

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

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

Address: UTM 0454172E 4497119N

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR?

Current Owner Name: United Park City Mines

Parent Parcel(s):

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

Legal Description (include acreage):

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

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

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

3 DOCUMENTATION

Photos: Dates

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

Drawings and Plans

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

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

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

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

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

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

- Powell, Allan Kent. Boston & Newhouse Buildings, Salt Lake, c. 1915. Ed. Kent Allan Powell. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994. Utah History Encyclopedia. Media Solutions. March 2004. University of Utah. 12 Mar. 2009. <<http://www.media.utah.edu/UHE/n/NEWHOUSE,SAMUEL.html>>
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- . "Sheet 13, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. 10 Mar. 2009 <<http://www.lib.utah.edu/digital/sanborn/>>
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- Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
- Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Mill - Mining related/Vernacular

No. Stories: 2+

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

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

General Condition of Exterior Materials:

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

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

Site: The site is a narrow canyon with the structure stepping with the terrain.

Foundation: Partial stone foundation.

Walls: Vertical wood siding/boards and the structure is primarily large exposed timbers.

Roof: In state of collapse - no sheathing.

Windows/Doors: Openings are framed, but none of the windows remain. Only one door is visible on the southeast façade. It is a simple wood panel door.

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

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

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

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

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

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

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

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

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1900

Builder: Not Known Known: (source:)

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

1. Historic Era:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6 PHOTOS

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

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

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

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

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

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: California-Comstock Mine Site - Cabin

Address:

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-S-98-PCMR?

Current Owner Name: United Park City Mines

Parent Parcel(s):

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

Legal Description (include acreage):

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

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

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

3 DOCUMENTATION

Photos: Dates

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

Drawings and Plans

- measured floor plans
- site sketch map
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- other:

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- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies): Marriott
- other:

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

- California-Comstock Mine. N. d. *Kendell Webb Collection*. Hal Compton Research Library. Park City Historical Society & Museum. 10 Oct. 2009. Photo #2002.26.250.
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Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: One-room cabin/vernacular

No. Stories: 1

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

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

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.)

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

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

Uninhabitable/Ruin: building is not secured against entry, floor is collapsing, structure appears unstable.

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

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

Foundation: None, just wood sills.

Walls: Vertical wood siding/boards.

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

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

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

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

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

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

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

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

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

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

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Architect: Not Known Known: (source:)

Date of Construction: c. 1900

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6 PHOTOS

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

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

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

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





























