

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Judge Mine Superintendent's House

Address: 175 Snow's Lane

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-25-A-4

Current Owner Name: Bernolfo Family Limited Partnership

Parent Parcel(s): PP-25-A (pre annexation)

Current Owner Address: 163 S. Main Street, SLC UT 84111

Legal Description (include acreage): Lot 2 Rothwell Subdivision. Part of a 6.545 acre parcel subdivided in 2008. Prior to annexation into Park City, parcel number was PP-25-A.

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date: _____
Permit #: _____
 Full Partial

Use

- Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- tax photo
- prints
- historic: c.1969

Drawings and Plans

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

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

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

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

"Judge Mine Superintendent's house: 175 Snows Lane." Park City Historical Society & Museum. Date Unknown.
McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1998. Pages 308-310.
Utah State. Historic Preservation Research Office. Structure/Site Information Form: Snow Lane. Salt Lake City: State of Utah, 1983.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type: Residential:Other and/or Style: 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.):

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: Jul-09

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

Uninhabitable/Ruin

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

Site: Well-maintained lawn and natural setting plantings. Large parcel with house set off road an angle with circular drive.

Foundation: Concrete

Walls: Hardiplank siding, simple window trim, door trim, and corner boards.

Roof: Low hip roof.

Windows/Doors: Double-hung sash type with one-over-one lights. Entry door is surrounded by simple side lights and transom.

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

Location: Original Location Moved (date 1969) Original Location: Empire Canyon

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 house, constructed in 1908 as a frame two-story hall-parlor or double pile (interior configuration not verified) with simple wood siding. The house is five bays long and two bays wide with a center entry door. The house was constructed with a full-width hip roofed porch with turned posts and square balusters on the rail. The windows are double-hung sash type with simple trim. According to the 1983 Structure/Site Form, an original rear porch was replaced by a 41'x16' rear shed addition when the house was moved from its original location in Empire Canyon. According to the Park City Historical Society Museum, the house was significantly altered in 2000. The original wood siding was replaced with hardiplank and the windows were replaced. These changes along with the addition of a window opening on the first floor have significantly diminished the buildings historic integrity.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house was originally built in Empire Canyon near the Daly-Judge Mine operations. In 1967 and 1969, landslides in the immediate area forced the mine company to move the house to the current location. Though quite a distance from the original site, the current site is not significantly dissimilar from the original. Both sites are isolated from other residential development and are natural settings owned by the mine company.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical material from the historic period has been replaced with new materials that attempt to match the types used during the mining era; specifically, the vertical siding, simple window and door trim, turned porch posts, and square porch rail balusters, etc... None of the materials appear to be original, but the new materials reflect the physical characteristics typical of mining era homes.

Feeling (Describe the property's historic character.): The physical elements of the site--primarily the replacement materials, garage addition, and suburban drive--diminish the sites ability to convey a strong sense of life in a western mining town of the late nineteenth and early twentieth centuries; the loss of historic materials is significant and negatively impacts the site's historic character.

Association (Describe the link between the important historic era or person and the property.): The site is important because of its association with the mining industry. It is the only extant house in Park City to be positively identified as having been built for use by a mine superintendent and having been built at the location of the mine operations. The house at 101 Prospect Street is believed to have been built by the mine company for use by its officials because it was built on property owned by the mine, but the evidence for this claim is not as compelling as the subject property. In addition, the subject house is older and built in a much grander scale than the house at 101 Prospect (c. 1925). Until at least 1983, the house was occupied by the mine superintendent. The house, much larger than the modest cottages built during the mining period, was the residence of a mining company executive, which was rare in Park City. Most mining executives built their large houses in Salt Lake City.

5 SIGNIFICANCE

Architect: Not Known Known: (source:) Date of Construction: c. 1908

Builder: Not Known Known: (source:)

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

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.

2. **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): This house is linked to the Judge Mine Superintendents. The house was occupied by these mine officials from 1908 until at least 1983. It is the only house known to have been built for mine officials.

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): The house is significant for architectural reasons because it is one of the few extant two-story "mansions" in Park City. It was built for the mine officials, which was rare. Most mine officials constructed their large homes in Salt Lake City,

6 PHOTOS

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

Photo No. 1: Northeast (primary) façade, 2009.

Photo No. 2: North oblique, 2009.

Photo No. 3: House being moved from Empire Canyon to current site, 1969.

Photo No. 4: House being moved from Empire Canyon (passing the Depot) to current site, 1969.

Photo No. 5: House in original location up Empire Canyon just before being moved, 1969.

Photo No. 6: Aerial photograph, Google Earth, 2009.













The Start

Property Type: _____

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: Snow Lane UTM: 12 456020 4501060
 Park City, Summit County, Utah
 Name of Structure: Daly-Judge Mine Superintendent's House T. R. S.
 Present Owner: United Park City Mines Company
 c/o E. L. Osika, Jr.
 Owner Address: 309 Kearns Building, 136 South Main, Salt Lake City, Utah 84101

Year Built (Tax Record): _____ Effective Age: _____ Tax #: _____
 Legal Description: _____ Kind of Building: _____

The house is located on a large parcel of land located in the Northwest quarter of the Southeast quarter of Section 8 T2S R4E Salt Lake Base and Meridian; the approximate description for the small parcel of land upon which this house sits is described as commencing approximately 2400 feet West of the intersection of Snow Lane with Utah Highway North 248; thence West 200 feet, South 200 feet, East 200 feet, North 200 feet to point of beginning. Less than one acre.

STATUS/USE 2

Original Owner: _____ Construction Date: 1908 Demolition Date: _____

Original Use: _____ Present Use: _____

Building Condition: _____ Integrity: _____ Preliminary Evaluation: _____ Final Register Status: _____

- | | | | | | | |
|---------------------------------------|--------------------------------|--|---|--|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | <input type="checkbox"/> Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

Photography: _____ Date of Slides: 1983 Slide No.: _____ Date of Photographs: 1983 Photo No.: _____

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Abstract of Title | <input type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input type="checkbox"/> Plat Records/Map | <input type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input type="checkbox"/> Other Census Records |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Park Record. February 22, 1908, p. 3; October 10, 1908, p. 3; August 7, 1969, p. 1.
 Kummer, Bea. Interview, February 10, 1984, Park City, Utah.
 Osika, E. L., Jr. Telephone interview, April 23, 1984, Salt Lake City, Utah.
 The Mining Review. October 30, 1910, p. 17; October 30, 1915, p. 1.

Researcher: Roger Roper

Date: 4/84

Architect/Builder: unknown

Building Materials: wood

Building Type/Style:

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

The Daly-Judge Mine Superintendent's House is a large rectangular two story frame house with a low pitch hip roof. It was designed in no particular style. It is five bays long and two bays wide. There are five irregularly spaced openings on both stories of the facade, five windows on the second story and a door centered between pairs of windows on the first floor. The two windows per floor on the gable ends are centered one above the other. All of the windows are the one over one light double hung sash type. The second story windows are framed by narrow shutters, a recent cosmetic addition. That change does not affect the original character of the building, and is reversible. The main entrance is a wide bay with a door centered between side lights, topped by a transom. A hip roof porch spans the facade, supported on lathe turned piers. It has a straight post balustrade, typical of the period of its construction.

The house was originally built in Empire Canyon on the extension of Daly Avenue, but had to be moved in July of 1969 when it was threatened by landslides. It was moved to the site of the William M. Ferry Mansion at the mouth of Thayne's Canyon outside of Park City. The original rear porch on the house came loose during the move and was apparently replaced by a 41'x16' rear (See continuation sheet)

Statement of Historical Significance:

Construction Date: 1908

Built in 1908, the Daly-Judge Mine Superintendent's House is both historically and architecturally significant. It is the only documented, extant example in the Park City area of a house built at the location of the mining operations by a mining company for the use of its superintendent. Other mine superintendents also had houses built for them by their companies, and others chose to live in their own houses in town, but only one other remaining house, located in town at 101 Prospect (built c. 1925), has been identified as having possibly been built by a mining company for the use of its officials. The Daly-Judge Mine Superintendent's House, however, is the oldest and largest of the two, and is the only one to be positively identified as a mining company-built superintendent's house. In Park City, which is dominated by small worker's cottages, large houses, such as this, of well-to-do mining officials are rare, since the mine owners and other officials whose jobs did not require their daily presence at the mines usually had their large houses built in Salt Lake City, 35 miles away. Since its construction, this house has served almost continuously as the home of the superintendent of the Daly-Judge Mine (now consolidated into the United Park City Mines) and is currently occupied by the superintendent of the mining company. This house was moved from its original location near the Daly-Judge Mine and Mill in Empire Canyon in 1969 when it was threatened with destruction by landslides. Its new and current location at the mouth of Thaynes Canyon is similar to the original in that it is located outside the town, thereby maintaining much of the feeling associated with the isolated setting of the original location. Its relocation to this site does not adversely affect any adjacent historical resources. The William M. Ferry Mansion, which was originally located here, shared this location until it was moved in 1973 after being purchased from the mining company by a private individual. The Daly-Judge Mine Superintendent's House is architecturally significant as one of only five extant, documented examples of large, relatively elaborate two-story houses in the Park City area (See continuation sheet)

Continuation Sheet 1

Judge Mine Superintendent's House
Description continued:

extension after the house was situated in its new location.¹ The extension can be recognized as a recent addition, but it was built so that it complements the original house in both materials and scale. A shed extension was the most common provision for extra space in Park City houses, and therefore is an appropriate design choice for this house. The addition of the shutters, the removal of the rear porch and the addition of the shed extension are the only alterations of the Judge Mine Superintendent's House. Those changes are unobtrusive and have not affected the building's original integrity. This house is in excellent condition.

¹Park Record, August 7, 1969, p. 1.

History continued:

which are classified as mansions. Three of those are located in the town proper, and two, this house and the Ferry House, are located on the outskirts of the town. This house is in excellent condition and maintains its original integrity.

This two-story, eight room frame house was constructed in 1908 to serve as the home of the Daly-Judge Mine superintendent and his family.¹ It was built on the steep slope of Empire Canyon adjacent to the Judge Mine and Mill, about a mile south of Park City, apparently replacing a one-story frame house at about the same location.²

The first superintendent to occupy this house was Mr. E.W. Durfee, who was hired as superintendent of the mine in February of 1908 to replace F.P. Burrall.³ Durfee was a graduate of the Michigan School of Mines and had worked for 14 years in the mining industry prior to joining the Daly-Judge operation.⁴ He served as superintendent for only a few years, as did his successor, a Mr. Mason. Oscar Friendly, superintendent of the mine from 1913 to 1925, was the first long-term resident of the house. The house was left vacant at times, apparently when the superintendent chose to live in town or elsewhere rather than up near the mine. Other occupants of this house included Superintendent George Krueger (1935-52), William W. and Reva Richardson, caretakers (1950s -'60s), and Niles Andrus (1965-'70s). In the 1920s the Daly-Judge Mine began to be known simply as the Judge Mine, so this house is referred to sometimes as the Judge Mine Superintendent's House.

Although this house is the only house in Park City clearly identified as a mine-owned, superintendent's house, there is some evidence to indicate that the house at 101 Prospect in Park City was also built for the use of the officials of either the Daly-Judge or other mining companies.⁵ That house, which was probably built in the late 1920s, is a one-story frame bungalow. Its location on mining property supports the claim that it was built, owned and used by the mining companies.

(See continuation sheet)

Daly-Judge Mine Superintendent's House
History continued:

On May 12, 1969, a landslide in Empire Canyon dammed the stream near the location of the Daly-Judge Mine Superintendent's House, creating a natural reservoir over 40 feet deep.⁶ A similar but less threatening landslide had occurred in May of 1967, but this time, rather than simply clear away the slide debris and restore utility lines, it was decided by the owners of the building to move it to a safer location. The new site for the building at the mouth of Thaynes Canyon was also owned by the mining company, and, located away from town in an isolated, natural setting, it was probably viewed as a very favorable location. The United Park City Mines Company, a combination of the Daly-Judge and other major mines in the area, has retained possession of this house to the present.

Located on the new site at the time this house was moved was the William M. Ferry House, built in 1890, which had been neglected and left vacant for a number of years. The Ferry House was purchased from the mining company by a private individual in 1973 and moved from the property.

¹Park Record, October 10, 1908, p. 3.

²1907 Sanborn Insurance Maps of Park City.

³Park Record, February 22, 1908, p. 3.

⁴Ibid.

⁵Interview with Bea Kummer, February 10, 1984, Park City, Utah; also, telephone interview with E.L. Osika Jr., vice-president United Park City Mines Company, April 23, 1984, Salt Lake City, Utah.

⁶Park Record, August 7, 1969, p. 1..

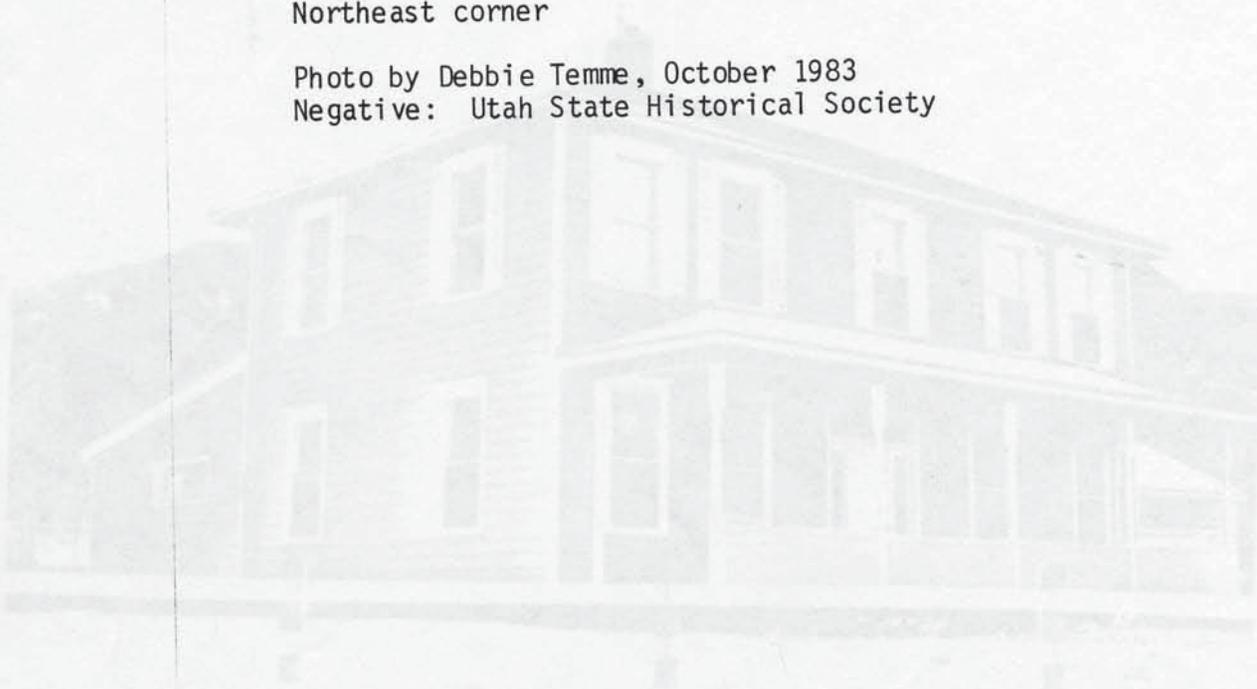


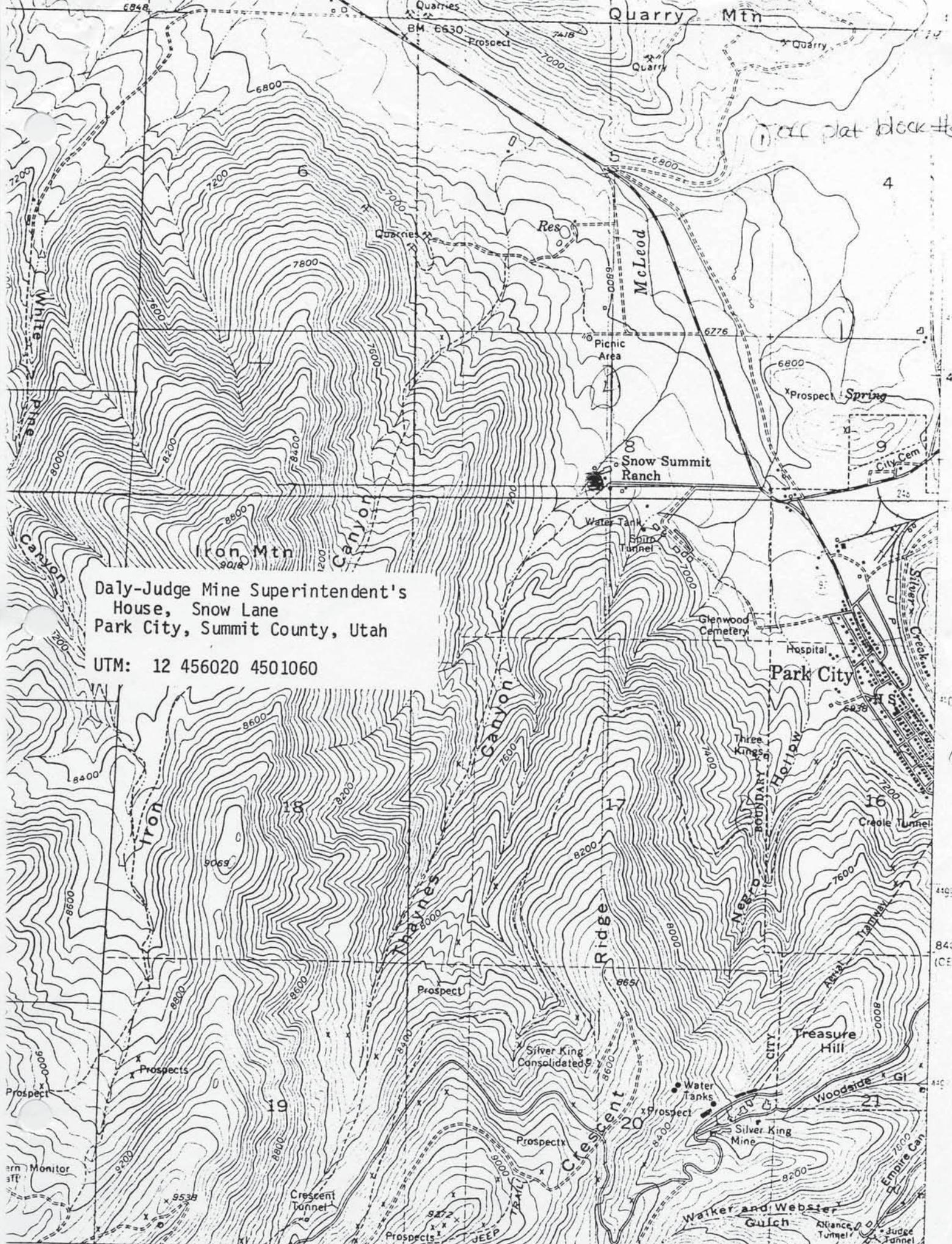
Miss Superintendent's house
Snow Lane
Park City, Summit County, Utah
Northeast corner
Photo by Debra L. Proctor 1985
Reprinted by the Historical Society

Daly-Judge Mine Superintendent's House
Snow Lane
Park City, Summit County, Utah

Northeast corner

Photo by Debbie Temme, October 1983
Negative: Utah State Historical Society





Daly-Judge Mine Superintendent's
House, Snow Lane
Park City, Summit County, Utah

UTM: 12 456020 4501060

TITLE SEARCH FORM, continued

ADDRESS:	TAX NUMBER:	
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Book Page	Date of Record	GRANTOR (seller)	GRANTEE (buyer)	Type of Transaction	Dollar Amount	COMMENTS