

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 2780 KEARNS BLVD

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-98-C-1-X

Current Owner Name: MUNICIPAL BLDG AUTHORITY OF PC

Parent Parcel(s): SS-98-C-X

Current Owner Address: PO BOX 1480; PARK CITY, UT 84060-1480

Legal Description (include acreage): BEG AT THE W 1/4 COR OF SEC 3, T2SR4E, SLBM; & RUN TH ALG THE C/L OF SEC 3, N 89°58'08" E 1253.42 FT; TH S 29°40'01" E 581.91 FT; TH S 20°43'54" E 811.06 FT; TH S 22°03'37" E 593.43 FT; TH N 75°06'40" E 211.20 FT; TH N 66°26'54" E 413.08 FT; TH ALG THE C/L OF SEC 3 S 0°19'28" W 806.88 FT M/L TO THE R/W LINE OF STATE ROAD U-248 & TO A PT ON A 1382.89 FT CURTO TH RIGHT, WHOSE RAD PT BEARS N 2°08' 13" W; TH ALG THE ARC OF SD CUR & R/W 347.64 FT THRU A CENTRAL ANGLE OF 14°24'13"; TH ALG THE R/W LINE OF U-248 S 84°16'00" W 981.70 FT M/L; TH ALG THE E LN OF THE MIDDLE SCHOOL ANNEXATION PLAT(ENTRY #239565 RECORDED 10-1-85) THE FOLLOWING 7 COURSES: 1) N 219.86 FT; TH 2) N 52°48'40" W 181.41 FT; TH 3) N 28° 55'47" W 842.01 FT; TH 4) N 29°20'53" W 701.07 FT; TH 5) N 7°39'03" W 239.50 FT; TH 6) N 30°06'00" W 135.50 FT; TH 7) 89°41'22" W 322.59 FT; TH ALG THE W LINE OF SEC 3 N 0°18'38" E 542.83 FT TO THE PT OF BEG DESC CONT 77.8 ACRES EXCEPTING THE FOLLOWING DESC PARCEL OF REAL PROPERTY IN SUMMIT COUNTY; BEG AT A PT S 36°38'51" E 222.83 FT FR THE W 1/4 COR OF SEC 3 T2SR4E, SLBM; & RUN TH N 63°59'08" E 230.00 FT; TH N 34°43'35" E 52.86 FT; TH N 88°59'08" E 200.00 FT; TH S 25°00'52" E 248.19 FT; TH S 49°59'08" W 206.86 FT; TH N 42°00'52" W 345.26 FT; TH S 63°59'08" W 157.17 FT TH N 26°00'52" W 25.00 FT TO PT OF BEG CONT 2.0 AC (LESS 2.15 AC 1264-704 PCA-98-C-1-X) BAL 73.65 AC 591-700; 73.65 AC

## 2 STATUS/USE

### Property Category

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

### Evaluation\*

- Landmark Site
- Significant Site
- Not Historic

### Reconstruction

- Date:
- Permit #:
- Full  Partial

### Use

Original Use: Residential

Current Use: Residential

\*National Register of Historic Places:  ineligible  eligible

listed (date: )

	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:
- prints:
- historic: c.

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

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

### Drawings and Plans

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

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

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

Lufkin, Beatrice & Dina Blaes. "Spriggs Barn." Historic Site Form. Utah Office of Preservation and Park City Municipal Corporation. 2006.

**4 ARCHITECTURAL DESCRIPTION & INTEGRITY**

Building Type and/or Style: Barn No. Stories: 1  
 Additions:  none  minor  major (describe below) Alterations:  none  minor  major (describe below)  
 Number of associated outbuildings and/or structures:  accessory building(s), # \_\_\_\_\_;  structure(s), # \_\_\_\_\_.

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

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

Foundation: None and concrete.  
 Walls: Board-and-batten siding.  
 Roof: Gable roof form.  
 Windows: None

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): See the architectural description provided in the Intensive Level Survey, 2006.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered over time, though the ranch house has been demolished.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements are the form, materials from the historic period and the context--the barn, the cattle chute, a piece of farm machinery--the defines this rural site.

Feeling (Describe the property's historic character.): The site conveys a sense of the rural operations taking place during the mining era.

Association (Describe the link between the important historic era or person and the property.): The Spriggs Barn is the last remaining structure from the Spriggs ranch, an early 20th century trout farming operation in Park City.

The structure retains its historic integrity and is eligible for listing in the National Register.

**5 SIGNIFICANCE**

Architect:  Not Known  Known: (source: ) Date of Construction: c. 1916  
 Builder:  Not Known  Known: (source: )

Blaes, Dina. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.¶  
 Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:¶  
 University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.¶  
 Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Utah Centennial¶  
 History Series. Utah State Historical Society and the Summit County Commission. Salt Lake City: Utah State Historical Society, 1998.¶  
 McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.¶  
 Notarianni, Philip F., "Park City Main Street Historic District." National Register of Historic Places Inventory, Nomination Form.¶  
 1979.¶  
 Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Summit County: Daughters of the Utah Pioneers, 1947.¶  
 Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.¶  
 Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984. ¶

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

1. Historic Era:

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

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

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

## 6 PHOTOS

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

**Photo No. 1:** South elevation. Camera facing north, 2006.

**Photo No. 2:** Northeast oblique. Camera facing southwest, 2006.

Additional photographs taken in conjunction with the Intensive Level Survey conducted in 2006 are on file with the Planning Department and with the Utah State Office of Preservation.

# HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

## 1 IDENTIFICATION

Name of Property: **Spriggs Barn**

Address: 2780 Kearns Boulevard/ Highway 248

Twnshp: Range: Section:

City, County: Park City, Summit County

UTM:

Current Owner Name: Park City Municipal Corporation

USGS Map Name & Date: Park City East,  
UT 1953, rev. 1955

Current Owner Address: 455 Marsac Avenue, P.O. Box 1480  
Park City, Utah 84060-1480

Tax Number:

Legal Description (include acreage):

## 2 STATUS/USE

### Property Category

- building(s)
- structure
- site
- object

### Evaluation

- eligible/contributing
- ineligible/non-contributing
- out-of-period

### Use

Original Use: Animal Facility (Barn)

Current Use: Vacant

## 3 DOCUMENTATION

### Photos: Dates

- slides: 2006
- prints: 2006
- historic:

### 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 Library
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- local library: Park City Historical Society and Museum
- university library(ies): Marriott Library, University of Utah

### Drawings and Plans

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

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

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

Carter, Thomas and Roger Roper. *Of Work and Romance: Discovering Utah Barns*. University of Utah Graduate School of Architecture. Western Regional Architecture Program, # 9. Salt Lake City, UT: 1999.

Compton, Hal. "A River Runs Through It." *The Park Record* 10/30/02, B-10; "Good Citizen and True Friend," *The Park Record* 4/12/2000.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Utah Centennial History Series. Utah State Historical Society and the Summit County Commission. Salt Lake City: Utah State Historical Society, 1998.

Kimball, Gary. Telephone interview with author, November 22, 2006.

Newbold, Noal C. & Bea Kummer. *Silver and Snow: The Story of Park City*. Salt Lake City: Parliament Publications, 1968.

*Park Record*: April 15, 1930 (Spriggs).

Richards Consulting Group, Inc., Structural Engineers. "Structural Report on Historic Spriggs Barn." February 19, 2002.

Researcher/Organization: Beatrice Lufkin – Dina Blaes / Park City Municipal Corporation Date: 2006

**4 ARCHITECTURAL DESCRIPTION****Spriggs Barn, 2780 Kearns Boulevard, Park City, UT p. 2**

*Building Style/Type:* Not applicable / Bank Barn *No. Stories:* 2

*Foundation Material:* None and concrete *Wall Material(s):* board-and-batten siding

*Additions:* x none minor major (describe below) *Alterations:* x 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 Spriggs Barn is a two-level wooden gabled structure built presumably to house animals c. 1916. It is built into a hillside such that the east side is a single story on the hill side and the west side is two stories high. The floor on the east side is retained dirt and on the west side second floor, framed with wood joists. The lower level on the west side is also a dirt floor. The building is c. 3300 square feet. The ridge of the low-pitched roof runs north to south and the roof is gravel. Wall cladding is weathered unpainted board-and-batten wooden siding with various battens missing.

There is a concrete foundation on the west side exterior wall. The rest of the framing rests directly on the soil. The roof is supported by framed "carpenter trusses" spaced at 24" on center. Doors throughout are unpainted weathered vertical planks with strap hinges.

The west elevation has no openings on the top floor and nine regularly spaced square unglazed window openings on the ground level. There are also openings caused by failed cladding in several places. There appears to have been a door on the north side of the west elevation. The north and south elevation both have large door openings on the top level with two double doors and smaller double doors on the ground level. The north elevation also has a squared window on the first level. The same squared unglazed windows are found on the east elevation. Piles of dimensional weathered unpainted lumber, most likely exterior wall cladding, are found on the west side of the top floor.

The building is located on the west side of a blacktopped road leading north from Kearns Boulevard to an athletic field and to the east of the Treasure Mountain Middle School and the Park City School District offices. Across Kearns Avenue to the south is a developed housing subdivision. The barn is situated on the side of a hill that slopes steeply upwards to the east. A small creek, Spriggs Creek, passes the building on the west. Also to the west of the barn are a cattle chute and an abandoned piece of farm equipment.

A 2003 structural engineering report noted that the general condition of the building at that time was fair to marginal. The sloping grade has shifted over time and now rests against the walls on the lower level. Corrective work on the grade and the existing framing, as well as adding concrete foundations on the east and west walls was recommended to stabilize the structure.

It is a contributing/eligible building and retains its historic integrity. The ranch house has been removed but the cattle chute, pond/creek, fencing and hillside allow it to retain a sense of its use and the context of the trout culture.

Architect/Builder: most likely Henry Spriggs or James Crooks

Date of Construction: c. 1916<sup>1</sup>

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

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Agriculture              | <input type="checkbox"/> Economics                    | <input type="checkbox"/> Industry                  | <input type="checkbox"/> Politics/<br>Government   |
| <input type="checkbox"/> Architecture                        | <input type="checkbox"/> Education                    | <input type="checkbox"/> Invention                 | <input type="checkbox"/> Religion                  |
| <input type="checkbox"/> Archeology                          | <input type="checkbox"/> Engineering                  | <input type="checkbox"/> Landscape<br>Architecture | <input type="checkbox"/> Science                   |
| <input type="checkbox"/> Art                                 | <input type="checkbox"/> Entertainment/<br>Recreation | <input type="checkbox"/> Law                       | <input checked="" type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce                            | <input type="checkbox"/> Ethnic Heritage              | <input type="checkbox"/> Literature                | <input type="checkbox"/> Transportation            |
| <input type="checkbox"/> Communications                      | <input type="checkbox"/> Exploration/<br>Settlement   | <input type="checkbox"/> Maritime History          | <input type="checkbox"/> Other                     |
| <input type="checkbox"/> Community Planning<br>& Development | <input type="checkbox"/> Health/Medicine              | <input type="checkbox"/> Military                  |  |
| <input type="checkbox"/> Conservation                        |   | <input type="checkbox"/> 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.

The Spriggs Barn is the last remaining structure from the Spriggs ranch, an early twentieth century trout farming endeavor in Park City. Two co-owners of the Oak Saloon on Main Street in Park City, Henry Spriggs and James Crooks, purchased a half interest in an 80 acre piece of property from the homesteaders of the property, Hyrum & Jane Bates, in 1910 with the caveat that they must spend \$3,000 to improve the land and water and establish a fish pond “for the propagation and raising of fish” before they received title to the property.<sup>2</sup> The trout farm was duly established and Henry Spriggs traded a mining interest in Eureka to Crooks for his share of the land in 1920. Spriggs became the sole owner and built this barn, a shed for farm implements, and a ranch house as well as a series of ponds for the fish. He designed a unique water wheel to keep the fish from swimming into the neighboring Poison Creek.

Spriggs was a generous and popular Park City resident. He was involved in funding the Miners’ Hospital and the bandstand on Main Street. He was born in Brigham City in 1857, the son of John and Mary E. Spriggs, English emigrants to Utah. He grew up in Coalville and lived in the mining towns of Bingham and Eureka before moving to Park City. After his sudden death in 1930 at the annual Park City-Salt Lake City picnic, his niece, Nell Rhoades, ran the Henry Spriggs Company which included the Oak Saloon as well as the ranch.

The ranch and stream were sold in 1954 to D.A. Osguthorpe. The Park City Municipal Corporation purchased the Spriggs Ranch as well as the McPolin Farm from the Osguthorpes for \$4.4 million in 1990. Today the barn, a cattle chute, and a piece of farm machinery are all that remain of the Spriggs ranch

<sup>1</sup> Richards Consulting Group, Inc. *Structural Report*, p.1.

<sup>2</sup> Hal Compton, B-10.



