

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **McPolin Farmstead**

Address: 3000 Highway 224

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PCA-18-B-X

Current Owner Name: PCMC

Parent Parcel(s):

Current Owner Address: PO Box 1480, Park City, Utah 84060

Legal Description (include acreage): See Summit County Recorder.

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:
Current Use:

*National Register of Historic Places: ineligible eligible
 listed (date: 8/14/2003 - Individually listed. Not all buildings on site are eligible.)
Multiple buildings on site - see below for Landmark vs. Significant designation.

3 DOCUMENTATION

Photos: Dates

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

Drawings and Plans

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

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

- abstract of title
- 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.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

Morrison, Sandra. "McPolin Farmstead." National Register of Historic Places Registration Form. Park City: 2002.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Multiple buildings (See NR nomination)

No. Stories: n/a

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

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

General Condition of Exterior Materials:

Good (Well maintained with no serious problems apparent.)

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

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

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: Multiple structures - See NR Registration Form.

Walls: Multiple structures - See NR Registration Form.

Roof: Multiple structures - See NR Registration Form.

Windows/Doors: Multiple structures - See NR Registration Form.

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 site retains its original design integrity. See NR Registration Form for complete architectural descriptions of the structures that make up the site.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not changed from the earliest photographs or written descriptions.

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 that defines this early 20th century dairy operation is the collection of structures, but also, as noted in the NR Registration Form, the use of recycled mine-structure materials for the barn.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of agricultural activities taking place around a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The farmstead is associated with the mining era and the related industries that supporting the growing mining operations.

This site was individually listed on the National Register of Historic Places in 2003. It was built within the historic period (c. 1921-1954) is associated with the industries that supported the mature mining industry, and many of the buildings retain historic integrity.

According to the NR Registration Form, the barn, silos, granary, bunkhouse, tool shed, outhouse, and corral with shelter contribute to our understanding of the site and are eligible for (and currently listed) the National Register of Historic Places. Therefore, these structures meet the criteria set forth in LMC Chapter 15-11 for designation as Landmark Sites.

According to the NR Registration Form, the house was moved to this location in 1923, but was damaged by fire in 1955. In 1999, the remains were demolished and the house was reconstructed using new materials and photographic evidence. It retains its essential historical form and meets the criteria set forth in the LMC Chapter 15-11 for designation as a Significant Site.

According to the NR Registration Form, the large shed (reception hall) replaced a shed built c. 1950 and demolished in 1999. It is assumed that the current shed building was designed and constructed with new materials based on photographic evidence of the original shed. It retains the essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c.1921-1954¹

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)

As stated in the National Register of Historic Places Registration Form, "the farmstead represents the agricultural industry necessary to support the burgeoning silver mining industry and developing town of Park City...The McPolin Farmstead along with its large expanse of pastureland is one of the best-preserved history farmsteads in the Park City area."

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: Reception Hall (built 1999), 2006.

Photo No. 2: Barn - south oblique, 2006.

Photo No. 3: Barn - northwest elevation, 2006.

Photo No. 4: House (originally moved to this location and then reconstructed following a fire), 2007.

Photo No. 5-19: Photographs submitted as part of the National Register nomination are available on the NPS web site or on file with either the Park City Historical Society & Museum or the Utah State Preservation Office.

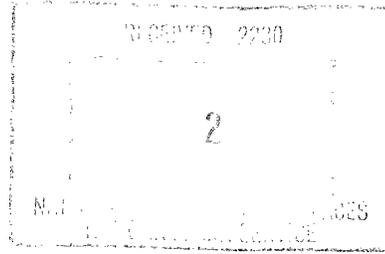
Park City Historical Society & Museum has an extensive library of historic photographs; time constraints did not permit review of available historic photographs for this report.

¹ Morrison, page .

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

**National Register of Historic Places
Registration Form**

1581



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name McPolin Farmstead

other name/site number McPolin/Osguthorpe Barn, City Farm

2. Location

street & town Highway 224 not for publication

city or town Park City vicinity

state Utah code UT county Summit code 122 zip code 84060

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] SARD 2/5/2007
Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

[Signature] 3/14/03
Signature of the Keeper Date of Action

McPolin Farmstead
Name of Property

Park City, Summit County, Utah
City, County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
6	2	buildings
		sites
	2	structures
		objects
6	4	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

AGRICULTURE/SUSTENANCE: animal facility

AGRICULTURE/storage

AGRICULTURE/agricultural outbuilding

Current Function
(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER: Improvement-Era Dairy Barn

OTHER: vernacular

Materials
(Enter categories from instructions)

foundation STONE

walls WOOD

roof ASPHALT: shingle

other CONCRETE: foundation, floors

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7

McPolin Farmstead
Name of Property

Park City, Summit County, Utah
City, County and State

8. Description

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.)

Property is:

- 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(enter categories from instructions)

AGRICULTURE _____

ARCHITECTURE _____

Period of Significance

c. 1921 - 1953 _____

Significant Dates

c. 1921 _____

Significant Persons

(Complete if Criterion B is marked above)

N/A _____

Cultural Affiliation

N/A _____

Architect/Builder

unknown _____

See continuation sheet(s) for Section No. 8

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

See continuation sheet(s) for Section No. 9

McPolin Farmstead
Name of Property

Park City, Summit County, Utah
City, County and State

10. Geographical Data

Acreege of Property Approximately 2 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/2 4/5/5/0/0 4/5/0/2/8/4/0
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 boundaries include the area immediately encicling the group of associated buildings, although the entire property includes 29.73 acres (Beginning . . . that portion of the following described parcel lying in sec 5, t2sr4e, slbm, beg at a pt n 89°56'41" w 3186.42 ft fr the e 1/4 cor of sec 5 t2sr4e, slbm; & run alg the center of sec 5 n 89°56'41" w 2095.93 ft; th alg the center of sec 6 n 89°22'53" w 1330.98 ft; then 0°26'54" 22274.18 ft; th s 89°36'48" e 90.89 ft; the m/l alg the proposed wetlands bndry the next 6 courses: 1) s 20°36'02" e 224.21 ft; the 2) s 58°10'09" e 800.00 ft th 3) s 27°12'20" e 116.62 ft; th 4) s 58°10'09" e 100.00 ft; th 5) s 89°07'59" e 116.62 ft; th 6) s 58°10'09" e 284.86 ft; the s 0°05'58" e 41.23 ft; th s 89°50'30" e 66.65 ft; th m.l alg th proposed wetlands bndry the next 4 courses; 1) s 58°10'09" e 336.62 ft; th 2) s 44°25'59" e 463.25 ft; th 3) s 58°10'09" e 80.00 ft; th 4) n 24°59'17" e 251.79 ft; the alg the proposed hwy r/w line s 58°10'09" e 40.00 ft; the m.l alg the proposed wetlands bndry the next 4 courses; 1) s 24°59'17" w 251.79 ft; th 2) s 58°10'09" e 130.00 ft; the 3) s 83°11'10" e 165.53 ft; the 4) s 58°10'09" e asr-II-r-2) bal 29.73 acres (see qcd 1152-752 U.D.O.T. to state of Utah)

Property Tax No. PCA-18-B-X

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that historically defined the built-up area of concentrated agricultural activity on the farmstead, excluding the areas of now abandoned fields.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Sandra Morrison
organization Summit County Historical Society date January 23, 2002
street & number 528 Main Street, P.O. Box 555 telephone 435-549-7457
city or town Park City state UT zip code 84060

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Park City Municipal Corporation
street & number P.O. Box 1480 telephone 435-615-5000
city or town Park City state UT zip code 84060

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

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

McPolin Farmstead, Park City, Summit County, UT

Narrative Description

The McPolin Farmstead, with buildings constructed c. 1921 – 1954, and 1999, consists of a large Improvement-era dairy barn and several outbuildings/structures including grain silos, a corral with an animal shelter, an outhouse, a granary, a bunkhouse and a tool shed. The dominant feature of the property is the main barn, approximately 100' x 35'. Prominently located on a hillside, the farm complex is surrounded on three sides by fields and pastureland with State Highway 224 forming the farm's northern boundary several hundred yards in front of the buildings. Though two structures have been reconstructed or replaced (the farm house and lean-to machinery shed), the replica buildings are of similar form and size to the originals and do not detract from the prominent barn. Otherwise little has changed at the farmstead since the completion of the two grain silos and milking parlor addition to the main barn in 1954. Park City, the nearest town to the farm, has grown rapidly over the last twenty years, but the city's purchase of the approximately thirty-acre farm has ensured the preservation of the structures' setting. They remain important contributing historic buildings in Summit County and the Park City area.

Barn

Exterior

Construction on the barn was probably completed in 1921, the year property taxes paid on the property increased dramatically because of "improvements."¹ Family stories explain that the materials used during construction were recycled from an old silver mill in Park City.² The theory is corroborated by the random notches visible in the floor joists. The method of construction mirrors that of many of the area's mining structures from the turn of the century, thus creating a valuable link between Park City's mining and farming pasts.

The original portion of the barn is a rectangular shaped building with two levels and basement crawl space. The foundation is rough coursed sandstone, reportedly taken from a quarry on the site. Cladding on the main level is vertical rough sawn cedar board and batten siding, and the upper level rough-sawn cedar vertical-plank siding. The windows on both floors were originally six-pane (three-over-three) divided-light sash, but are currently boarded over with plywood.

¹ Microfilm of 1921 Summit County tax payment records, Summit County Treasurer's office.

² "McPolin Homstead," as told by Lane McPolin, undated, Park City Historical Society office. Lane tells of Dan McPolin building a mill to extract ore from the tailings "in what is now know as Prospector Square." He understands that the lumber for the barn came from this mill "when the mill was closed down . . . In 1908 it was hauled by horse and wagon to the present site . . . and reconstructed fitting the lumber together without the use of a single nail." Lane is son of Patrick McPolin, grandson of Daniel McPolin. Several facts in this family history are unsupported. Two mills were built in the Prospector area - the Beggs/Miller Mill and the Broadwater. Dan McPolin is not mentioned as associated with either of these projects, and both were constructed in the 1911-1916 (*Park Record* newspaper issues 10/23/1911 and 9/15/1916). Both were expected to operate for approximately five years although there is no mention in the *Park Record* of their actual closing down. This time period (1916-1921) more closely matches the date demonstrated by the tax rolls.

National Register of Historic Places Continuation Sheet

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McPolin Farmstead, Park City, Summit County, UT

The barn has a large gambrel roof with exposed rafters, and asphalt shingles covering the original wood roofing material. Located at both the north and south gabled facades are gambrel overhangs designed to facilitate the movement of hay by allowing the hay hooks to extend beyond the barn walls and be lowered unhindered to the ground. Two matching cupolas stand on top of the roof, dividing the ridgeline into thirds.

The barn's primary entrance/exit is located on the building's south end. At ground level, there is a centered sliding door made of horizontal-plank siding and a smaller strap-hinged door on the southwest corner. On the second level, there is a strap-hinged wood-frame door flanked by two windows. In the gable there is a large vertically sliding wood-frame door.

Off-center on the west facade is a one-and-a-half-story gable end addition built in 1954. A poured concrete foundation wall supports the concrete block walls with rough sawn horizontal cedar plank siding in the gable. The entrance consists of three steps leading to a raised six panel wood door, flanked by two wood-framed openings.

The second addition to the barn in 1954 was the milking parlor on the north facade. The milk parlor is L-shaped; the side wing is one story and the projecting wing two and one-half. The foundation is poured concrete, and the walls are concrete block construction with cedar drop siding in the gable/gambrel ends. The principal entrance, a double paneled door, is centered on the end of the side-wing. Secondary entrances are located on the gable end of the stem-wing with a small paneled door at ground level, and two large six-panel doors on the second level (primarily used to access interior grain storage facilities by delivery trucks). The windows of this addition were originally two-over-two divided light wood sash, but are currently boarded up. The gambrel roof of the addition is black asphalt shingle, matching the rest of the barn.

Interior

The primary function of the first floor was for housing and milking cows. The interior is divided into three sections by two cattle stanchions that run the entire length of the building. These wood structures encase bottom hinged wood planks that move to cinch the animal's head in place. The two outside sections function as feed stalls, while the central area is devoted to animal movement. The floor is poured concrete with a central formed channel to transport waste. Underneath lies a horizontal rough-sawn wood floor supported by 2x10 floor joists that run lengthwise. The ceiling is supported entirely by two lines of 6x10 posts dovetailed into the ceiling joists. The major joints are bolted together with mine bolts. Offset on the west wall, three steps lead down through a wood panel door to the an addition that consists of a small room with a poured concrete floor, 4x4 rectangular patterned drywall sides, and a stripped wood ceiling.

At the north end of the first floor a doorway opens into the second level of the milking parlor addition. A tiled floor leads around the outside of the room with bays created by metal fencing for holding each cow. The electric milking equipment is still in place and the center of the room opens onto the lower level where workers attached the milking cups to each cows udder. The circular pattern allowed the cows to flow around the room and exit back into the first level of the main barn.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 3

McPolin Farmstead, Park City, Summit County, UT

In the northwest corner of the barn's first floor, an inclined ladder stairway leads through the ceiling opening to the second floor. This area is entirely open and was used exclusively for the storage of hay. The floor is made of rough-sawn cedar planks. At either end are two cast iron counter weights each flanking the large vertically sliding doors. The counter weights are encased in vertical rough-sawn cedar planks. The ceiling consists of an exposed heavy timber vaulted truss system with collar beams running the length of the building supported by a 6x10 wall stud every ten feet. In the 1990s, cables designed to stabilize the structure against wind shear were installed in the barn to diagonally connect the top sill of the wall studs to the floor on the first level and tie beams installed to cross brace the long walls.

Other Contributing Buildings

Granary

Located south of the barn and silos stands the granary. Built c. 1920, this rectangular shed was used to house feed and horse tack. The single-cell building is a one-story, wood-frame structure with board-and-batten siding and a gable roof with cedar shingles. Two three-over-three windows symmetrically flank the primary entrance on the front façade, although all three of these openings are currently boarded up. The interior has a wood-plank floor and exposed rafters in the ceiling. The room is divided in two by a half wall with the rear partition lined with metal, creating a storage bin for grain. The sill of single window on the rear is also lined with metal to protect the wood while grain was shoveled through the opening.

Bunkhouse

Located next to the granary is the bunkhouse, built c. 1935. This 8'x10' one-story single-cell structure has no foundation, resting instead upon sandstone blocks. The building is sheathed with board-and-batten siding and a new cedar-shake-covered gable roof. The door on the front facade is a strap-hinged wood-frame door. A square window opening is centered on the rear wall. The interior is finished with horizontal tongue-and-groove planks that were previously covered with cardboard to provide additional insulation. A hole in the ceiling and exterior metal chimney provided ventilation for a small wood stove. Family history explains that the bunkhouse was built by James McPolin (born 1918) when he was seventeen years old.³

Tool Shed

Next to the bunkhouse stands the 12'x12' tool shed, built c. 1920. This area was used for repairing or constructing farm machinery and equipment. It is a one-story single-cell structure with no foundation, board-and-batten siding and a gable roof. The door is centered on the front facade, and there is a small off-center window opening above the workbench on the south facade. The interior consists of a rough-sawn plank floor, a workbench with wooden nail bins mounted above, a cupboard for tool storage, and a small table in the northeast corner.

³ *McPolin Homestead as told by Lane McPolin*, Park City Historical Society office. James was Dan McPolin's son who could have inherited the farm but his wife was reportedly allergic to cows.

National Register of Historic Places Continuation Sheet

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McPolin Farmstead, Park City, Summit County, UT

Grain Silos

Located near the southeast corner of the barn, stand two concrete grain silos that stand approximately forty feet tall. The round silos are approximately ten feet in diameter with poured concrete walls and domed metal roofs. Construction began on the silos in 1953.

Corral with Shelter

Located east of the barn lies the corral and animal shelter. Construction of this area was completed c. 1920. This area was used primarily to house a bull and cow during the breeding process. The corral fence is made of welded standard gauge railroad tracks probably salvaged from the nearby Denver & Rio Grande Western Railroad track north of the property (the abandoned railroad grade is now Highway 224). The shelter consists of a wooden frame clad with corrugated metal siding. A large doorway provides access into the corral from the shelter and a small door opens from the side facing the barn.

Outhouse

Directly north of the corral and animal shelter lies the large three-hole outhouse. The date of construction is unknown, but it is presumed that it was built prior to the installation of indoor plumbing in the house in the 1930s. The exterior cladding is of drop siding and cedar shingles cover the roof. There are no interior walls.

Other Noncontributing Buildings

House

South of the barn, lies a replica of the original primary residence that was constructed in 1999 to replace the original c. 1900 one-story four-square-type house. According to family history, the original house was initially the main office for the Grasseli Mill (later the King Con Mill), a large mining operation in Park City. In 1923, it was moved in two pieces by wagon to its present location, where it was reassembled with a front porch and a lean-to addition to the back.⁴ The building was severely damaged by fire in 1955 and abandoned. In 1999, the gutted house was demolished and replicated using similar materials.

Reception Center

West of the barn lies a large one-story wood-frame reception center with a shed roof, designed to look like a shed or large coop. The original shed was built c. 1950, and was used primarily for storage of large farm machinery and equipment. The shed was demolished in 1999, and a new structure constructed to host parties and receptions.

⁴ Ibid.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

McPolin Farmstead, Park City, Summit County, UT

Narrative Statement of Significance

The McPolin farmstead, built c.1921-1954, is significant under Criteria A and C. Under Criterion A the farmstead represents the agricultural industry necessary to support the burgeoning silver mining industry and developing town of Park City. Silver was discovered in the area in 1868 and local mines began shipping ore in the 1870s. Park City grew rapidly during the last quarter of the nineteenth century and achieved a population of more than 4,300 by 1900. The influx of miners and their families created local demand for fresh produce. Large Improvement-era barns were the result of early twentieth century efforts to create more efficient farms and increase the quantity and quality of farm products. The McPolin farmstead along with its large expanse of pastureland is one of the best-preserved historic farmsteads in the Park City area. The farmstead is architecturally significant under Criterion C for the buildings' reflection of local construction traditions with the use of indigenous materials and techniques. The Improvement-era barn particularly echoes the close association of local mining and ranching through the presence of recycled mine-structure materials. Undertaking the construction of such a large structure in the early 1920s would not have seemed impossible to local farmers as numerous mammoth mining structures already dotted the local landscape. The barn and outbuildings remain intact due to the site's abandonment in the late 1950s and remain one of the most prominent landmarks in the valley.

History of the Park City Area

Parley Pratt, a Mormon settler and church leader, discovered the large "park -like" meadow (from which Park City was later to take its name) in 1848 and opened a direct route from Salt Lake City called the "Golden Pass" road. Samuel Snyder purchased Pratt's squatter's rights to the land for a "yoke of oxen" in 1849 and settled the area with his large polygamist family.⁵ The settlement soon became known as Snyderville. The Snyders opened a sawmill, supplying lumber to the eager market in Salt Lake City. As they denuded the local forest, family members turned to farming to make a living. Growing crops was difficult as the high elevation ensured both late and early frosts and long, severe winters. With limited arable land and variable stream flows, Snyderville's settlers pursued grazing the surrounding "meadow." In the thirty years between 1870 and 1900 the number of cattle in Utah nearly quadrupled and by 1930 one-eighth of all farms in Utah were dairy farms.

When silver was discovered in the mountains south of Snyderville, settlement patterns suddenly shifted. A new town, Park City, quickly grew, far different than Utah's Mormon towns. Park City's mines fueled a booming import/export economy in stark contrast to the self sufficient, cooperative economies of neighboring Mormon towns. Within a few years after the first mines opened up, there were more than five hundred men working underground. Unskilled immigrants flocked to town to find lucrative mine jobs and several boarding houses were built to accommodate them. Businessmen followed, opening stores and supplying the miners with food,

⁵ *Echos of Yesterday: Summit County Centennial History*, Daughters of Utah Pioneers, 1947, page 329-330

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timber and other services. Surrounding farmers found readily available markets, supplying both local stores and mine boarding house kitchens.

The railroad's expansion through the area in 1890 assured markets in Salt Lake and Park City with reduced transportation costs. In 1915, the Park Record newspaper reported "The Park City branch of the Denver & Rio Grande railroad daily takes from Snyderville alone better than five hundred gallons of milk and cream to Salt Lake City."⁶

History of the Barn

Daniel McPolin

Daniel McPolin was born in Cork County, Ireland, about 1861. He moved to Park City, Utah, to work in the silver mines but left the profession in 1890 due to an accident that injured both his eyes and hands. After his mining career ended, Daniel and his wife Isabelle turned to other business interests and soon managed a collection of hotels and saloons including the "Bank Saloon" at 304-306 Main Street.⁷ In 1899, they purchased the "Park City Bottling Works" and began marketing soft drinks to the entire county. He obtained a butcher's license in 1896 and opened a meat market on Main Street, probably the impetus for his purchase of the farmstead the next year.

Harrison P. McLane originally homesteaded the eighty acres.⁸ When Harrison died in 1897 his widow sold the property to McPolin for \$600.⁹ The McPolins improved the property to increase the farm's efficiency and productivity. The large barn allowed for the newest in scientific methods, combining hay storage, livestock and dairy operations under one roof. It was completed shortly before Daniel's death in 1922. Son, Patrick and his wife Grace inherited the farm,¹⁰ operating it until 1947 when he sold it to Dr. D.A. Osguthorpe¹¹ for \$26,000.¹²

Dr. D.A. Osguthorpe

Dr. Osguthorpe was a successful veterinarian. During the 1940s, his practice brought him from his main office in Salt Lake City to Park City, as his primary patients were the horses that worked in the mines.¹³ Lowered down the mineshaft, the horses pulled ore cars through the underground tunnels. Dr. Osguthorpe had first seen the McPolin barn in 1926 while retrieving his grandfather's wandering cattle. Though a resident of Salt Lake City, he took an active interest in the farm and updated the dairy operations, increasing the herd to one hundred

⁶ *Park Record*, 6 February 1915.

⁷ Park City Council minutes May 4, 1911.

⁸ Patent - Warranty Deed Book I page 236, Summit County Recorders office.

⁹ Warranty Deed Book I page 572, Summit County Recorders office.

¹⁰ Decree - Miscellaneous Records Book R page 81, Summit County Recorders office.

¹¹ Quit Claim Deed Book H page 224, Summit County Recorders office

¹² D.A. Osguthorpe oral history interview with Anji Buckner, May 11, 2000.

¹³ "Delbert Avaron Osguthorpe," by Michelle Sweet, undated, Park City Historical Society office; Oral history interview with Anji Buckner, May 11, 2000.

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McPolin Farmstead, Park City, Summit County, UT

cows. In 1953 he hired Walter Stewart to build the concrete block milk parlor onto the front of the barn, and two silos at the rear.¹⁴

In 1955, a plumber working underneath the house accidentally started a fire. No one was injured, but the house was severely damaged. Dairy methods had changed enough by this time that it was decided to abandon the old farm buildings, including the large barn. Operations were moved across the highway to the southern, sunnier base of Quarry Mountain.¹⁵ In 1990 Park City purchased the farm from Dr. Osguthorpe and stabilized the main barn. A fire sprinkling system and a new asphalt roof were installed for protection. In 1999, the remains of the house and large shed were demolished and replaced with the current buildings. And in 2002, minor repairs were made to the bunkhouse and tool shed, including the installation of new wood shingle roofs.

Improvement-era Barn Architecture

After 1910 government health regulations for production and handling of fluid milk required new barn designs. Agricultural college experiment stations promoted the gambrel roof, "ground stable" or improvement-era barn design, which was widely adopted throughout the country. These barns housed cows on washable concrete floors. The gambrel roof made an ample hayloft and could be erected with pre-fabricated trusses. Ducts from ventilators atop the roof provided fresh air for the cows and long rows of small windows gave light to the stable area. A small milk house was usually attached to the building.¹⁶

Previous barn design had been based upon European barn traditions, brought to the United States by immigrant groups. Though barn builders began to simplify construction techniques and standardizing bay sizes, these small refinements did not create great changes in barn building. The major evolution was the gambrel roof barn. Not only did the shape of the roof make the design innovative, but vast changes in the building system separated it from previous barns. The design incorporated standardized, lightweight machine-sawn structural members into an advanced truss configuration with nail construction. Mail order planning and mass-produced building materials spurred the implementation of the new design across the country. The new ideas were incorporated into older building traditions; for example, even the adoption of the new gambrel roof system with stud walls and a truss roof did not wholly eliminate the old heavy timber mortise-and-tenon construction system. Barn builders frequently integrated both old and new systems into the overall structural framework.¹⁷

The McPolin barn, measuring 100' x 35', is one of the largest in Summit County. Its gambrel roof allows for maximum storage because the roof structure uses no posts for support and the entire second floor is open usable space. The first level with modern concrete floor with formed drain channels allowed ease of cleaning. Two parallel rows of stanchions to hold and feed cows while milking are situated so the animals are housed in the large center isle with their heads facing the outside isles. This arrangement provides minimum obstruction for

¹⁴ Notice of Lien Book2A page 83, April 14, 1954, Summit County Recorder's office.

¹⁵ Interview with Anji Buckner May 11, 2000; "Ship in a Sea of Grass," Kathleen Shorr, Lodestar Magazine, summer 1994, page 16.

¹⁶ *Taking Care of your old Barn - Historic barn types*, University Vermont website www.uvm.edu/~vhnet/hpres/publ/bamb/bbhbt.html

¹⁷ Thomas C. Hubka, *The Americanization of the Barn*, Department of Architecture, University of Wisconsin-Milwaukee. Article on website: www.nbm.org/blueprints/90s/spring94/page2/page2.htm

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the animals while entering and leaving the barn and allows for ease of their inspection. Openings along the exterior wall on through the first level ceiling/second level floor provide easy delivery of feed from above. The new design of the barn housed the entire dairy operation under one roof, adding to the efficiency of the process along with increased comfort for both cows and farmer.

Dairy barns are not as common in Utah, where cattle raising is better adapted to the geography, especially around the high elevations of the Park City area. However two other large dairy barns still exist today in the area. Five miles away at the mouth of Thaynes Canyon stands the Armstrong Barn. Built in 1930, after the McPolin barn, the Armstrong family deliberately strived to construct the largest barn in Summit County.¹⁸ The barn has been extensively remodeled inside, with the second level hayloft now providing housing for the Armstrong family descendants. Fifteen miles away, alongside Interstate 80 stands the Dahl or Hi-Ute Barn. Built about 1924,¹⁹ this barn is English style, with a simple gable roof and main entrance to the hayloft on the broad side of the building. The milking stalls on the first level have been renovated to house horses, though the large open hayloft on the second level still houses feed for these animals. Because of the McPolin Farmstead's abandonment in the late 1950s, it is the best-preserved barn and historic farmstead in the area.

¹⁸ "Modern Dairy Barn opens," *Park Record*, October 24, 1930.

¹⁹ Summit County Tax records PP-53. Summit County Assessors office. Coalville, UT.

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McPolin Farmstead, Park City, Summit County, UT

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Section No. PHOTOS Page 1

McPolin Farmstead, Park City, Summit County, UT

Common Label Information:

1. McPolin Farmstead
2. Park City, Summit County, Utah
3. Photographer: Cory Jensen
4. Date: November 2002
5. Negative on file at Utah SHPO.

Photo No. 1:

6. General view of farmstead. Camera facing southwest.

Photo No. 2:

6. North & east elevations of barn. Camera facing southwest.

Photo No. 3:

6. North elevation of barn. Camera facing south.

Photo No. 4:

6. North & west elevations of barn. Camera facing southeast.

Photo No. 5:

6. West elevation of barn. Camera facing east.

Photo No. 6:

6. South elevation of barn showing silos. Camera facing north.

Photo No. 7:

6. Interior of barn. Camera facing southeast.

Photo No. 8:

6. North & west elevations of replicated house. Camera facing southeast.

Photo No. 9:

6. North & east elevations of reception center. Camera facing southwest.

Photo No. 10:

6. North & west elevations of bunkhouse. Camera facing southeast.

Photo No. 11:

6. North elevation of toolshed (right) & granary (left) . Camera facing south.

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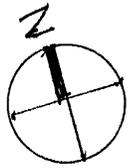
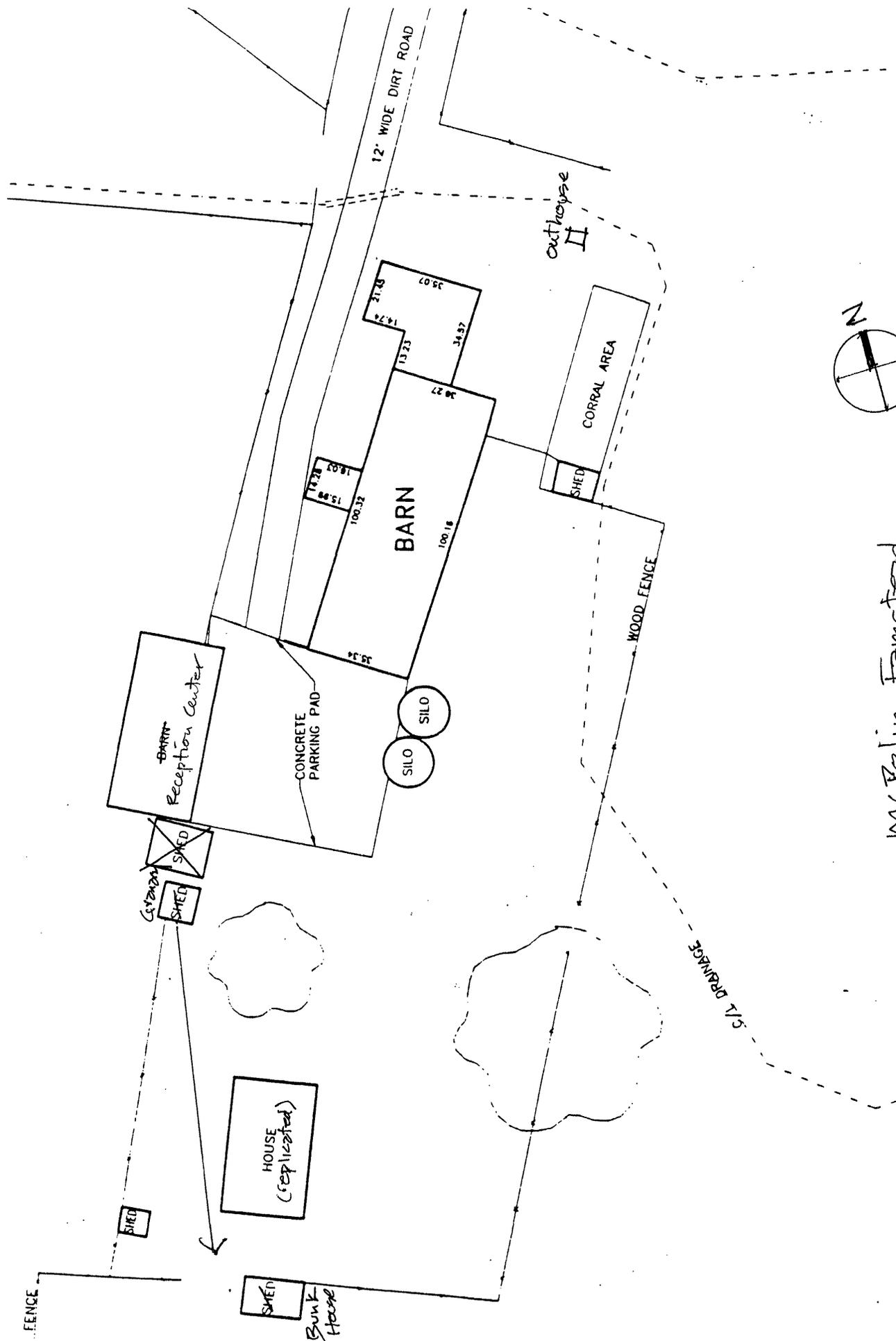
McPolin Farmstead, Park City, Summit County, UT

Photo No. 12:

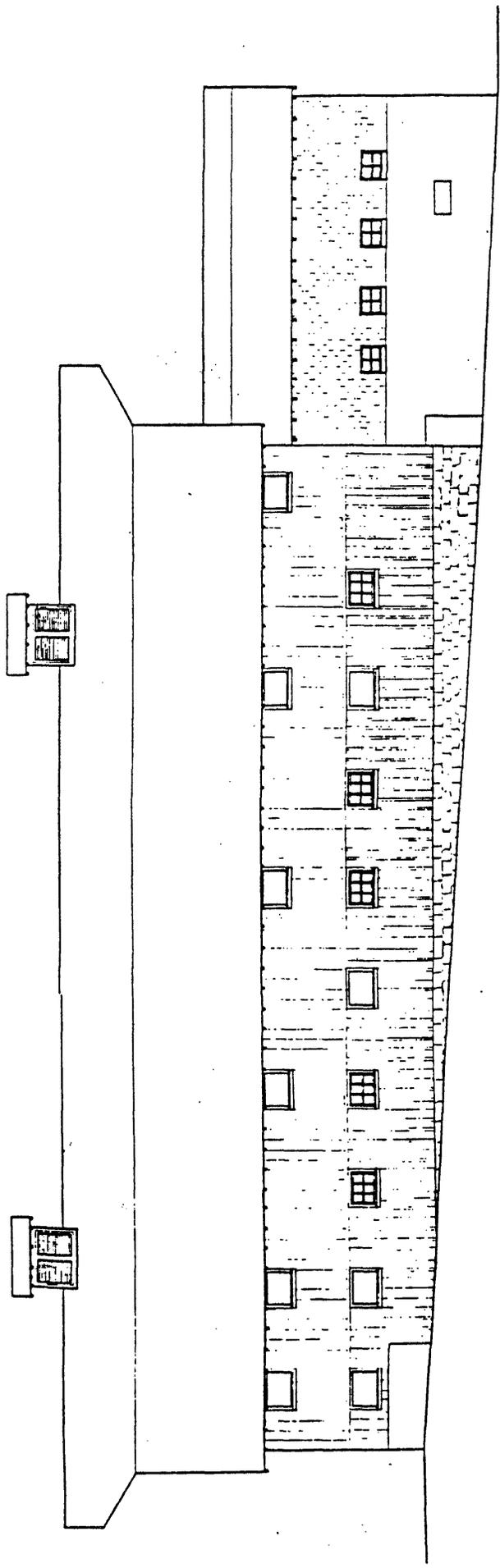
6. North & west elevations of corral shelter. Camera facing southeast.

Photo No. 13:

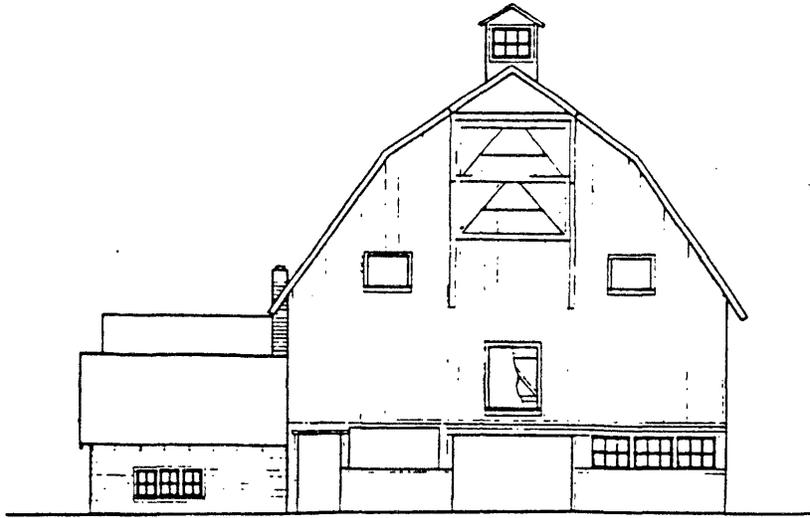
6. South & west elevations of outhouse. Camera facing northeast.



McPelin Farmstead
 Schematic Site Plan
 Showing Changes c. 2002



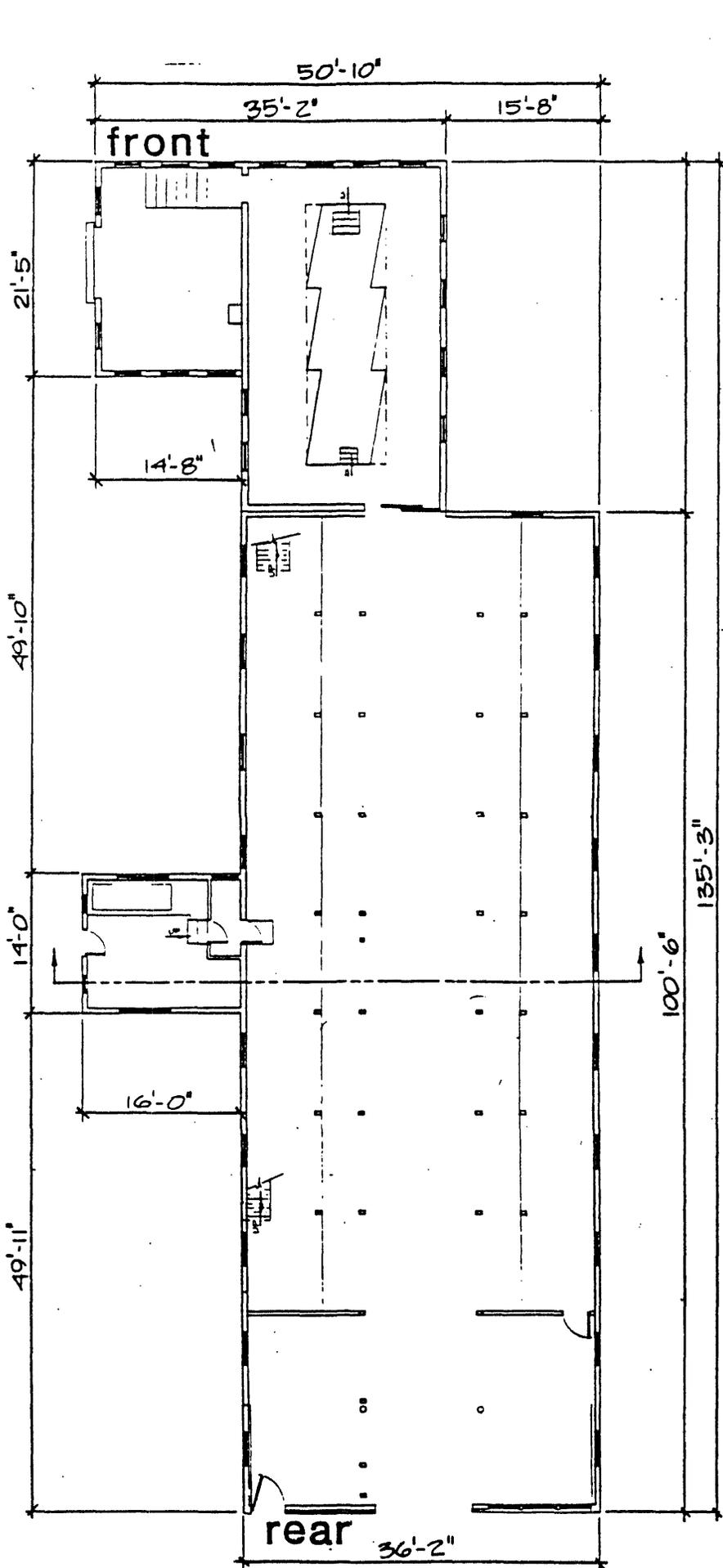
ELEVATION
1/8" = 1'-0"



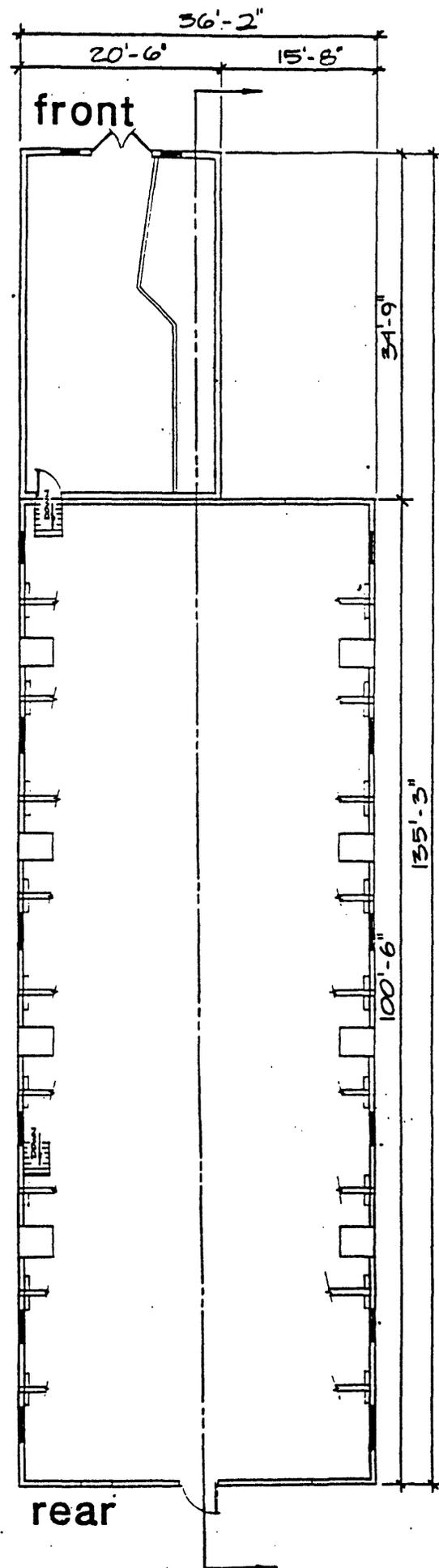
**REAR
ELEVATION**



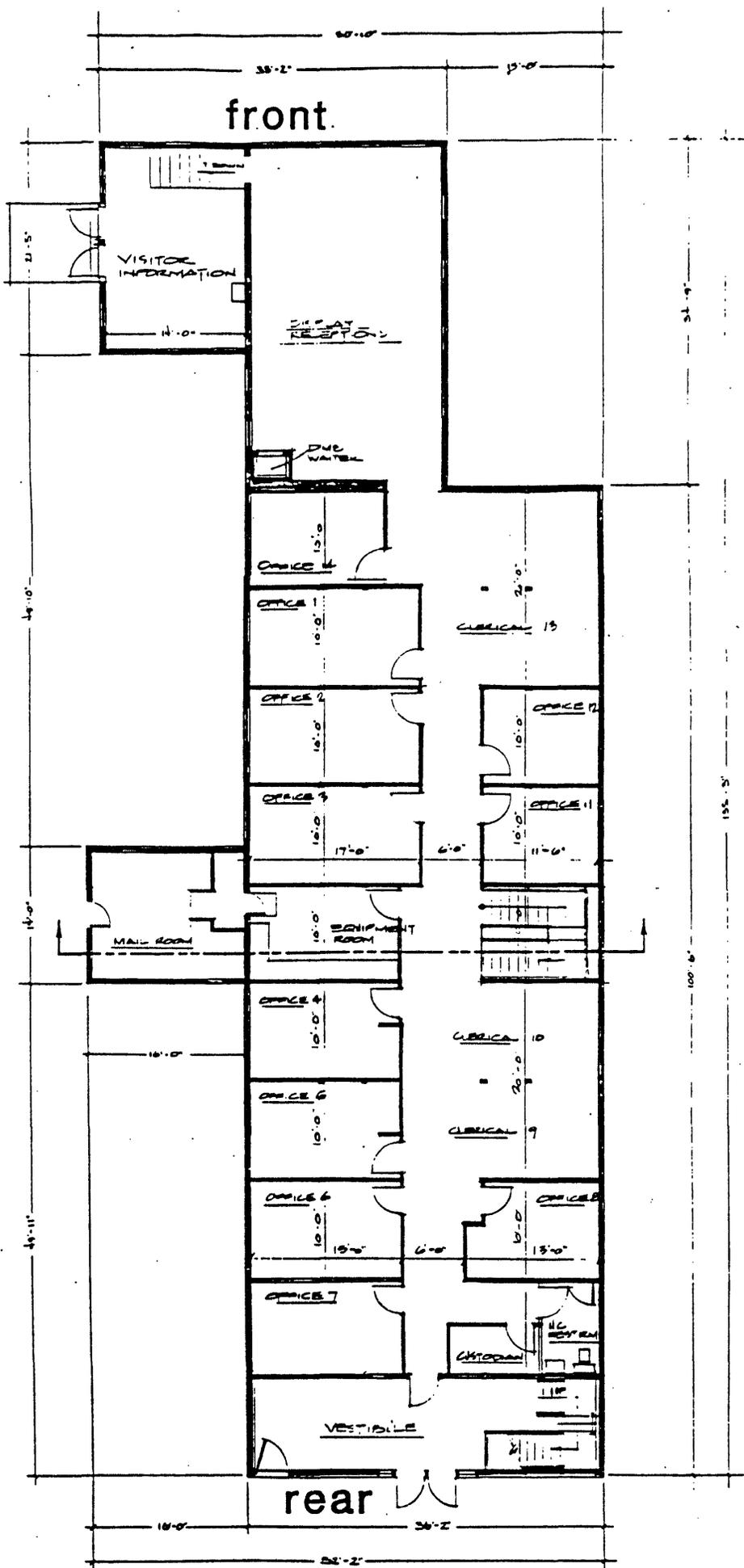
**FRONT
ELEVATION**



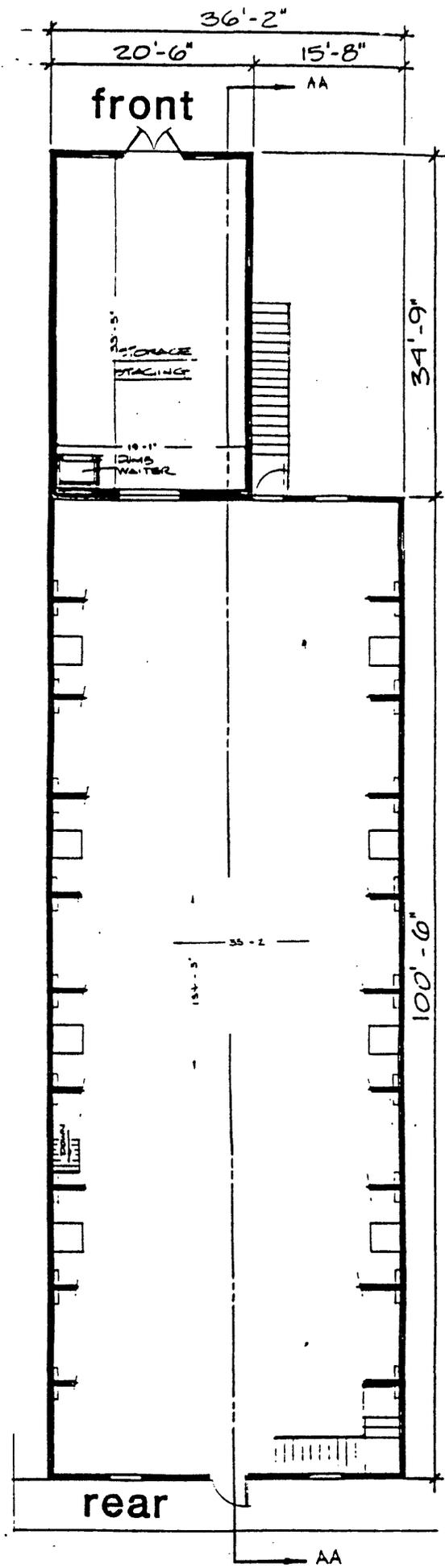
FIRST FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN
area: 4885 sq ft



SECOND FLOOR PLAN
area: 4347 sq ft







