies after connecting the tunnel to some of their shafts. Spiro moved to New York with his wife after selling King Con. Solon Spiro died in 1927 while visiting friends and relatives in Cincinnati.⁵



Little Bell Ore Bin. From east. June 2016.

² Ibid.

³ Zalinski, EdwardR. “Ore Occurrence at Little Bell Mine,” *The Engineering and Mining Journal* 91 (1911: 1101), Google Books, accessed December 1, 2015.

⁴ “Park Float,” *Park Record*, August 31, 1950.

⁵ “Solon Spiro Dies In Eastern Home,” *Park Record*, August 2, 1929.



Little Bell Ore Bin. From southeast. June 2016.



Little Bell Ore Bin. From south. June 2016.



Little Bell Ore Bin. From southwest. June 2016.



Little Bell Ore Bin. From west. June 2016.

Little Bell Mine Ore Bin, Park City, Summit County, Utah
Historic Site Form—continuation sheet



Little Bell Ore Bin. From northwest. June 2016.



Little Bell Ore Bin. From north. June 2016.



Little Bell Ore Bin, structural detail. From northwest. June 2016.



Little Bell Ore Bin, structural detail. From northeast. June 2016.



Little Bell Ore Bin, chute detail. From east. June 2016.



Little Bell Mill, debris detail (about 200 feet west of ore bin). From east. June 2016.

Legal Description (include acreage): A PARCEL OF LAND KNOWN AS THE W PARCEL LOCATED IN THE SE1/4 OF SEC 20 THE SW1/4 OF SEC 21 THE W1/2 OF SEC 28, SEC 29 & THE NE1/4 OF SEC 32 T2SR4E SLBM DESC AS FOLLOWS: BEG AT A PT THAT IS S 00°30'49" E 1342.05 FT ALONG SEC LINE & E 147.24 FT FROM THE NW COR OF SEC 28 T2SR4E SLBM; & RUN TH S 35°43'21" E 536.94 FT; TH S 20°26'14" W 899.92 FT; TH N 67°40'20" W 360.46 FT; TH N 80°25'18" W 202.84 FT; TH N 67°31'45" W 135.42 FT; TH N 73°07'50" W 100.33 FT; TH N 87°06'36" W 106.94 FT; TH S 61°42'34" W 79.63 FT; TH S 27°43'54" W 484.46 FT; TH S 10°53'24" W 85.65 FT; TH S 21°48'36" E 87.11 FT; TH S 40°53'24" E 169.75 FT; TH S 58°21'35" E 92.50 FT; TH S 84°46'19" E 334.15 FT; TH N 82°18'26" E 161.11 FT; TH N 34°31'29" E 155.16 FT; TH S 10°07'39" E 88.12 FT; TH S 55°07'39" E 129.63 FT; TH N 79°52'21" E 94.35 FT; TH S 35°40'02" E 47.30 FT; TH S 61°52'36" E 311.67 FT; TH S 47°13'14" E 268.07 FT; TH S 02°06'34" E 136.35 FT; TH S 07°54'15" W 981.02 FT; TH S 78°26'39" W 434.39 FT; TH S 50°24'02" W 516.40 FT; TH S 06°30'52" E 1015.13 FT TO A PT ON THE WASATCH-SUMMIT COUNTY LINE & ON THE BOUNDARY LINE OF THE FLAGSTAFF MOUNTAIN RESORT ANNEXATION PLAT; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE OFFICE OF THE RECORDER SUMMIT COUNTY UTAH; TH ALONG THE ANNEXATION PLAT BOUNDARY THE FOLLOWING TWENTY-EIGHT (28) COURSES & THE WASATCH-SUMMIT COUNTY LINE THE FOLLOWING TEN (10) COURSES: 1) N 59°43'30" W 677.04 FT TO COUNTY LINE PT 2338; TH 2) S 79°07'30" W 494.73 FT TO COUNTY LINE PT 80; TH 3) N 70°28'30" W 339.90 FT TO COUNTY LINE PT 81; TH 4) N 60°14'30" W 550.10 FT TO COUNTY LINE PT 82 & TRIANGULATION PT 2339; TH 5) N 64°07'00" W 727.60 FT TO COUNTY LINE PT 83; TH 6) S 77°44'00" W 966.80 FT TO COUNTY LINE PT 85; TH 7) N 77°28'00" W 161.00 FT TO A COUNTY LINE PT & TRIANGULATION PT 2340 WH IS ALSO JUDGE TRIANGULATION PT Q; TH 8) S 85°36'00" W 219.10 FT TO COUNTY LINE PT 86; TH 9) N 46°44'00" W 384.70 FT TO COUNTY LINE PT 87; TH 10) N 34°37'00" W 1077.30 FT M/L TO COUNTY LINE PT 2343 & TO A PT ON THE DEMARCATION LINE BETWEEN THE PARK CITY SKI AREA & THE DEER VALLEY RESORT; TH ALONG SD DEMARCATION LINE N 44°09'00" E 1236.63 FT; TH N 35°07'44" E 548.54 FT; TH N 37°33'27" E 779.84 FT; TH N 49°33'13" E 616.72 FT; TH N 71°34'40" E 644.26 FT; TH N 30°09'00" E 354.14 FT; TH N 20°48'44" E 698.02 FT; TH N 10°48'36" E 569.75 FT; TH N 23°55'00" E 604.00 FT; TH N 87°35'00" E 778.00 FT; TH N 77°17'18" E 735.40 FT; TH N 82°14'00" E 672.44 FT M/L TO A PT ON THE W'LY BOUNDARY LINE OF THE "ANCHOR TUNNEL PORTAL MINING RESERVATION" SD PT BEING N 39°17'38" E 942.39 FT M/L (N 39°21'57" E 945.50 FT ACTUAL) FROM THE SW COR OF SEC 21 T2SR4E SLBM SD PT ALSO LYING ALONG THE RIDGE LINE BETWEEN EMPIRE CANYON & WALKER & WEBSTER GULCH; TH ALONG SD RIDGELINE THE FOLLOWING SIX (6) COURSES: 1) N 64°44'13" E 136.79 FT; TH 2) N 67°45'58" E 149.28 FT; TH 3) N 81°11'10" E 122.88 FT; TH 4) N 77°19'44" E 85.84 FT; TH 5) N 77°48'30" E 79.25 FT; TH 6) N 86°11'16" E 94.42 FT; TH S 32°52'26" E 223.47 FT; TH S 69°09'13" E 102.23 FT; TH N 67°07'06" E 155.24 FT; TH N 04°25'53" E 132.87 FT; TH N 40°33'53" E 119.12 FT; TH N 76°50'53" E 73.80 FT; TH N 58°12'04" E 367.31 FT; TH S 60°36'00" E 292.85 FT; TH S 37°37'22" E 197.63 FT; TH S 56°34'49" W 512.21 FT; TH S 16°53'53" E 594.40 FT; TH S 25°28'58" W 970.31 FT; TH N 81°04'17" W 419.72 FT; TH N 02°53'37" W 404.59 FT; TH N 86°31'59" W 351.13 FT; TH S 59°54'31" W 564.66 FT; TH S 25°58'38" W 776.89 FT TO THE PT OF BEG CONT 542.17 AC (LESS 6.81 AC M/L DUTCHMAN LODGE #3008) (LESS 2.37 AC M/L MARSAC LODGE LOT 61) (LESS 2.53 AC EMPIRE VILLAGE SUB DIVISION PARCEL B-2) BAL 530.46 AC M/L

[Obtain information from title abstract books at County Recorder's Office]

Tax Number: PCA-S-98-C

w, UT

Legal Description (include acreage): 530 ac (see historic site form for complete legal description)

(see historic site form for address)

[illegible]

Date: 11/25/2015

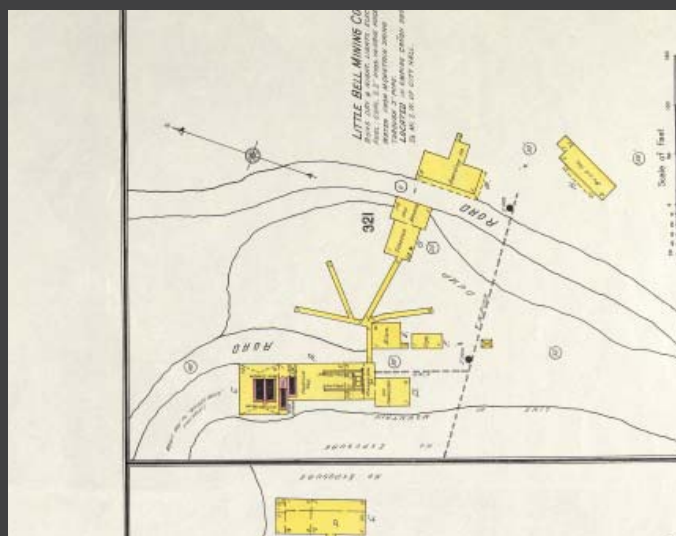
Little Bell Ore Bin, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history

(not shown on 1889 map)

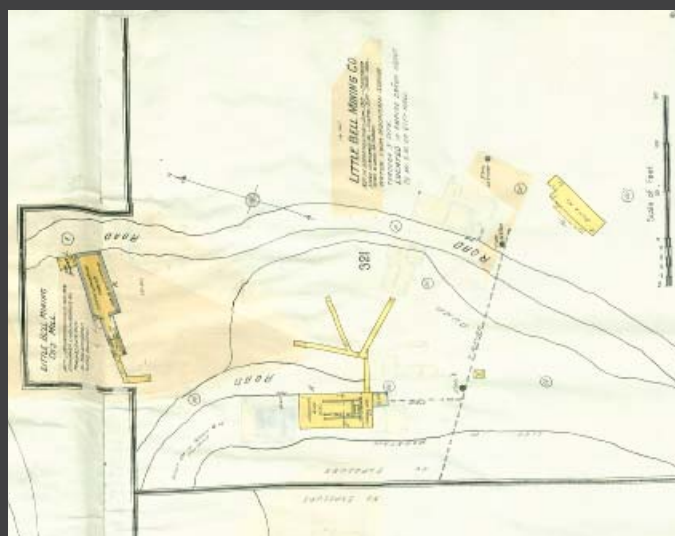
1889

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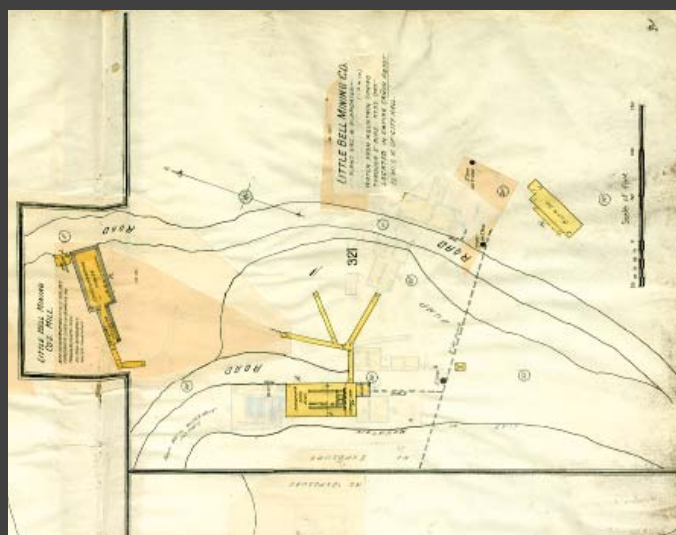
1900



1907



1929



1941

MINING

The Little Bell Mill.

About a dozen men have been employed all week grading at the Little Bell for the new mill. The first consignment of machinery is expected to arrive soon and the building to receive it will be pushed to completion with all possible speed. Reports from the mine continue to be of a most encouraging nature, and aside from large quantities of first-class, which is being raised to the surface daily, great bodies of second class is being exposed, which will be mined later when the mill goes into commission. The Little Bell has a promising future and many dividends are in sight for the stockholders.

Park Record, 6/18/1910

MINING MATTERS

The Little Bell Mill.

The correspondent of the Mining and Scientific Press, of San Francisco gives the following interesting account of the Little Bell Mill, which will soon be put into operation: "The Little Bell Consolidated Mining Co., whose property is situated a short distance south from the Daly West mine, is shipping 150 tons per month of first-grade ore to the smelters, and is paying dividends. Solon Spiro is general manager, E. L. Talbot is superintendent. A concentrating mill treating 100 tons per day, will be in operation by October 15. The machinery will be operated by electric power, transmitted from the plant of Knight & Co., on Snake creek. The ore, which is hoisted by steam power from the 800-foot shaft, consists of lead carbonate, galena, and silver, accompanied by some copper and gold, all in a quartz and limestone gangue. The mill will start on a second-grade dump which probably contains 15,000 to 20,000 tons. The ore first will be reduced to 1 inch size by a 9 by 15 inch Blake crusher, passing thence through a trommel having 1-4 inch screens. The sampling will be done by a Cole automatic sampler. The trommel oversize goes to a set of rolls that crush to 1-4 inch size. This roll product and the trommel undersize are then elevated to 8 and 12-mesh trommels; the oversize from these passes to two latest pattern Richards' pulsator jigs, the tailing from the latter is ground to 12-mesh by an Allis-Chalmers Chilean mill. The product of the latter and the undersize from the 12-mesh trommel are elevated to a 20-mesh Callow traveling screen; the oversize from the latter is returned to the Chilean mill, and the undersize to a 40-mesh Callow screen. The oversize from the last screen passes to an 8-foot Callow settling tank, in which the pulp is thickened and concentrated over a Wilfley table; the undersize from the same screen goes to a 5-spigot Janney mechanical classifier. The material from the first two spigots flows to two 8-foot Callow tanks, and is then concentrated by a Wilfley table. Material from the other three spigots, consisting of the finer sand, goes to three Callow settling tanks, the heavy material passing to three Card tables. The overflow from the Janney classifiers is thickened in a Callow tank and concentrated over a 6-foot Frue vanner. The middling from all the tables is elevated to the Chilean mill for re-grinding. - The concentrate product is to be laundered into an 80-ton, 2-compartment bin, in which it is dewatered before being hauled to the railroad. Rush T. Sill, who has charge of the mill, estimates that the ratio of concentration will be about 6 into 1.

Park Record, 10/22/1910

MINES AND MINING

The King Con

From those who have visited the King Con The Record learns that prospects for sensational developments within the next few weeks are exceedingly promising. Several cars of rich ore are being raised daily from the recent strike, but the principal work is being done in making room that the ore may be stoped and the extent of the body determined. To say the least conditions are interesting and the future bright for the King Con.

Grassilla Plant Idle

Owing to a break down at the Grassilla Zinc plant very little work has been done since the first of the year. Thursday the machinery at the auxiliary plant was put in motion for a short trial run. Conditions, however, are not auspicious for the steady operation of either plant, and from those who are in touch with the situation the opinion is that it will be early spring before active operations commence.

The New York

Things are moving very satisfactory at this property, and while the price of stock remains stationary, prospects for a mine are brightening with every shift. Those who are familiar with the property and who are in a position to judge, say that not for years have the showing of ore been better than now, with every indication that within the next few weeks developments will be such that will prove the correctness of the policy

of the management and at the same time prove profitable to the stockholders.

Little Bell Mill Closed

Wednesday work ceased at the Little Bell Mill and from all indications it is a permanent close down—for the windows have been nailed up and work completely suspended. Shortage of water is given as the reason for this step by those in charge. Several men have been laid off in the mine. Mill superintendent still informs The Record that it is not because anything was wrong with the mill that work was suspended—for its brief operation proved it a success in every detail. The gentleman will leave next week for other fields, but just where he will locate he has not decided. The close down of this plant will throw quite a number of men out of employment.

The Virginia shipped 259,270 pounds of ore this week, and conditions at the property are most promising.

Shipments

Silver King.. . . .	1,200,640
Daly Judge.... .	290,000
Daly Judge Zinc.. .	23,000
Silver King Con... .	41,000
American Flag... .	87,000
Daly West... . .	937,500
Little Bell.. . . .	23,000
Total.... .	2,608,440

Park Float

A fire of unknown origin destroyed the old buildings on the Little Bell property Thursday last.

There will be a practice for the degree staff of the Pythian Sisters Friday at 7 o'clock, preceding lodge in the Memorial building.

Paul Stokes, agent at the Union Pacific station is on vacation and the office is in charge of Glenn S. Ridge for the next two weeks.

The fall program for the Second ward Primary will start Wednesday, September 6th at 4 p.m. in the ward chapel. All children living in the Second ward will be made welcome.

Shirl Alma Wagstaff, son of Mr. and Mrs. A. J. Wagstaff, was among the students of the University of Utah to receive his degree at the commencement exercises last evening in Salt Lake City.

Park Record, 1/28/1911

Park Record, 8/31/1950



Little Bell Ore Bin, east elevation, 2009 (photo: Preservation Solutions)



Little Bell Ore Bin, southeast oblique, 2009 (photo: Preservation Solutions)

Little Bell Ore Bin, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Little Bell Ore Bin, west elevation, 2009 (photo: Preservation Solutions)

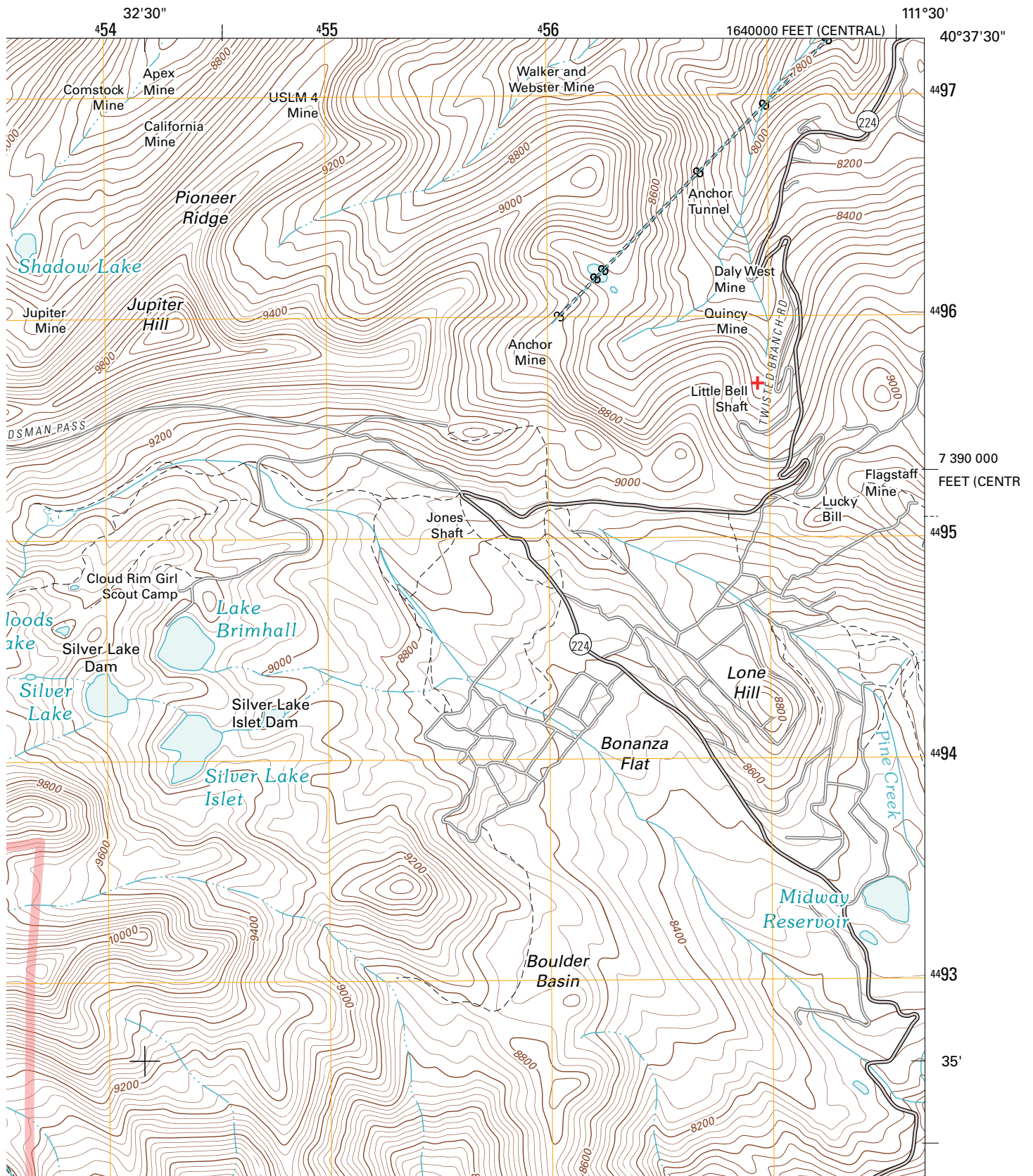




Little Bell Ore Bin, date unknown (photo: Park City Historical Society & Museum)



BRIGHTON QUADRANGLE
UTAH
7.5-MINUTE SERIES



+ location on USGS Brighton 1:24000 Quadrangle Map (2011)

RIGHTS OF OWNERS TO COMMENT AND/OR OBJECT TO LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

Owners of private properties nominated to the National Register have an opportunity to concur with or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit, to the State Historic Preservation Officer, a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of the portion of the property that the party owns. If a majority of private property owners object, a property will not be listed. However, the State Historic Preservation Office shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow for the Advisory Council on Historic Preservation to have an opportunity to comment before the agency may fund, license, or assist a project which will affect the property (see below).

If you choose to object to the listing of your property, the notarized objection must be submitted to Don Hartley, State Historic Preservation Officer, 300 S. Rio Grande Street, Salt Lake City, Utah 84101, before the Utah Board of State History meets to consider the nomination. Other comments regarding the nomination of this property should also be directed to Mr. Hartley prior to the meeting date. A copy of the nomination and information on the National Register and the Federal and State tax provisions are available from the above address on request.

RESULTS OF LISTING IN THE NATIONAL REGISTER

Eligibility for Federal tax provisions: If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reform Act of 1986 revised the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Act of 1981, and Tax Reform Act of 1984, and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for the “substantial rehabilitation” of historic commercial, industrial, and rental residential buildings. (The former 15 percent and 20 percent Investment Tax Credits (ITCs) for rehabilitations of older commercial buildings are combined into a single 10 percent ITC for commercial or industrial buildings built before 1936.) The Tax Treatment Extension Act of 1980 provides Federal tax deduction for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because the tax aspects outlined above are complex, individuals should consult legal or professional counsel or the appropriate local Internal Revenue Service office for assistance in determining tax consequences. For further information on certification requirements, please refer to 36 CFR 67.

Eligibility for State tax provisions: S. B. No. 42 passed during the 1993 General Session of the Utah State Legislature created a state income tax credit for the rehabilitation of historic (i.e., National Register listed) residential buildings, either owner-occupied or rental. The credit is 20% of the cost of rehabilitation work totaling more than \$10,000. All of the proposed rehabilitation work must meet the Secretary of the Interior’s “Standards for Rehabilitation” and must be pre-approved by the State Historic Preservation Office. Rules implementing these tax provisions are still being developed. Contact the Historic Preservation Office for more information.

Consideration in planning for Federal, federally licensed and federally assisted projects: Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow for the Advisory Council on Historic Preservation to have an opportunity to comment on all projects affecting historic properties listed in the National Register. For further information, please refer to 36 CFR 800 or contact the Regulatory Assistance section of the Division of State History.

Consideration in issuing a surface coal-mining permit: In accordance with the Surface Mining and Control Act of 1977, there must be consideration of historic values in the decision to issue a surface coal-mining permit where coal is located. For further information, please refer to 30 CFR 700 et. seq.

Qualification for Federal or State grants for historic preservation when available: Presently, limited funding may be available through the Certified Local Government program. Direct grants to property owners are also occasionally available. For information about possible grants, contact the Office of Preservation Utah Division of State History.

National Register--Benefits and Restrictions

What is the National Register?

The National Register of Historic Places is the official federal list of properties that are significant in American history, architecture, archeology, and engineering.

What sites in Utah are on the National Register?

All types of sites and properties are represented -- from mansions to prehistoric pit houses, limekilns to LDS tithing offices, suspension bridges to rock art sites. In Utah there are over 1000 individual sites and over 50 historic and archeological districts containing several thousand additional sites. A complete listing of National Register sites in Utah can be obtained from the Office of Historic Preservation.

Why would someone list their property on the National Register?

While listing on the National Register is primarily an honorary recognition of the historic or architectural significance of a property, owners also list their buildings to qualify for federal and/or state rehabilitation tax credits or grants, when available. Listing on the National Register can also help educate the public and change a community's perception of its historic and cultural resources.

Does listing limit an owner's property rights?

Listing in the National Register does not interfere with a private property owner's right to alter, manage or dispose of the listed property. The owner is not required to restore or maintain the property or open it to the public. Local preservation ordinances, where present, may have some implication for a building owner.

What are the requirements for listing? OR Is my house eligible?

To be eligible for the National Register, a building must: (1) be at least 50 years old, (2) retain its architectural integrity [A rule of thumb: Would the original owner still recognize the building?], and (3) be significant. This significance can be national, state-wide, or even local, but must fall within at least one of the following categories: (A) association with important events, (B) association with significant persons, (C) architectural significance, or (D) archeological significance.

Who can nominate properties to the National Register?

Any interested person can research and nominate any property to the National Register. The legal owner has the right to object to, and prevent, the listing of their private property.

What is the process?

Research and document the property (call and ask for the Intensive Level Survey/Research guide) and submit current photos of the property with your early research results for a preliminary review. Next, prepare the National Register nomination form using the results of your research and documentation and the review suggestions. Coordinate with the local historic preservation commission, if one is present in your area. The completed nomination is then presented to the Board of State History for review. With their approval, it is then submitted to the National Park Service in Washington, DC for a final review. The staff of the Office of Historic Preservation is available to review and direct your research and nomination at any time -- consult with them early. The entire nomination process usually takes about six months.

Is there money available for restoration?

Limited matching grants are occasionally available for the preservation of properties listed on the National Register -- contact the Office of Preservation in April to see if grants will be available that year. We can also provide information about the federal and state rehabilitation investment tax credits and direct you to other possible funding sources, as well as providing technical **preservation or maintenance information**.

Where do I go for National Register forms, bulletins, answers, etc.?

Contact: Cory Jensen or Chris Hansen
Office of Historic Preservation
Utah Division of State History
300 S. Rio Grande Street
Salt Lake City, UT 84101-1182
Phone 801/245-7225

Our website: heritage.utah.gov National Register website: www.cr.nps.gov/nr/index.htm

Owner Objection

Little Bell Mine Site - National Register of Historic Places Nomination

I certify that I am the legal owner of the property at:

_____, located within
Park City, Utah.

I wish to formally object to the nomination of the Little Bell Mine Site to the National Register of Historic Places.

Name: _____ Date: _____

Notary Public: _____ Date: _____

Historic Preservation Board Staff Report



Subject: 1002.5 Norfolk Avenue
Application: PL-23-05715
Author: Rebecca Ward
Date: September 6, 2023
Type of Item: Modification to Temporary Relocation and Partial Panelization

Recommendation

(I) Review the Applicant's proposal to modify the temporary relocation and partial panelization of 1002.5 Norfolk Avenue, a Landmark Historic Site, for full panelization, (II) conduct a public hearing, and (III) consider approving full panelization pursuant to the Findings of Fact, Conditions of Approval, and Conclusions of Law outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Geoff Sloan
Location: 1002.5 Norfolk Avenue
Zoning District: Historic Residential – 1
Adjacent Land Uses: Single-Family Dwellings
Reason for Review: The Historic Preservation Board reviews Disassembly and Reassembly (Panelization)

Summary

The Historic Preservation Board (HPB) first reviewed panelization of the [Landmark Historic Structure](#) at 1002.5 Norfolk Avenue on August 4, 2021, discussed the challenges of the site, but did not support panelization. The HPB approved Material Deconstruction of a portion of the rear façade to accommodate an addition, but continued the discussion of possible partial panelization and shifting the Landmark Historic Structure to accommodate construction ([Staff Report](#); [Minutes](#), p. 9).

On October 6, 2021, the Historic Preservation Board (HPB) approved temporary relocation and partial panelization of 1002.5 Norfolk Avenue to accommodate a proposed addition ([Staff Report](#); [Minutes](#), p. 3).

The Applicant requested a modification to the approval for deconstruction and reconstruction or full panelization. On September 7, 2022, the HPB denied the applicant's modification request. The Applicant again requests the HPB consider modifying the approval for to allow for full panelization. The HPB reviewed the proposal on August 2, 2023, and continued the discussion to a later date ([Staff Report](#); [Audio](#)).

The HPB is scheduled to visit the site on September 6, 2023 at 4:00 PM prior to the Board's meeting.

Since the August 2, 2023 meeting, the Applicant submitted additional materials for the HPB's review, including a letter from Canyons Structural (Exhibit B) and a letter from Valgardson House Movers (Exhibit C).

Background

The Landmark Structure at 1002.5 Norfolk Avenue was constructed in circa 1893, as evidenced by a \$600 mortgage by George H. Safford that year. It is a cross-wing type house, also known as a T/L cottage, which is one of the three main types of houses built during the historic Park City mining era. The cross-gable roof is sheathed with corrugated aluminum, which replaced the hexagonal shingles shown in the c. 1940 tax photo. A brick chimney is on the rear of the roof and is visible from the front of the house. The majority of the walls are covered by drop-novelty wood siding, with the gable front clad in asbestos shingles.

An addition to the rear of the house appears after the c. 1940 tax photo but is not readily visible. The porch wraps from the front to the left side of the house and is covered by a hip roof sheathed with corrugated aluminum. The porch roof is supported by simple square wood posts with decorative brackets and a half-wall stretches between the posts, enclosing the porch. The door is a wood frame and panel door with an upper lite made up of a central pane with smaller panes flanking it. A one-over-one double-hung sash window is to the left of the door. A large window with a central pane flanked by two narrow panes is in the gable end. The foundation is noted on the tax cards as either unknown or wood sills. The overall form and materiality of the building remains intact and the building retains its historic value.

In 1892, George H. Safford had purchased the west half of lots 31 and 32 from John L. Mitchell, who built the neighboring house at 1002 Norfolk in 1892. Safford paid \$175 for the land in 1893 which shows that there had been no improvements on the land, while his \$600 sale of the property in 1895 indicates construction prior to that time. George H. Safford did not live in Park City long. Born in New York in May 1867, Safford married Hattie Safford in 1890. By the 1900 census, the couple was living in the mining town of Warder, Idaho. Records show that they lived in Spokane, Washington, through most of the 1920s and Portland, Oregon, from the 1930s onward. George Safford died in that city in 1953.

1002.5 Norfolk was sold at a tax sale in 1932 and may have been vacant for a time in the 1920s and 30s. It was owned by the Williams family, first by Russell Williams in 1932, until Miriam Williams sold the property to Marci Bryant in 2001.



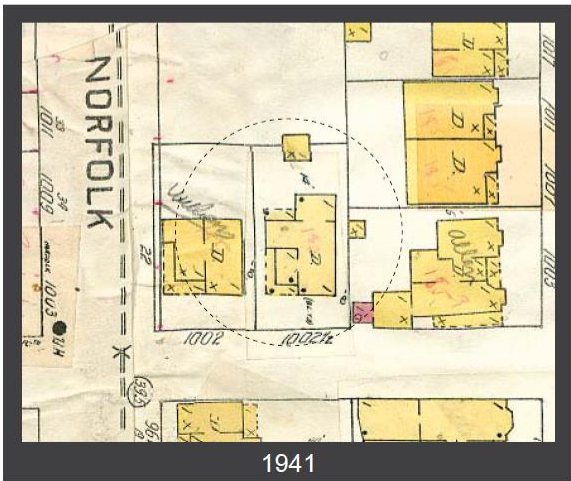
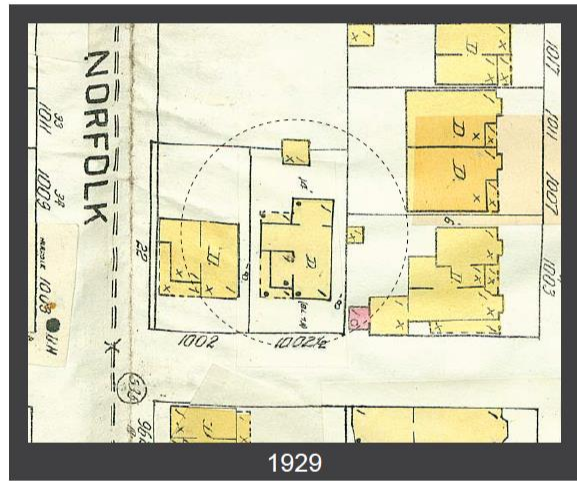
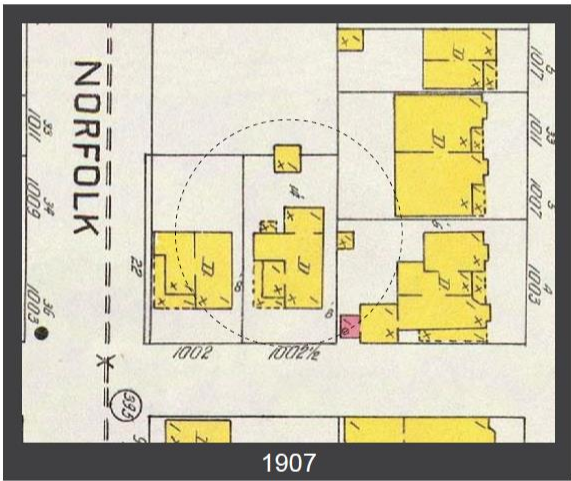
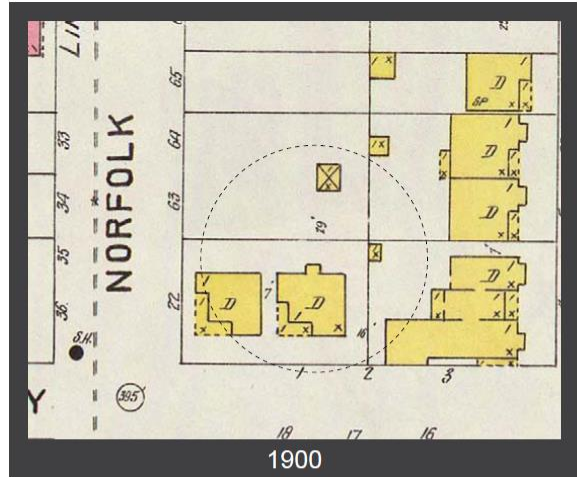
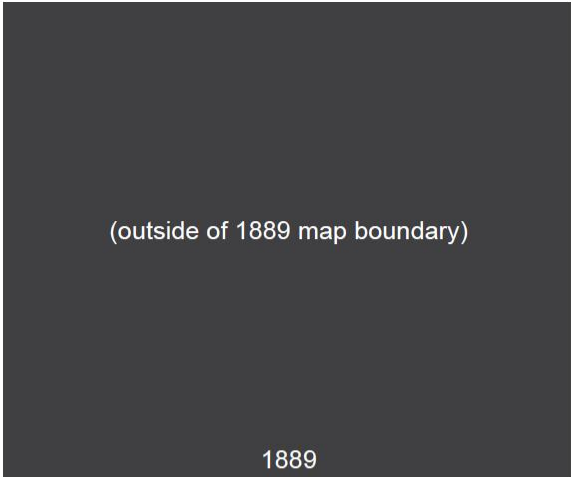
Circa 1941 Summit County Tax Photograph



1002 ½ Norfolk Avenue. Southeast oblique. November 2013.



1002 ½ Norfolk Avenue. South elevation. November 2013.



Analysis

The HPB reviews requests for panelization (dissassembly and reassembly) pursuant to LMC [Section 15-11-14](#):

In approving a Historic District Design Review Application involving panelization of the Historic Structure on a Landmark Site, the Historic Preservation Board shall find the project complies with the following criteria:

- 1. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) cannot reasonably be moved intact; and**

On July 2, 2023, Shen Engineers, Inc. completed an updated report finding “[t]he integrity of the house is totally lost” (Exhibit D). This report notes “the existing roof was totally removed.”

Removal of the roof was contrary to the HPB’s approval. The image below shows the removal of the roof and the current Landmark Historic Structure:



On April 5, 2022, the Applicant recorded the required Encumbrance and Agreement for Historic Preservation for 1002.5 Norfolk Avenue and trust deed with Summit County (Recorder Entry No. 1186605) to ensure the Historic Structure’s protection during construction. These documents require work to be conducted in compliance with the HPB and Historic District Design Review approvals and conditions of approval. As a result of the removal of the roof and the impacts to the structural integrity of the

Landmark Historic Structure, staff recommends Condition of Approval 19: *The Applicant removed the roof from the Landmark Historic Structure without appropriate HPB review or approval. The loss of the historic materials and the damage to the Historic Structure shall be compensated for at the time of financial guarantee release in an amount to be determined and approved by the Chief Building Official and City Attorney's Office.*

2. At least one of the following:

- a. The proposed disassembly and reassembly will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or**
- b. The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code**

On August 11, 2023, the Chief Building Official met with the Applicant on site to evaluate the current condition of the building. On August 31, 2023, the Chief Building Official and Deputy City Manager found the Landmark Historic Structure is hazardous or dangerous, pursuant to Section 116.1 of the International Building Code (Exhibit F).

The Applicant submitted a full panelization plan that includes nine panels (Exhibit E). Please see the Final Action Letter to review the required conditions of approval (Exhibit A).

Department Review

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

Notice

Staff published notice on the Utah Public Notice and City websites on July 14, 2023. Staff mailed courtesy notice to property owners within 300 feet on July 13, 2023. Staff posted notice to the property on July 14, 2023, 2021. The Park Record published notice on July 19, 2023.¹ On August 2, 2023, the HPB continued this item to September 6, 2023.

Public Input

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

Alternatives

- The HPB may approve the full panelization;
- The HPB may deny the full panelization and direct staff to make Findings for the denial; or
- The HPB may request additional information and continue the discussion to a date certain.

¹ LMC [§ 15-1-21](#)

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Canyons Structural Letter

Exhibit C: Valgardson House Movers Letter

Exhibit D: July 2, 2023 Engineering Report

Exhibit E: Full Panelization Plan

Exhibit F: August 31, 2023 Notice of Determination



**HISTORIC PRESERVATION BOARD
PARK CITY, SUMMIT COUNTY, UTAH**

RE: PANELIZATION APPROVAL

The Historic Preservation Board of Park City, Utah, met on Wednesday, September 6, 2023 for a duly noticed meeting. The Board formed a quorum and conducted its scheduled business.

ACTION

Project Address: 1002.5 Norfolk Avenue
Project Number: PL-23-05715
Type of Item: Administrative – Historic District Design Review
Hearing Date: September 6, 2023

The Historic Preservation Board conducted a public hearing and approved the panelization of the Landmark Historic Structure subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

Background

1. 1002.5 Norfolk Avenue is a one-story cross-wing house built around 1893.
2. 1002.5 Norfolk Avenue is a Landmark Historic Structure on the Park City Historic Sites Inventory.
3. On May 12, 2021, the Applicant submitted a Historic District Design Review (HDDR) Application proposing full panelization.
4. The Historic Preservation Board (HPB) first reviewed full panelization of the Landmark Historic Structure on August 4, 2021, discussed the challenges of the site, but did not support panelization. The HPB approved Material Deconstruction of a portion of the rear façade to accommodate an addition, but continued the discussion of possible partial panelization and shifting the Landmark Historic Structure to accommodate construction.
5. On October 6, 2021, the Historic Preservation Board (HPB) approved temporary relocation and partial panelization of at 1002.5 Norfolk Avenue to accommodate a proposed addition.

6. The Applicant requested a modification to the approval for deconstruction and reconstruction or full panelization. On September 7, 2022, the HPB denied the applicant's modification request.
7. The Applicant again requests the HPB consider modifying the approval for to allow for full panelization. The HPB reviewed the proposal on August 2, 2023, and continued the discussion to September 6, 2023.
8. On September 6, 2023, the HPB visited the site.

Panelization

1. Official, Planning Director, and Building and Planning staff visited 1002.5 Norfolk Avenue.
2. The Chief Building Official and Planning Director determined that this unique condition and the quality of the Historic Preservation Plan warrant the proposed panelization.
3. The Historic Preservation Board approved panelization of the Landmark Historic Structure.
4. On July 2, 2023, Shen Engineers, Inc. completed an updated report finding "[t]he integrity of the house is totally lost." This report notes "the existing roof was totally removed."
5. The Applicant removed the roof contrary to the HPB's approval.
6. Removal of the roof impacted the structural integrity of the Landmark Historic Structure.
7. On August 11, 2023, the Chief Building Official met with the Applicant on site to evaluate the current condition of the building.
8. On September 1, 2023, the Chief Building Official and Deputy City Manager found the Landmark Historic Structure is hazardous or dangerous, pursuant to Section 116.1 of the International Building Code.
9. The Applicant proposes panelizing nine panels.

Conclusions of Law

1. The proposal complies with Land Management Code § 15-11-14 *Disassembly and Reassembly Of A Historic Building Or Historic Structure*.

Conditions of Approval

1. The Applicant is responsible for notifying the Building and Planning Departments prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
3. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe

and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.

4. The Historic Structure shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation. A plinth, or trim board at the base of the Historic Structure, shall be added to visually anchor the Historic Structure to the new foundation.
5. The Applicant shall update the Historic Preservation Plan, subject to Chief Building Official and Planning Director approval, within 30 days of this approval.
6. Panelization shall be done using recognized preservation methods.
7. The Applicant shall complete measured drawings of the structure or element to be disassembled/reassembled.
8. The Applicant shall submit a thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure, including site and location views from all compass points, exterior elevations, and interior elevations of each room.
9. Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.
10. Structures shall be disassembled in the largest workable pieces possible.
11. To ensure accurate reassembly, all parts of the Building, Structure, or element shall be marked as they are systematically separated from the Structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable and shall be made on surfaces that will be hidden from view when the Structure is reassembled.
12. Important architectural features of a Historic Building or Structure shall be removed, marked, and stored before the Structure or element of the Structure is disassembled.
13. The process of disassembly of a Historic Structure shall be recorded through photographic, still, or video.
14. Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage during the disassembly/storage/reassembly process.
15. Disassembled components—trim, windows, doors, wall panels, roof elements, etc.—shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.
16. The original orientation and siting shall be replicated as closely as possible.
17. New foundations and additions shall follow the Design Guidelines.
18. The Landmark Historic Structure must be reassembled in the original form, location, placement, and orientation.
19. The Applicant removed the roof from the Landmark Historic Structure without appropriate HPB review or approval. The loss of the historic materials and the damage to the Historic Structure shall be compensated for at the time of financial guarantee release in an amount to be determined and approved by the Chief Building Official and City Attorney's Office.

If you have any questions, concerns, or comments regarding this letter, please email planning@parkcity.org or call 435-615-5060.

Sincerely,

Randy Scott
Historic Preservation Board Chair



28 August 2023

Mr. Terence P. Scheckter, Trustee
The 2016 Terence Scheckter Living Trust, dated June 5, 2008
Tscheckter@checkerprop.com

Re: Scheckter Residence Renovation Historic District Concerns
Location: 1002.B Norfolk Avenue, Park City, UT 84060

Mr. Scheckter:

Pursuant to concerns raised by the Park City Building Department Historic District (PCBD Historic District), Canyons Structural Inc. (CSI) has been hired as structural engineering 3rd party to address the viability of preserving the existing façade of this Old Town residence through construction lifting. One site visit has been conducted at this property by our office to arrive at our conclusions. We met with two representatives from Big-D Construction, your general contractor, who both provided context to the issues at hand. We took photographs onsite, which have been appended to this letter.

To execute the renovation of your property, the PCBD Historic District desires to keep the existing siding walls in place on the west, south, and east elevations, and they believe that this can best be accomplished through the use of hydraulic shoring devices. Big-D construction is concerned about maintaining the safety of their crews, and do not see how lifting devices can be safely installed.

Our position is that the existing conditions and the inherent life safety hazards of the site preclude lifting the existing façade elements to facilitate the renovation on the as-permitted home. We propose preserving the existing façade elements through a panelization plan that the structural engineer of record (EOR) and architect have already presented. This would involve temporarily storing the salvageable façades offsite and re-attaching them as siding to the new structural wall framing to meet historic preservation requirements.

The concerns that we have with the existing conditions, shoring, and lifting are as follows:

1. The existing walls requiring preservation have now been exposed to the elements both on the inside and outside with no roof to protect them.
 - a. Nails are rusted, and nail heads have popped out of the wet wood.
 - b. Gaps exist from moisture intrusion in the cellular fabric of the wood elements.
 - c. The tongue-and-groove (t&g) siding has detached from the 1x12 plank backing in many locations.
 - d. The existing walls cannot stand on their own.
 - i. They require structural, sheathed, and framed walls beyond to support them, as the permitted CDs call for in the EOR's panelization plan.
 - ii. The new structural walls must bear on new foundations, and construction of new foundations around in-place shoring implements is unfeasible.
2. The roof framing, including the collar-ties which held the original walls in-place, was removed in its entirety.
 - a. Diagonal wall braces supporting individual walls are not integrated.
 - b. Placement of shoring implements below the independently-braced walls will most likely result in wall collapse.
3. The existing floor diaphragm, consisting of diagonal slat sheathing and lumber floor joists, has also been exposed to the weather in the absence of the roof.
 - a. The floor is not flat; slat gaps exist; and missing flooring connections have created an incohesive diaphragm.

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- b. The floor joists currently bear on temporary shoring or unreinforced brick foundations, with no positive connection between the elements.
 - c. The surgical nature of shoring implement installation will interrupt whatever minimal cohesion exists in the floor, leading to failures.
 - d. As the incohesive floor currently supports the unstable wall façades, collapse of walls should be expected if shoring is installed.
4. Since the walls and floors are currently out-of-plumb and out-of-square, the added shoring to make everything true will most likely result in partial collapses.
 5. The amount of temporary floor, roof, and wall bracing required to prevent collapse of the façades, upon installing the shoring required to lift the home, is cost prohibitive.
 6. The shoring beams required to stabilize the house, in-place, must be set from 10th street on the south of the lot. There is insufficient accessibility for the setting equipment on 10th street.

Structural engineers must ensure life safety in the built world; it is an ethical obligation tied to our professional licensure. Shoring utilization at this lot will not only interrupt city operations, but it will subject construction crews to unsuitable hazards. As a fellow structural engineer, I stand by the EOR in strongly advising against the PCBD Historic District's call to lift this building. There is most certainly a safer path to accomplish preserving the historic integrity of this residence, as has been presented with the panelization plan.

We believe that the façades can be preserved by treating them offsite with mold mitigation chemicals, stripping them of paint, and adding unoxidized nails or screws between the t&g siding and the 1x12 planks beyond. The current CDs call for this panelized preservation, rather than a lifting-and-shoring process. We support panelization, and full demolition of unsuitable foundations and total re-build from the bottom-up, as has been permitted.

With respect,

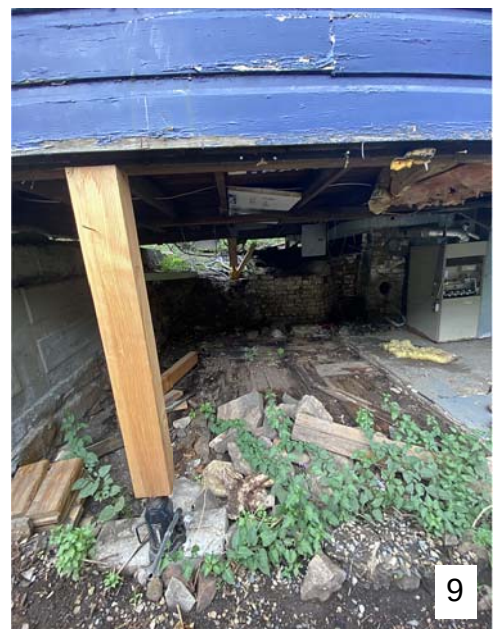


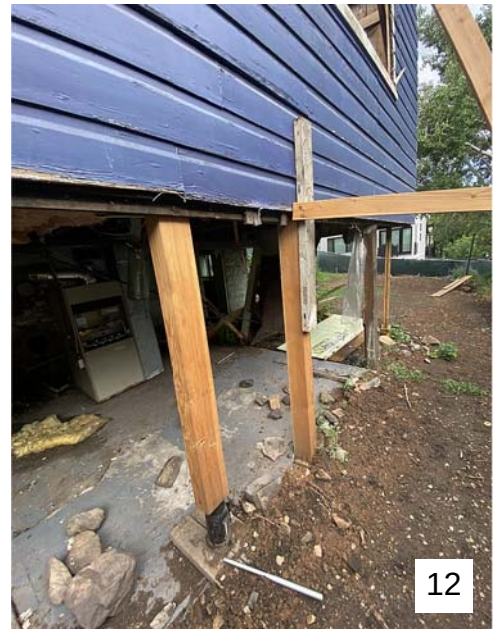
Cambria M. Flowers, P.E., S.E.
President, Director of Operations

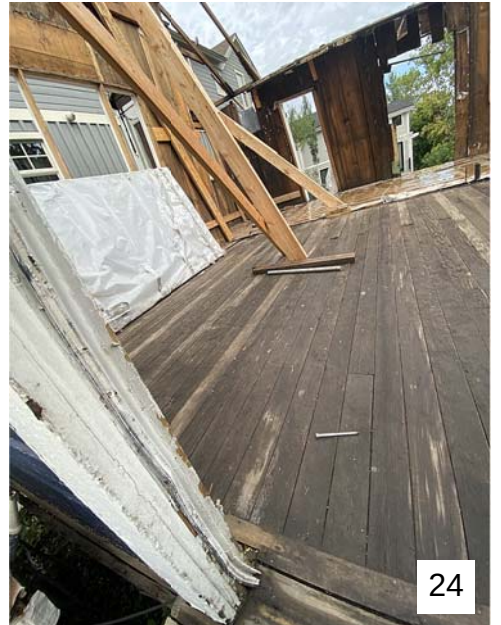
CC Michelle Sanchez with Checker Prop
380 Ocean Ave, Laguna Beach, CA 92651
msanchez@checkerprop.com
accountspayable@checkerprop.com

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August 3, 2023

Subject: 1002 Norfolk Ave
Park City, UT

Mr. Geoff Sloan
Project Manager
Big D Signature

Dear Geoff,

I am writing in reference to your inquiry regarding moving the existing structure located at 1002 Norfolk Ave.

I have been onsite multiple times in the last 8 months to evaluate different options that might be available to move the existing home off its present location to rebuild and/or reconstruct the home. Those visits prompted the site evaluation of the property from a Structural Engineer because of the dilapidated condition of the home.

I agree with the findings by Mr. Shen with Shen Engineering dated July 2, 2023. The home is in no condition to move as a complete structure. The floor is rotted away not allowing us to pick this up with conventional house moving equipment or even a crane. The roof is missing, and the walls are not able to stay secured to any of the existing structure. Also, the site doesn't allow for safe access to place equipment or manpower.

Valgardson House Movers has been working in the Park City area since the 1950's. And in that time we have lifted and moved many old homes in the downtown historical area in a variety of circumstances. We are also General Contractors and feel very well versed in other construction options. I am also aware of the City's desire to maintain the authenticity of the great history of this place. But this particular home is not a viable option for moving and/or lifting and for the access and safety of our crew. The safety concern for our crew is not worth the risk, I feel there is a better approach to obtain the desired result.

My recommendation is to preserve the exterior by cutting and panelizing the existing walls to maintain the historical component and place it on a newly constructed home envelope on the existing site. This will ensure the look desired as well as placing a new, up to code building in Downtown tying the past with the present.

Please feel free to contact me with any additional questions, we are happy to help.

Best Regards,

A handwritten signature in black ink, appearing to read "Jason Valgardson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jason Valgardson
Valgardson Housemovers
801-420-4739

4157 S. Fortuna Way,
Millcreek, Utah 84124
801.230.4996

July 2, 2023

Mr. Jonathan DeGray, AIA
Jonathan DeGray - Architect
P.O. Box 1674
Park City, Utah 84060

Subject: Note on Penalizing Existing House at
1002.5 Norfolk Ave.
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building on June 30, 2023 with the architect Jon DeGray and the general contractor from Big D. This is the third site visit to the house.

The main purpose of the site visit this time is to figure out if it's possible to lift the existing house or to penalize it.

As a structural engineer, what we suggest the house to be lifted or to be penalized is based on the integrity of the existing house or the safety of the construction condition.

This time, when we visited the job site, we noticed that the existing house was temporarily braced or shored around the perimeters. Feels like the shoring work is professional. But we also noticed that the existing roof was totally removed and the exterior walls were only built with 1x12 vertical planks and they may fall down when it's windy or a little vibrating. The integrity of the house is totally lost.

Even though the temporary bracing or shoring is in good condition. Because of the existing base brick/rock walls were loose and the bracings don't have firm bearing support, with any heavy rain, once the bearing is losing, the house may fall by the lack of bracing support.

The construction condition of the site is bad because of the above reasons. We suggest no construction crews are allowed or the construction activities are extremely limited at the job site— even though on the process to penalize the house.

Because of the lacks of the house integrity and the safety, we strongly suggest penalizing the existing house.

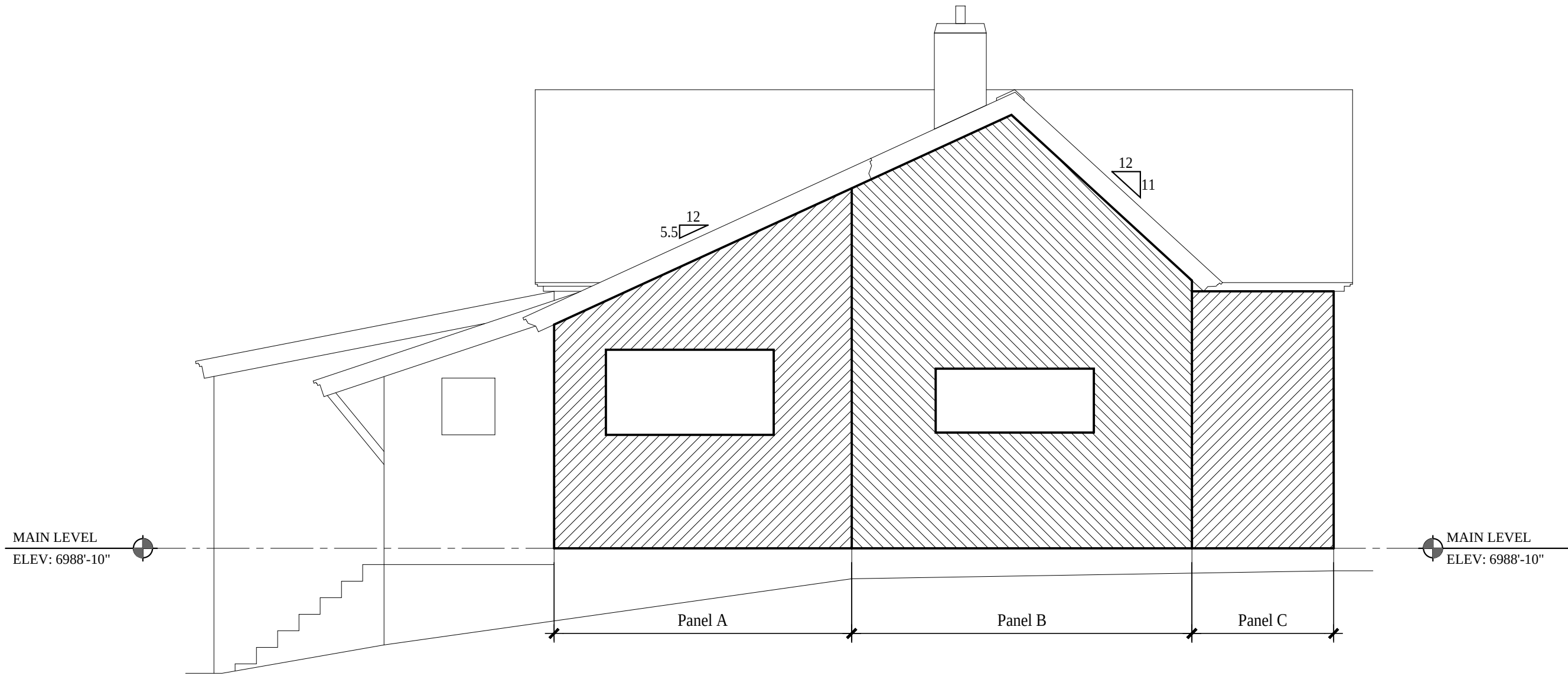
We hope that the information contained herein will assist you in your planning efforts. Should you have any further questions, please feel free to contact our office at your convenience.

Best Regards,

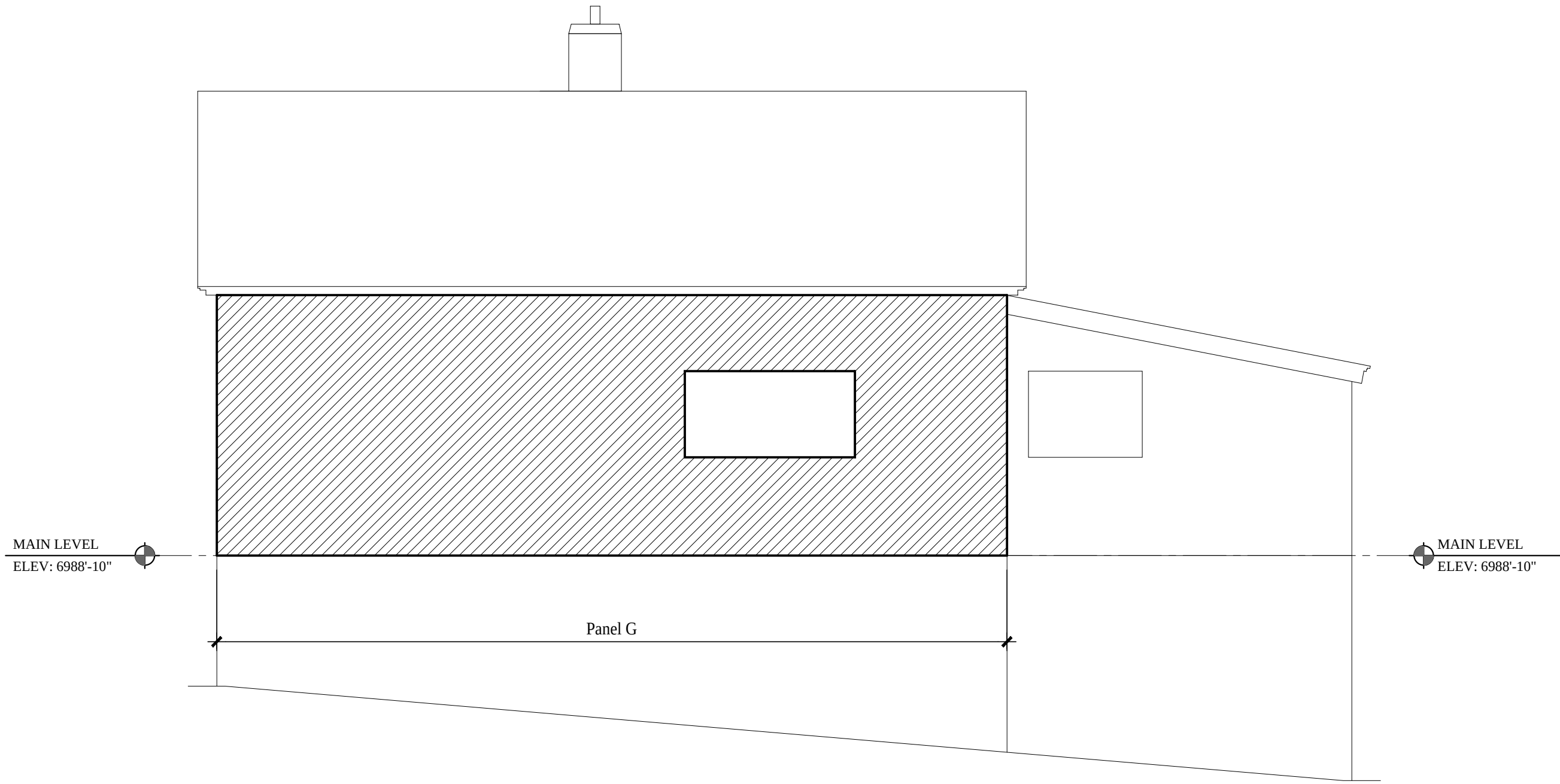
Henry Shen

Henry Shen, SE,
Shen Engineers, Inc.
4157 S. Fortuna Way
Millcreek, Utah 84124

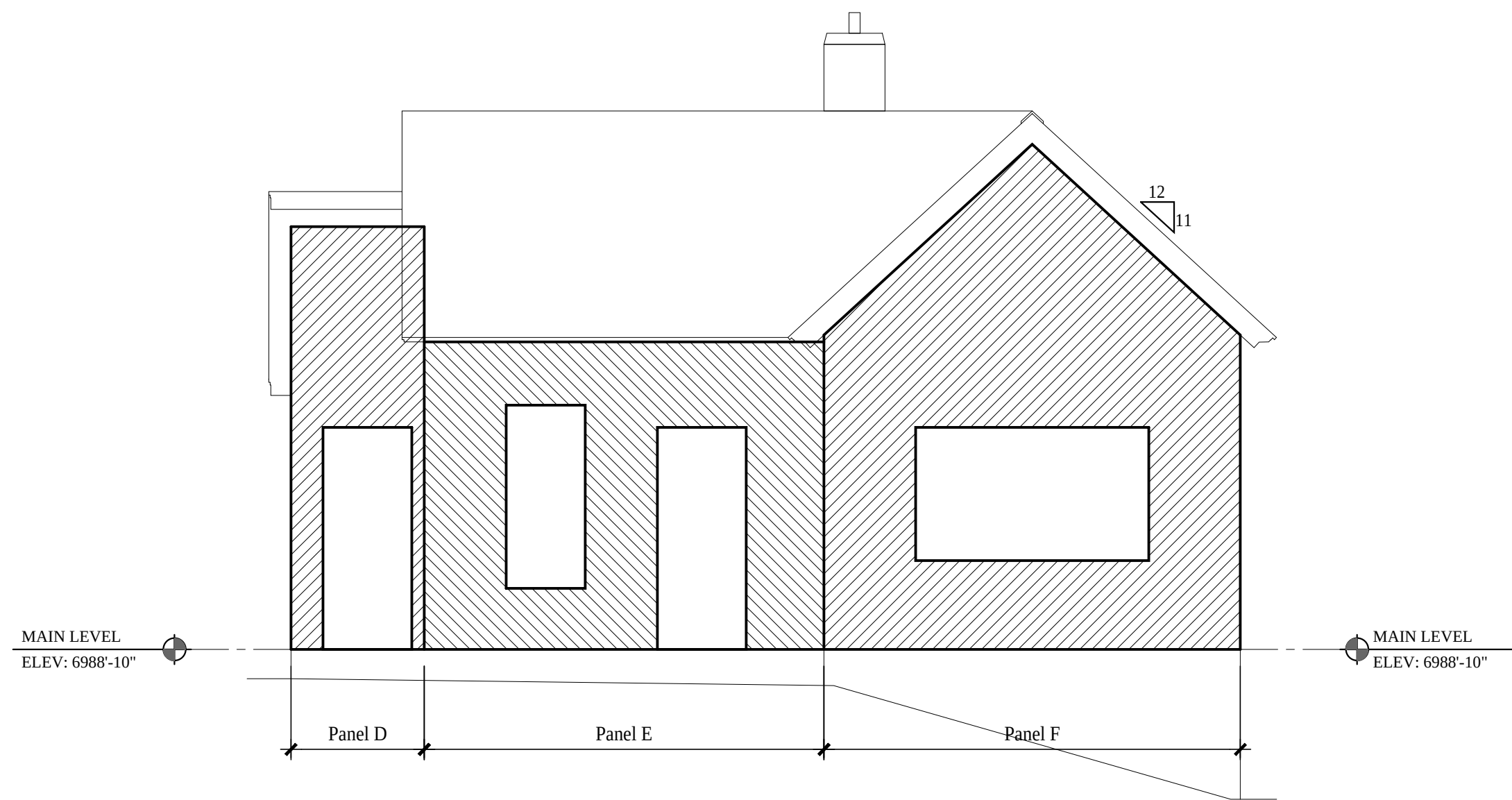
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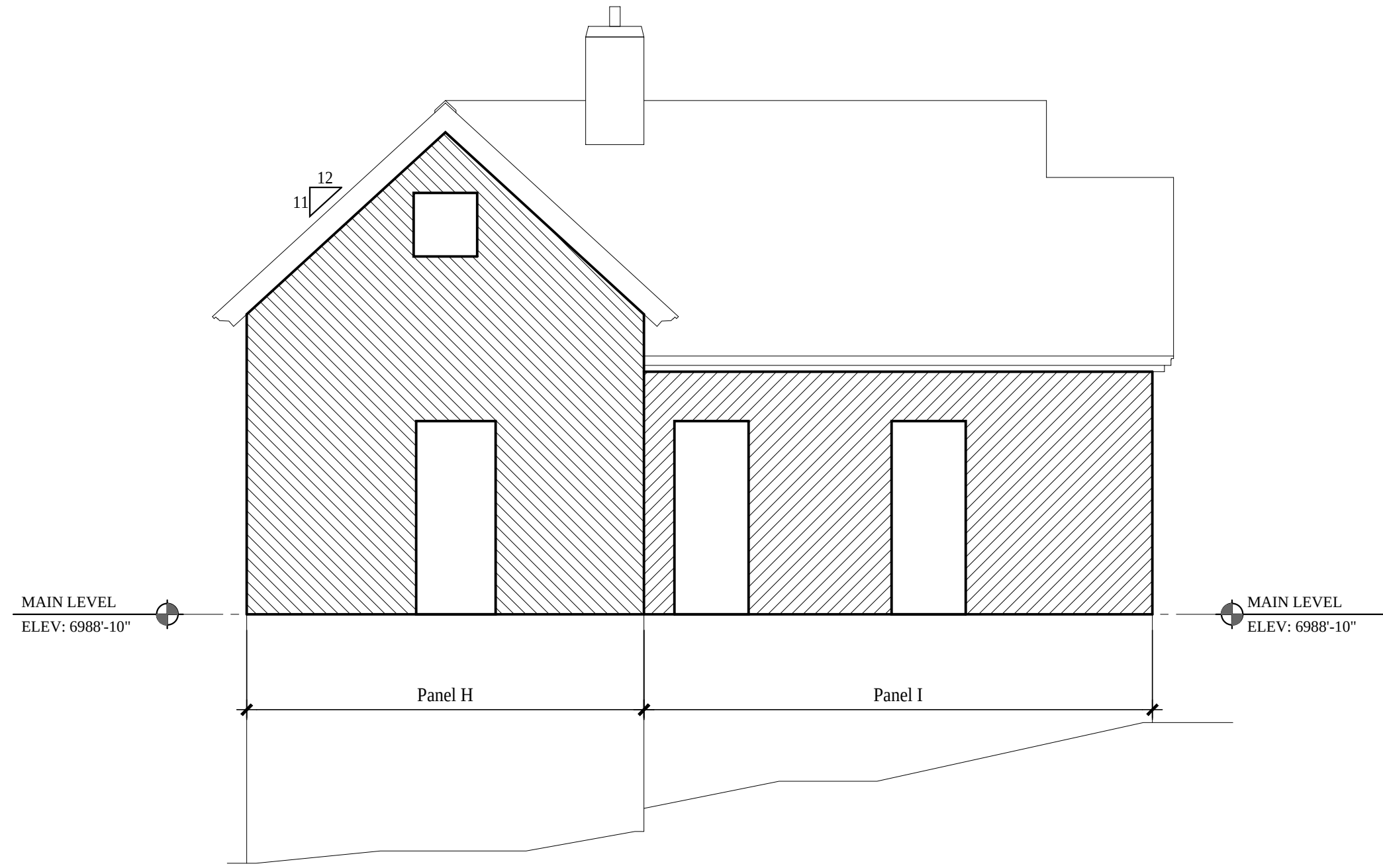
1 PANEL A @ WEST ELEVATION
EX.1 SCALE: 1/4" = 1'-0"



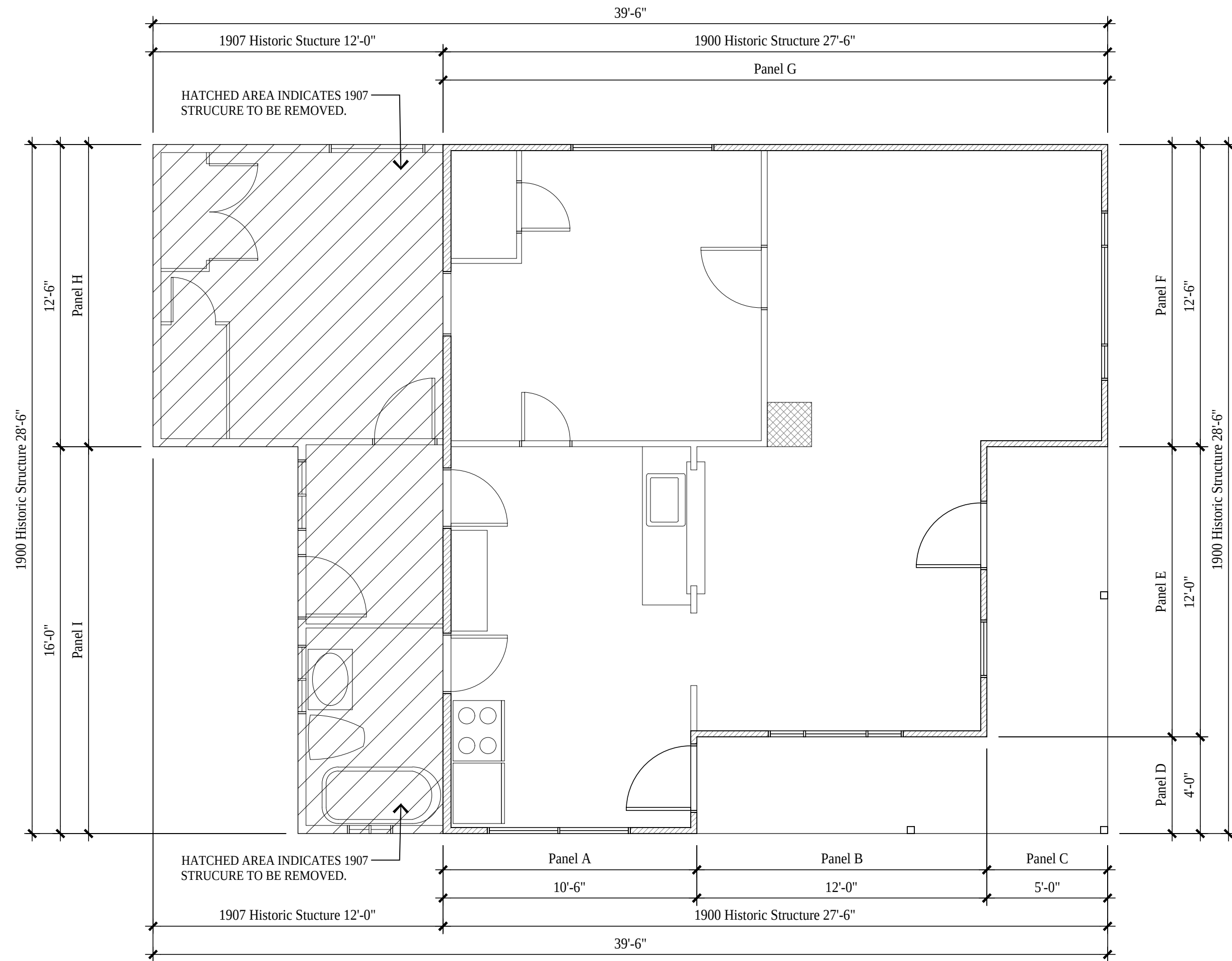
2 NO PANELS @ EAST ELEVATION
EX.1 SCALE: 1/4" = 1'-0"



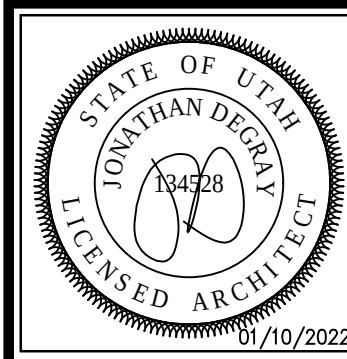
3 PANEL B @ SOUTH ELEVATION
EX.1 SCALE: 1/4" = 1'-0"



4 PANEL C @ NORTH ELEVATION
EX.1 SCALE: 1/4" = 1'-0"



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



Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

SHEET DESCRIPTION:
PROJECT DESCRIPTION:

1002.5 NORFOLK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
PROJECT DESCRIPTION:

REVISIONS:
3 AUGUST 16, 2022

DATE:
JANUARY 10, 2022

PROJECT NUMBER:
2011-01

SHEET NUMBER:
EX.1