



**HISTORIC SITES INVENTORY**  
**HISTORIC SITE FORM**  
 PARK CITY MUNICIPAL CORPORATION



**IDENTIFICATION**

Property Name (if any): McPolin Farmstead

Address: 3000 Highway 224

Date of Construction: c. 1921-1954

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PCA-18-B-X

Current Owner: Park City Utah

Legal Description (include acreage): THAT PORTION OF THE FOLLOWING DESC PARCEL LYING IN SEC 5 T2SR4E SLBM BEG AT A PT N 89°56'41" W 3186.42 FT FROM THE E1/4COR OF SEC 5 T2SR4E SLBM; & RUN TH ALONG THE CENTER OF SEC 5 N 89°56'41" W 2095.93 FT; TH ALONG THE CENTER OF SEC 6 N89°22'53" W 1330.98 FT; TH N 0°26'54" W2274.18 FT; TH S 89°36'48" E 90.89 FT; TH M/L ALONG THE PROPOSED WETLANDS BOUNDARY THE NEXT 6 COURSES: 1) S 20°36'02" E 224.21 FT; TH 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; TH S 0°05'58" E 41.23 FT; THS 89°50'30" E 66.65 FT; TH M/L ALONG THE PROPOSED WETLANDS BOUNDARY 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; TH ALONG THE PROPOSED HWY R/W LINE S 58°10'09" E 40.00 FT; TH M/L ALONG THE PROPOSED WETLANDS BOUNDARY THE NEXT 4 COURSES: 1) S 24°59'17" W 251.79 FT; TH 2) S 58°10'09" E 130.00 FT; TH 3) S 83°11'10" E 165.53 FT; TH 4) S 58°10'09" E 1229.38 FT TO PT OF BEG CONT 31.18 AC IN SEC 5 (LESS 1.45 AC 1013-173 ASR-II-R-2)BAL 29.73 AC (SEE QCD-1152-753 UDOT TO STATE OF UTAH) 1734-1864

**STATUS / USE**

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Original Use: various agricultural      Current Use: not in use

**Property Type:**

- Building
- Structure
- Site

**National Register of Historic Places:**

- Eligible
- Ineligible
- Listed, Date:

**Evaluation:**

- Landmark Site
- Significant Site
- Non Historic

8/14/2003 - Individually listed. Not all buildings on site are eligible. Multiple buildings on site - see below for Landmark vs. Significant designation

**DOCUMENTATION**

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**Photographs:**

- Tax Photos
- Prints:
- Historic

**Research Sources:**

- Sanborn Maps
- City/ County Histories
- Newspapers
- tax Card
- Personal Interviews
- Other:
- Census Records
- Park City Museum

**DESCRIPTION**

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Architectural Style: multiple buildings in various styles and types

No. Stories: n/a

Number of Associated Structures:     Accessory building(s). #       Structure(s). #

Condition:     Good       Fair       Poor       Uninhabitable/Ruin

Location:     Original location     Moved (Date:      ,original location:      )

Materials: (Describe the visible materials)

Exterior Walls: Multiple structures - See NR Registration Form

Foundation: Multiple structures - See NR Registration Form

Roof: Multiple structures - See NR Registration Form

Windows/Doors: Multiple structures - See NR Registration Form

Additions:     Major       Minor       None

Alterations:     Major       Minor       None

Describe Additions/ Alterations (Dates):

Essential Historic Form:  Retains Does Not Retain

## NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

The buildings at 3000 Highway 224, also known as the McPolin Farmstead, is a set of structures that has gone largely unmodified from their original form and configuration. It was described as follows on a 2002 National Register nomination:

“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." Family stories explain that the materials used during construction were recycled from an old silver mill in Park City. The theory is collaborated 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.

“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 6x 10 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 cow's udder. The circular pattern allowed the cows to flow around the room and exit back into the first level of the main barn.

“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 6x 10 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 'x 10' 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.”

### 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.”

### 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.” (see continuation sheet)

### 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. 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.”

**SIGNIFICANCE**

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Historic Era:

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

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

As summarized in the 2007 National Register nomination:

“The McPolin farmstead, built c. 1921-1954, is significant under [National Register] 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.”

The full history can be read in the National Register nomination form.

## REFERENCES

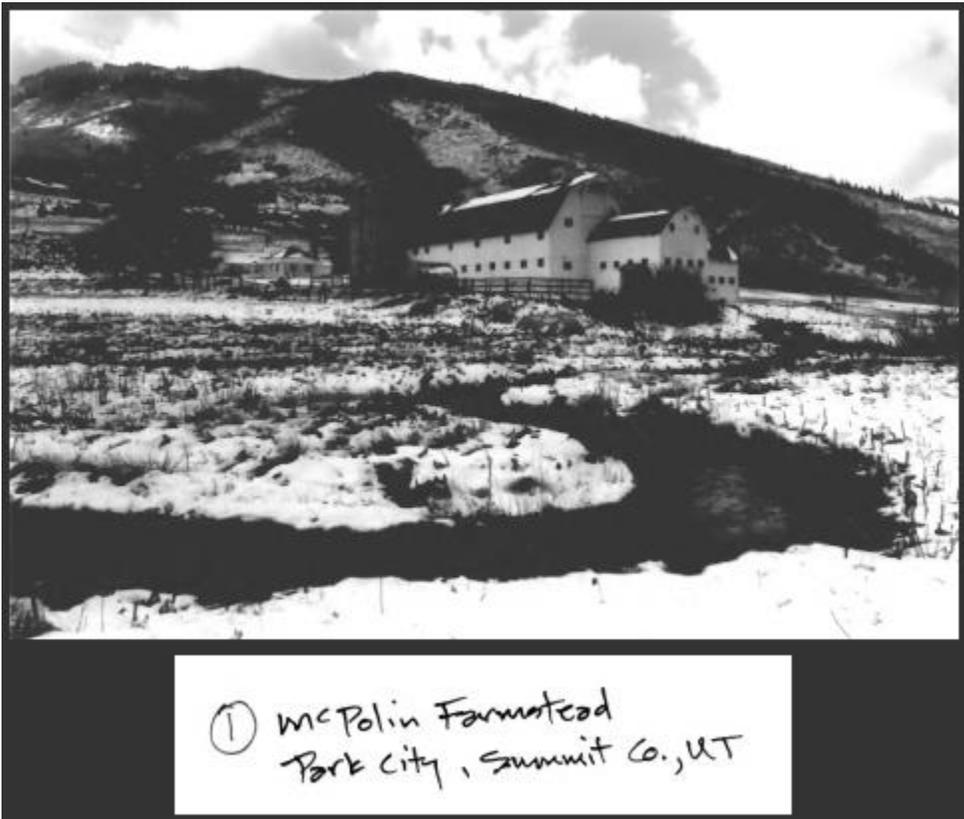
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- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
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- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
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- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
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- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

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(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)





② McPolin Farmstead  
Park City, Summit Co., UT



③ McPolin Farmstead  
Park City, Summit Co., UT



④ McPolin Farmstead  
Park City, Summit Co., UT



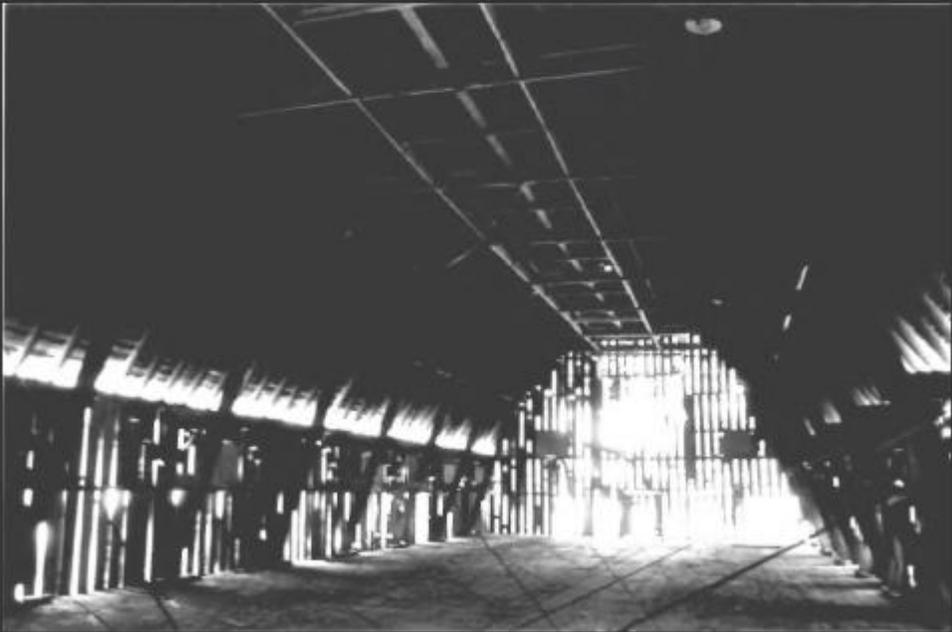
⑤ McPolin Farmstead  
Park City, Summit Co., UT



⑥ McPolin Farmstead  
Park City, Summit Co., UT



⑥ McPolin Farmstead  
Park City, Summit Co., UT



⑦ McPolin Farmstead  
Park City, Summit Co., UT



⑧ McPolin Farmstead  
Park City, Summit Co., UT



⑨ McPolin Farmstead  
Park City, Summit Co., UT



⑩ McPolin Farmstead  
Park City, Summit Co., UT



⑪ McPolin Farmstead  
Park City, Summit Co., UT



⑫ McPolin Farmstead  
Park City, Summit Co., UT



13 McPolin Farmstead  
Park City, Summit Co, UT

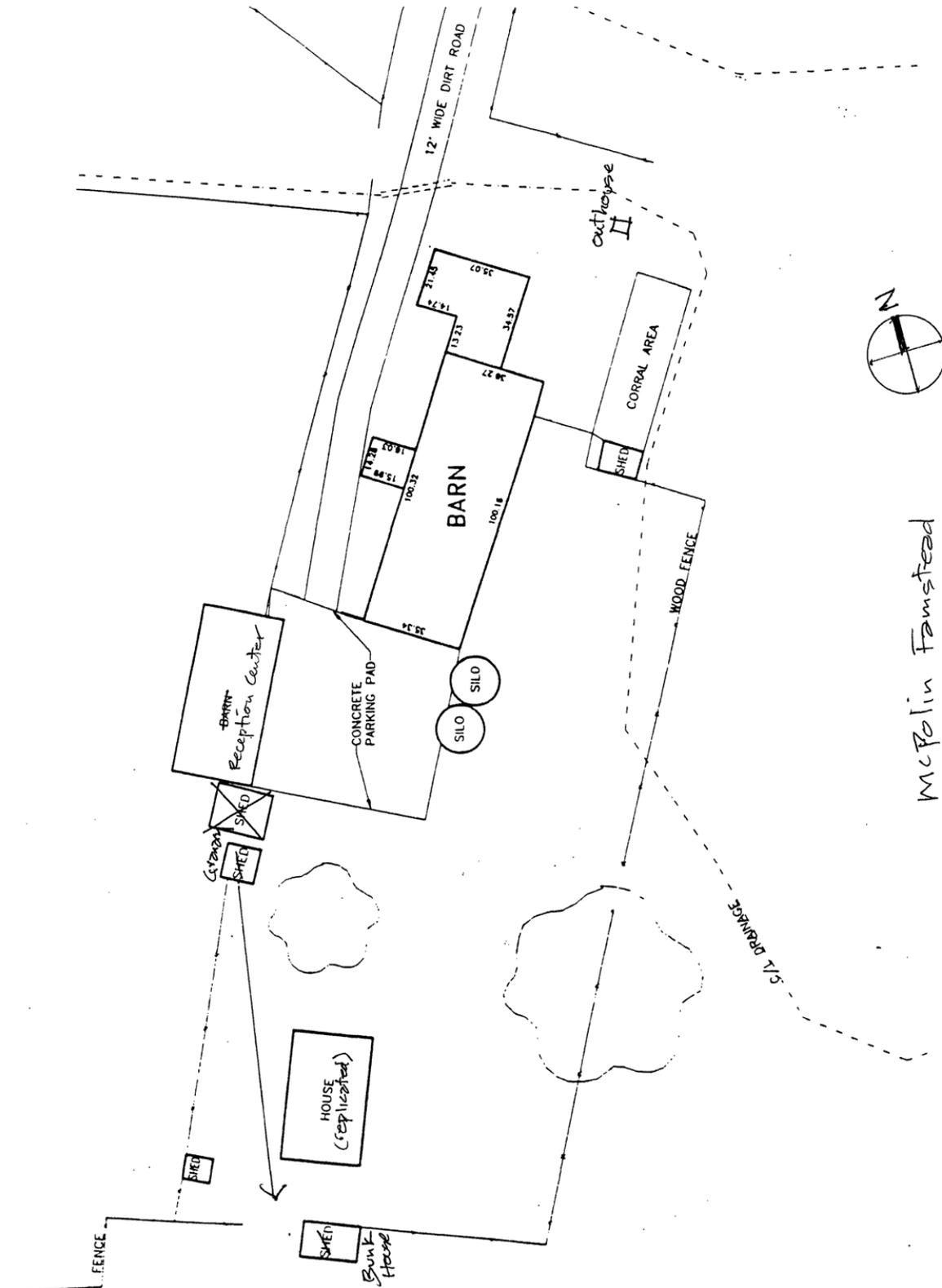




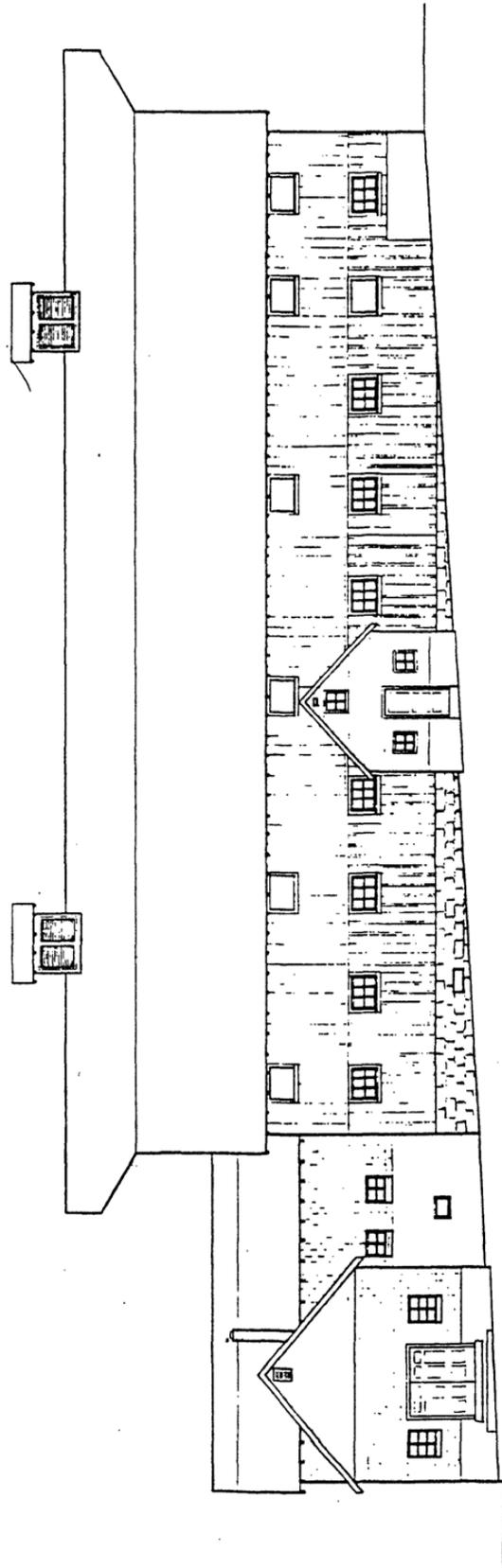




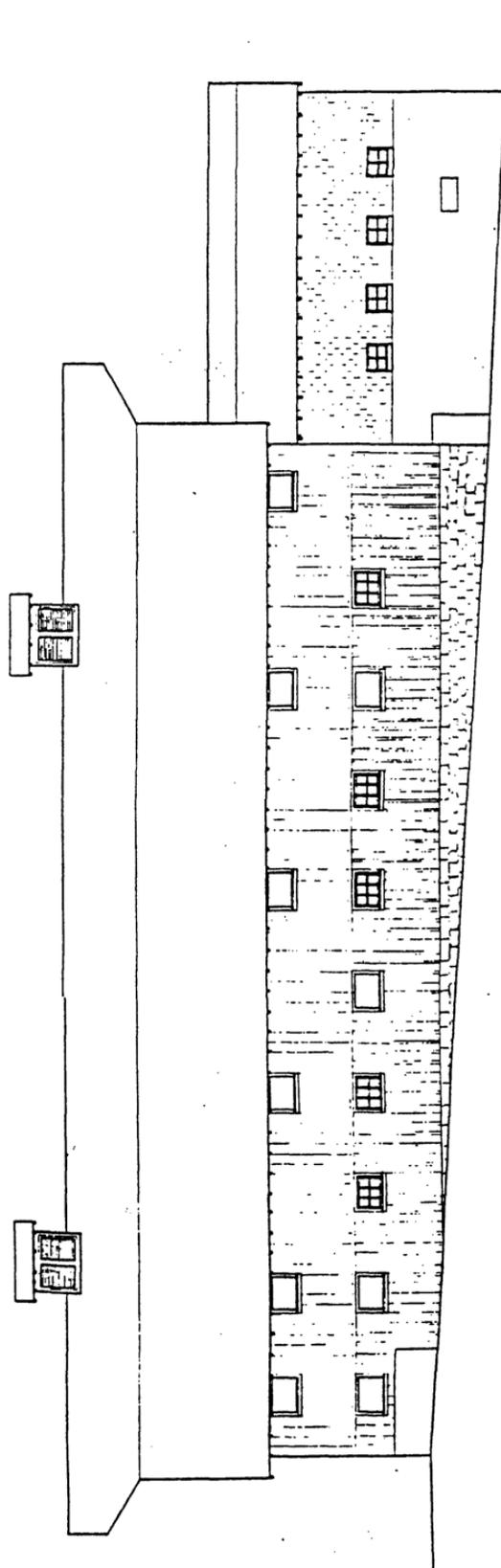
Planning Department/ Park City Corporation



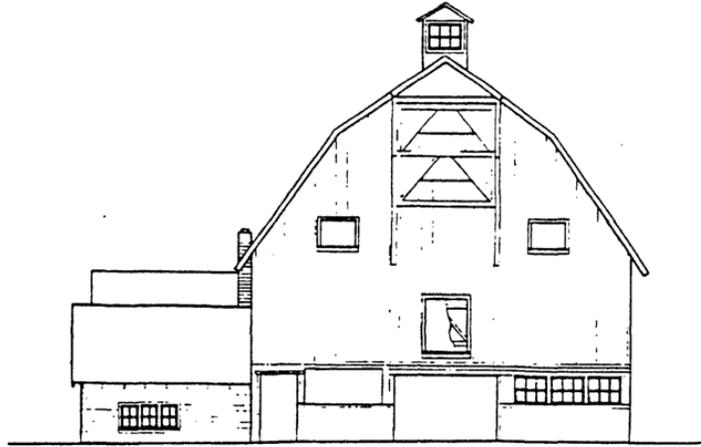
McPolin Farmstead  
Schematic Site Plan  
Showing Changes c. 2002



ELEVATION  
1/8" = 1'-0"



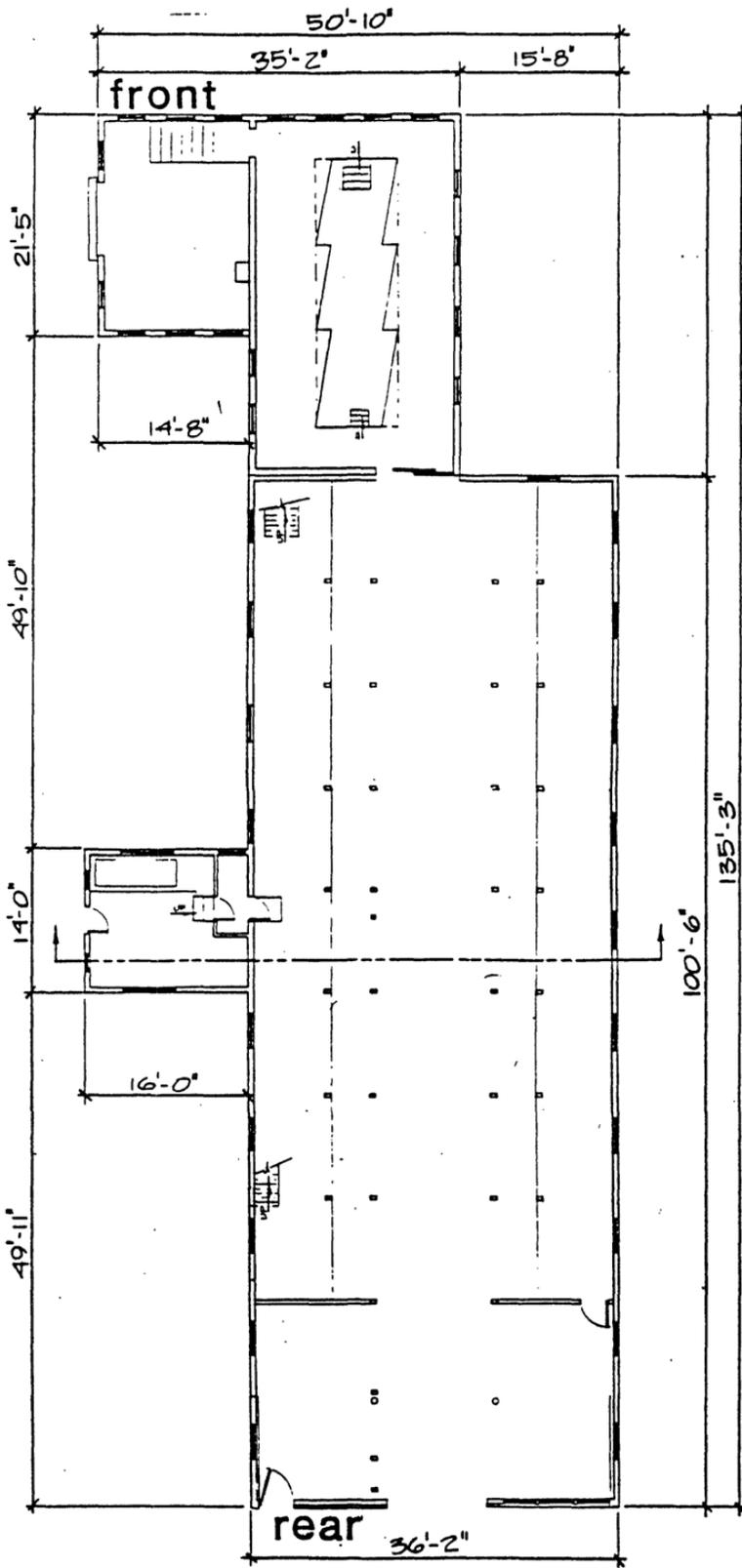
ELEVATION  
1/8" = 1'-0"



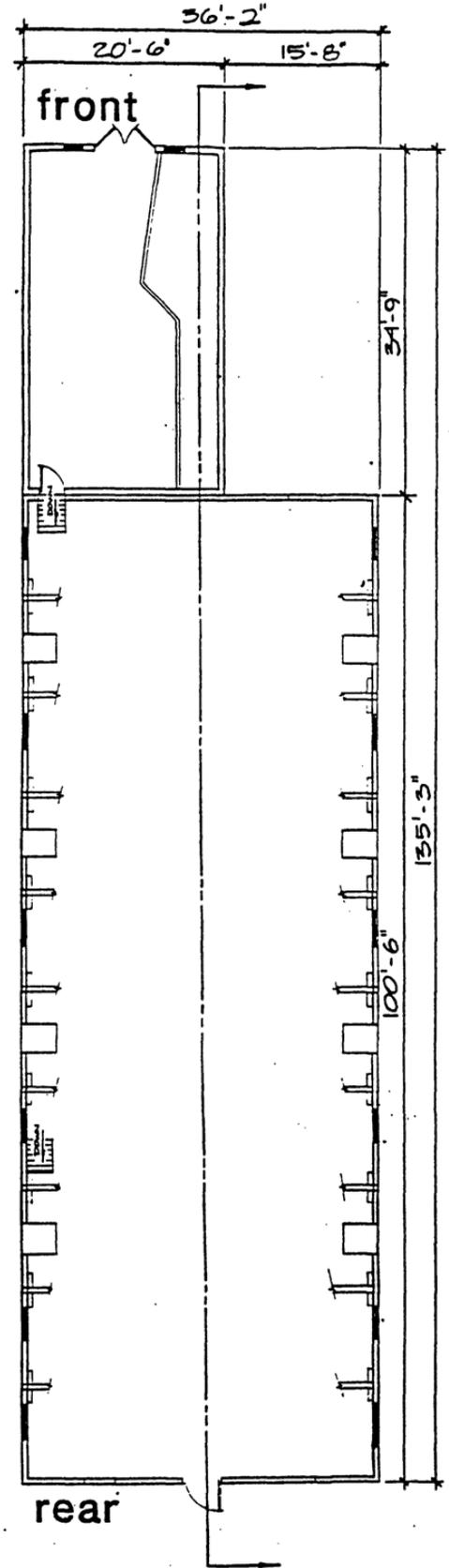
**REAR  
ELEVATION**



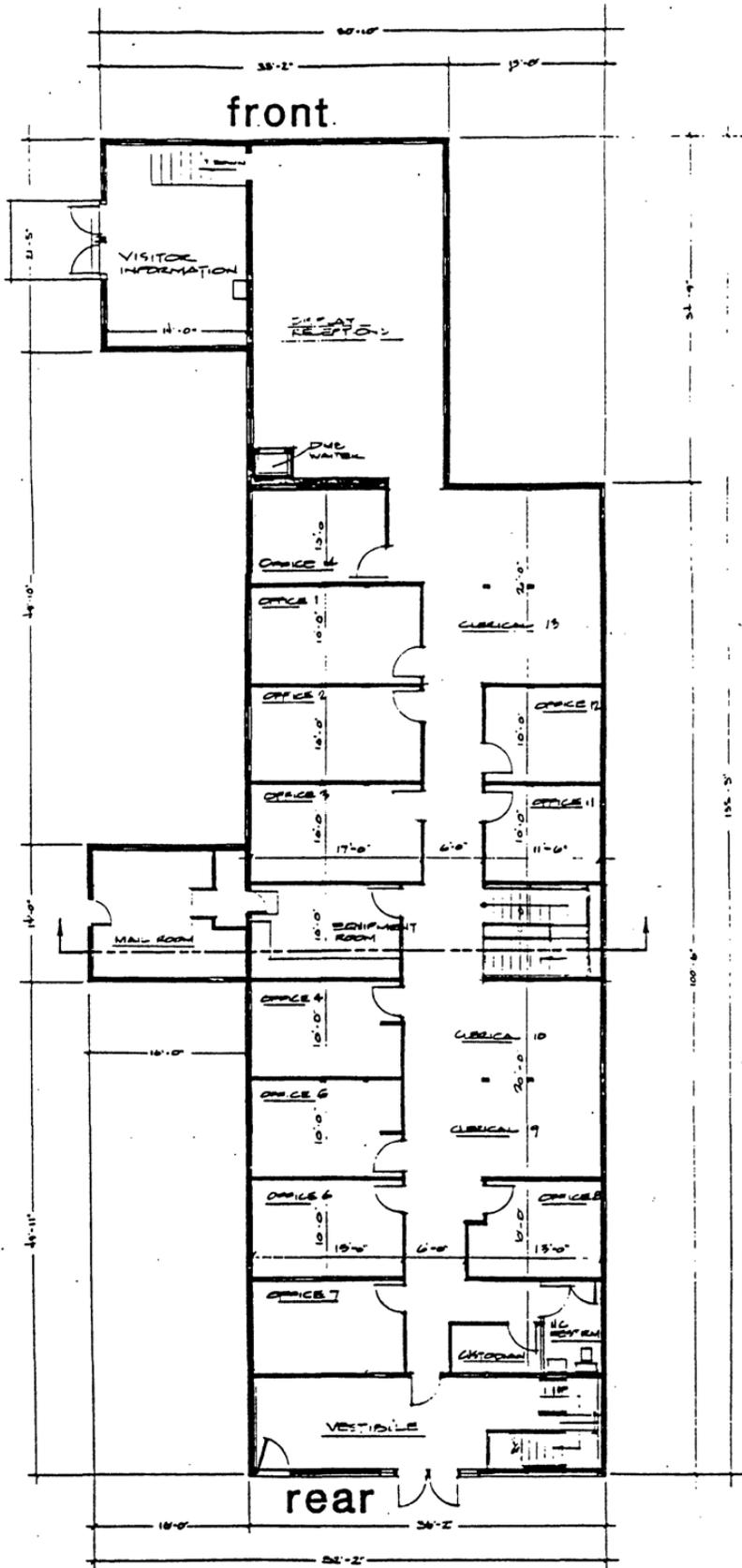
**FRONT  
ELEVATION**



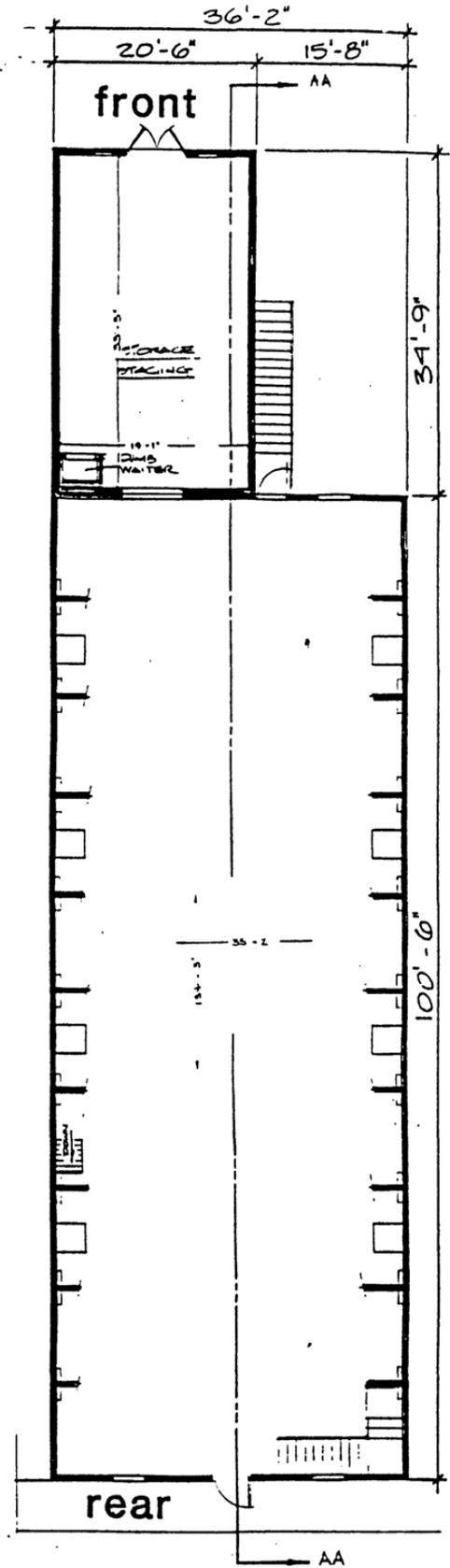
FIRST FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN  
area: 4885 sq ft



SECOND FLOOR PLAN  
area: 4347 sq ft

DOCUMENTS

NPS Form 10-900  
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1591



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 123 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] Signature of certifying official/Title SHHO Date 2/5/2007

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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.)

See continuation sheet(s) for Section No. 8

**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 \_\_\_\_\_

\_\_\_\_\_

**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

**Acreage of Property** Approximately 2 acres

### UTM References

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

1 1/2 4/5/5/5/0/0 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 encircling 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 fth 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-l-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."<sup>1</sup> Family stories explain that the materials used during construction were recycled from an old silver mill in Park City.<sup>2</sup> 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.

<sup>1</sup> Microfilm of 1921 Summit County tax payment records, Summit County Treasurer's office.

<sup>2</sup> "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

Section No. 7 Page 2

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.<sup>3</sup>

#### 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.

<sup>3</sup> *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.

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## 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.<sup>4</sup> 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.

<sup>4</sup> 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.<sup>5</sup> 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,

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

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McPolin Farmstead, Park City, Summit County, UT

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."<sup>6</sup>

### 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.<sup>7</sup> 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.<sup>8</sup> When Harrison died in 1897 his widow sold the property to McPolin for \$600.<sup>9</sup> 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,<sup>10</sup> operating it until 1947 when he sold it to Dr. D.A. Osguthorpe<sup>11</sup> for \$26,000.<sup>12</sup>

#### 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.<sup>13</sup> 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

<sup>6</sup> *Park Record*, 6 February 1915.

<sup>7</sup> Park City Council minutes May 4, 1911.

<sup>8</sup> Patent - Warranty Deed Book I page 236, Summit County Records office.

<sup>9</sup> Warranty Deed Book I page 572, Summit County Records office.

<sup>10</sup> Decree - Miscellaneous Records Book R page 81, Summit County Records office.

<sup>11</sup> Quit Claim Deed Book H page 224, Summit County Records office

<sup>12</sup> D.A. Osguthorpe oral history interview with Anji Buckner, May 11, 2000.

<sup>13</sup> "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.<sup>14</sup>

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.<sup>15</sup> 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.<sup>16</sup>

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.<sup>17</sup>

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

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

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

<sup>16</sup> *Taking Care of your old Barn - Historic barn types*, University Vermont website [www.uvm.edu/~vhnet/hpres/publ/bamb/bbhby.html](http://www.uvm.edu/~vhnet/hpres/publ/bamb/bbhby.html)

<sup>17</sup> 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](http://www.nbm.org/blueprints/90s/spring94/page2/page2.htm)

## National Register of Historic Places Continuation Sheet

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McPolin Farmstead, Park City, Summit County, UT

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.<sup>18</sup> 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,<sup>19</sup> 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.

<sup>18</sup> "Modern Dairy Barn opens," *Park Record*, October 24, 1930.

<sup>19</sup> 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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## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

McPolin Farmstead, Park City, Summit County, UT

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### 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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## National Register of Historic Places Continuation Sheet

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McPolin Farmstead, Park City, Summit County, UT

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**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.