



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Spriggs Barn

Address: 2780 Kearns Boulevard

Date of Construction: c. 1916

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

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

Current Owner: Municipal Building Authority of Park City

Legal Description (include acreage): BEG AT THE W 1/4 COR OF SEC 3,T2SR4E,SLBM; & RUN TH ALG THE C/L OF SEC 3, N 89*58'08" E 1253.42 FT; TH S 29*40'01"E 581.91 FT; TH S 20*43'54" E 811.06 FT;TH S 22*03'37" E 593.43 FT; TH N 75*06'40" E 211.20 FT; TH N 66*26'54" E 413.08FT; TH ALG THE C/L OF SEC 3 S 0*19'28" W806.88 FT M/L TO THE R/W LINE OF STATE ROAD U-248 & TO A PT ON A 1382.89 FT CURTO TH RIGHT, WHOSE RAD PT BEARS N 2*08'13' W; TH ALG THE ARC OF SD CUR & RW347.64 FT THRU A CENTRAL ANGLE OF 14*24'13"; TH ALG THE R/W LINE OF U-248 S 84*16'00" W 981.70 FT M/L; TH ALG THE E LN OF THE MIDDLE SCHOOL ANNEXATION PLAT(ENTRY #239565 RECORDED 10-1-85) THE FOLLOWING 7 COURSES: 1) N 219.86 FT; TH2) N 52*48'40" W 181.41 FT; TH 3) N 28*55'47" W 842.01 FT; TH 4) N 29*20'53" W701.07 FT; TH 5) N 7*39'03" W 239.50 FT;TH 6) N 30*06'00" W 135.50 FT; TH 7) N89*41'22" W 322.59 FT; TH ALG THE W LINEOF SEC 3 N 0*18'38" E 542.83 FT TO THEPT OF BEG DESC CONT 77.8 ACRES EXCEPTINGTHE FOLLOWING DESC PARCEL OF REALPROPERTY IN SUMMIT COUNTY; BEG AT A PT S36*38'51" E 222.83 FT FR THE W 1/4 COROF SEC 3 T2SR4E, SLBM; & RUN TH N 63*59'08" E 230.00 FT; TH N 34*43'35" E 52.86FT; TH N 88*59'08" E 200.00 FT; TH S 25*00'52" E 248.19 FT; TH S 49*59'08" W206.86 FT; TH N 42*00'52" W 345.26 FT; TH S 63*59'08" W 157.17 FT TH N 26*00'52" W 25.00 FT TO PT OF BEG CONT 2.0 AC (LESS 2.15 AC 1264-704 PCA-98-C-1-X)BAL 73.65 AC 591-700

STATUS / USE

Original Use: agriculture

Current Use: agriculture

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

Evaluation:

Landmark Site

Significant Site

Non Historic

DOCUMENTATION

Photographs:

Tax Photos

Prints:

Historic

Research Sources:

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

DESCRIPTION

Architectural Style: Not applicable / Bank Barn

No. Stories: 2

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: Board-and-batten siding

Foundation: None and concrete

Roof: Gable roof form

Windows/Doors: None

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 Spriggs Barn was described in a 2006 Park City Historic Site Form as follows:

“The Spriggs Barn is a two-level wooden gabled structure built presumably to house animals c. 1916. It is built into a hillside such that the east side is a single story on the hill side and the west side is two stories high. The floor on the east side is retained dirt and on the west side second floor, framed with wood joists. The lower level on the west side is also a dirt floor. The building is c. 3300 square feet. The ridge of the low-pitched roof runs north to south and the roof is gravel. Wall cladding is weathered unpainted board-and-batten wooden siding with various battens missing.

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

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

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

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

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

SIGNIFICANCE

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.)

To quote the 2006 Intensive Level Survey completed by Beatrice Lufkin at Park City Municipal Corporation:

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

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

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

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- 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.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

(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.)







2780 Kearns Boulevard. Northwest oblique. October 2014.



2780 Kearns Boulevard. West elevation. October 2014.



2780 Kearns Boulevard. Southwest oblique. October 2014.



2780 Kearns Boulevard. Southeast oblique. October 2014.



2780 Kearns Boulevard. Southeast oblique. October 2014.



2780 Kearns Boulevard. North elevation. October 2014.



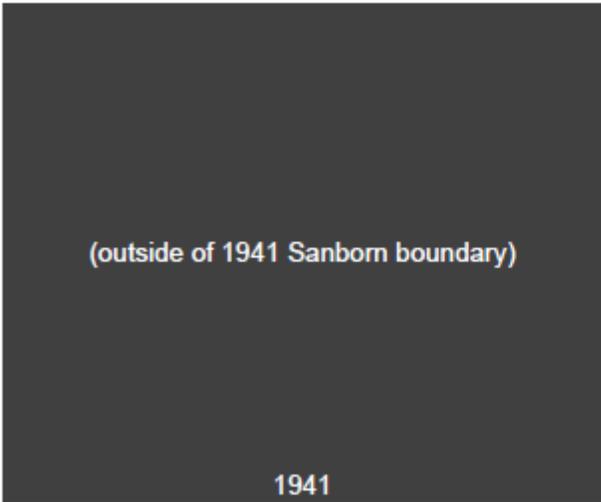
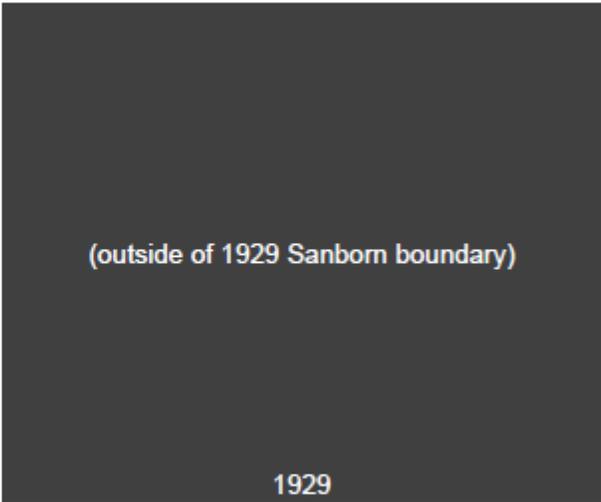
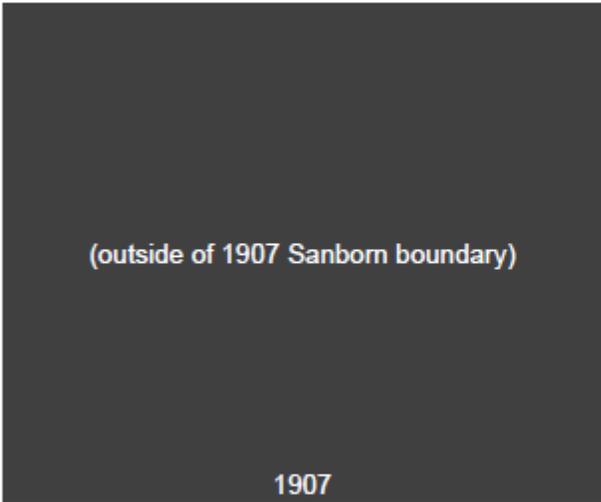
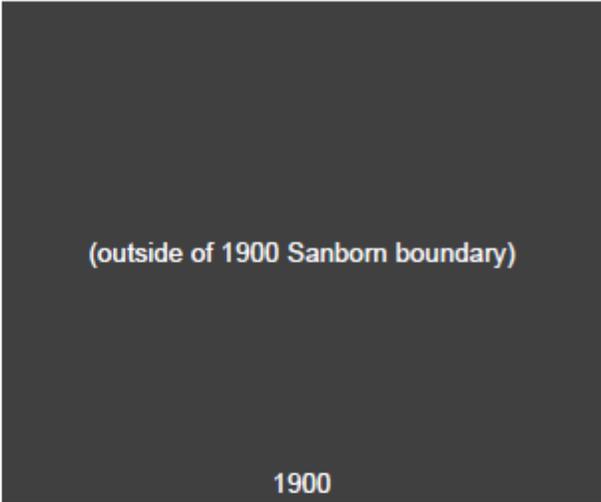
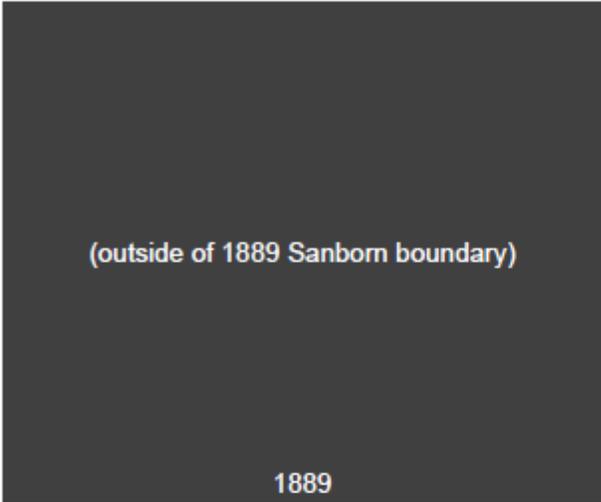
2780 Kearns Boulevard (cattle chute). From north. October 2014.



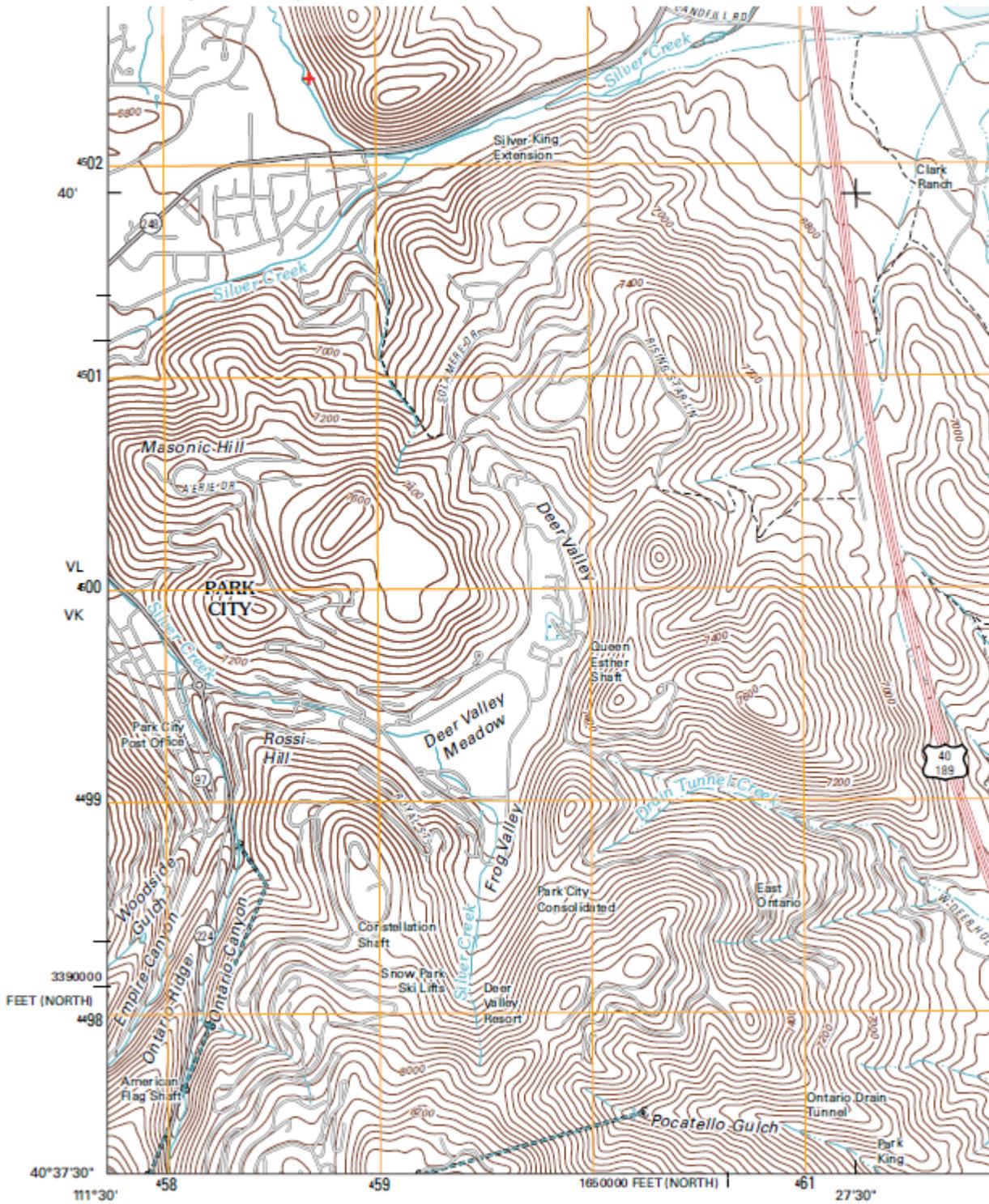
2780 Kearns Boulevard (fence). From south. October 2014.

MAPS

2780 Kearns Boulevard, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



2780 Kearns Boulevard, Park City, Summit County, Utah
Intensive Level Survey—USGS Map



+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

DOCUMENTS

HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

1 IDENTIFICATIONName of Property: **Spriggs Barn**

Address: 2780 Kearns Boulevard/ Highway 248

Township: Range: Section:

City, County: Park City, Summit County

UTM:

Current Owner Name: Park City Municipal Corporation

USGS Map Name & Date: Park City East,
UT 1953, rev. 1955Current Owner Address: 455 Marsac Avenue, P.O. Box 1480
Park City, Utah 84060-1480

Tax Number:

Legal Description (include acreage):

2 STATUS/USEProperty Category building(s)
 structure
 site
 objectEvaluation eligible/contributing
 ineligible/non-contributing
 out-of-periodUse

Original Use: Animal Facility (Barn)

Current Use: Vacant

3 DOCUMENTATIONPhotos: Dates slides: 2006
 prints: 2006
 historic:Research Sources (check all sources consulted, whether useful or not) abstract of title
 tax card & photo
 building permit
 sewer permit
 Sanborn Maps
 obituary index
 city directories/gazetteers
 census records
 biographical encyclopedias
 newspapers
 city/county histories
 personal interviews
 USHS Library
 USHS Preservation Files
 USHS Architects File
 LDS Family History Library
 local library: Park City Historical
Society and Museum
 university library(ies): Marriott
Library, University of UtahDrawings and Plans measured floor plans
 site sketch map
 Historic American Bldg. Survey
 original plans available at:
 other:Bibliographical References (books, articles, interviews, etc.)

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

Carter, Thomas and Roger Roper. *Of Work and Romance: Discovering Utah Barns*. University of Utah Graduate School of Architecture. Western Regional Architecture Program, # 9. Salt Lake City, UT: 1999.Compton, Hal. "A River Runs Through It." *The Park Record* 10/30/02, B-10; "Good Citizen and True Friend," *The Park Record* 4/12/2000.Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Utah Centennial History Series. Utah State Historical Society and the Summit County Commission. Salt Lake City: Utah State Historical Society, 1998.

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

Newbold, Noel C. & Bea Kummer. *Silver and Snow: The Story of Park City*. Salt Lake City: Parliament Publications, 1968.*Park Record*: April 15, 1930 (Spriggs).

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

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

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

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

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

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

Number of associated outbuildings 0 *and/or structures* 0.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

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

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

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

5 HISTORY**Spriggs Barn, 2780 Kearns Boulevard, Park City, UT p. 3**

Architect/Builder: most likely Henry Spriggs or James Crooks

Date of Construction: c. 1916¹

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

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

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

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

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

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

¹ Richards Consulting Group, Inc. *Structural Report*, p.1.

² Hal Compton, B-10.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 2780 Kearns Boulevard

City: Park City, UT

Current Owner: Municipal Building Authority of Park City

Address: (see historic site form for address)

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

Legal Description (include acreage): 73.65 acres in the SW corner of Section 3, Township 2S, Range 4E, SLCB&M (building is in NE 1/4 of SW1/4 of SW1/4 of Sec. 3) (see historic site form)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/1/1875	United States	Hyrum Bates	Patent		[SW1/4 Section 3]
9/12/1910	Hyrum Bates & wife	Spriggs & Crooks	Ag. to Sell		"W1/2 of SW1/4, 1/2 Interest"
3/27/1914	Cyrus H. Spriggs	James Crooks	W.D.		"1/2 int. in S1/2 of SW1/4 & N1/2 of NE 1/4"
5/15/1915	Hyrum Bates	Cyrus H. Spriggs	W.D.		"W1/2 of SW1/4" [Sec. 3]
7/31/1920	James Crooks, et ux	Cyrus H. Spriggs	W.D.		"1/4 int. in W1/2 SW1/4"
10/7/1924	C.H. Spriggs	J.H. Spriggs	W.D.		"1/2 int. in SW1/4 of SW1/4 & N1/2 of SE1/4"
11/8/1926	J.H. Spriggs, et ux	C.H. Spriggs	W.D.		"SW1/4 SW1/4 & N1/2 SE1/4"
12/15/1930	3rd Dis Court	Mary E. Rhodes, et al	Decree		[estate of Cyrus H. Spriggs, deceased]
1/5/1931	Mary E. Rhodes, et al	Henry Spriggs Co.	Q.C.D.		"SW1/4 & N1/2, SE1/4" [Sec. 3]
3/26/1954	Henry Spriggs Co.	D.A. Osguthorpe	W.D.		"SW1/4 & N1/2, SE1/4" [Sec. 3]
???	D.A. Osguthorpe	Muni. Bldg. Authority of P.C.	??		[in book 14 of PC records, not available online]

Researcher: John Ewanowski, CRSA Architecture

Date: 5/1/2014

The Way We Were



COURTESY OF PARK CITY MUSEUM AND FRASETTI BUCK COLLECTION

Good citizen and true friend

By Hal Compton
Research historian
Park City Museum

Could the grandfatherly gentleman in this pastoral setting be the owner and operator of Park City's most popular and famous saloon? Henry Spriggs was born in Brigham City, Utah, in 1857, but spent most of his early years in Coalville and later Bingham, Eureka and Salt Lake City. In 1902, he and a friend moved to Park City, purchased a wooden two-story building on the west side of Main Street and opened The Oak Saloon, one of the town's most successful businesses for nearly 30 years. Just down the street, Spriggs almost completely funded construction of the City Bandstand where summer concerts delighted Parkites for many years. When Prohibition came to Park City in 1917, Spriggs converted The Oak into a soft drink parlor, and it remained as such until the repeal of Prohibition in 1933. Spriggs refused to break the law and sell booze as did most of the other 21 saloon owners. Spriggs also owned a ranch and fish hatchery north of town and east of the City Cemetery. The historical photo shows Spriggs wearing his large Stetson hat, his gold pocket watch and his perpetual cigar protruding below his mustache. He and his niece, Nellie, appear to be admiring

the fish in one of the hatchery streams. Spriggs died on Aug. 13, 1930, while in Salt Lake City attending the annual Park City-Salt Lake Picnic. His obituary described him as a good citizen, always honest and loyal. His funeral was held in Salt Lake City and he was buried in the Salt Lake Cemetery. The Oak Saloon building was destroyed in a 1973 fire.



2780 Kearns Boulevard, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

The Way We Were

A river runs through it

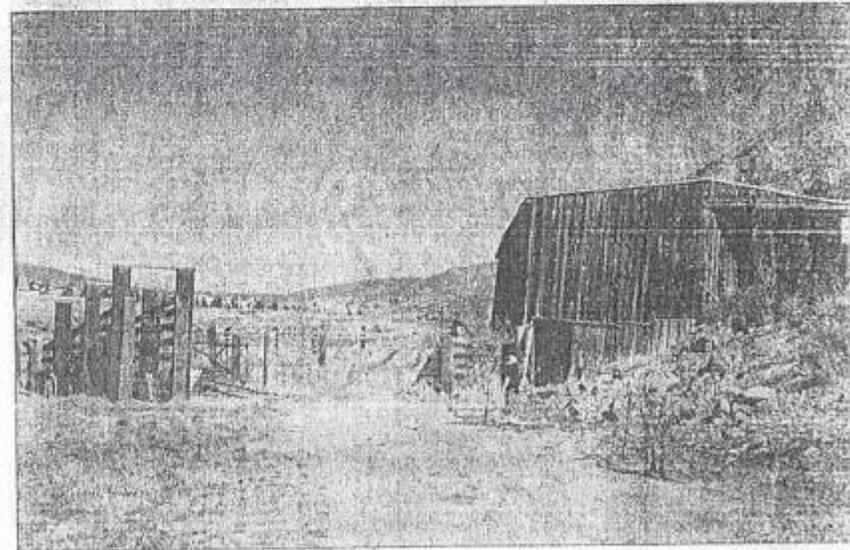
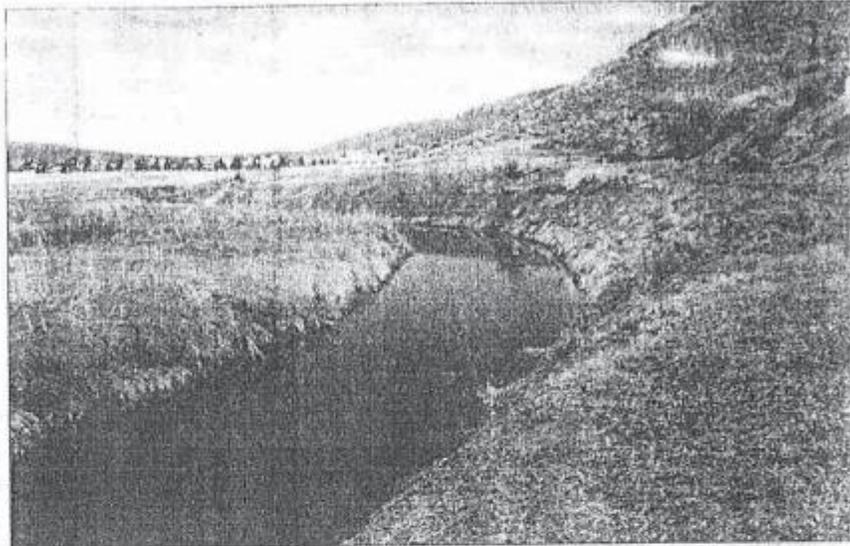
by Hal Compton
Research historian,
Park City Museum

The Spriggs Ranch, located east of Treasure Mountain Middle School on Kearns Blvd., once had a large stream called Spriggs Creek (see upper photo) flowing through the property. The water originated in Dority Spring, northwest of the ranch. It flowed through the property into Silver Creek (later called Poison Creek). The 160-acre tract of land was homesteaded by Hyrum and Jane Bates in 1875.

In 1910, they agreed to sell a half interest in 80 acres to Henry Spriggs and James Crooks, co-owners of the popular Oak Saloon. In lieu of payment Spriggs and Crooks agreed to spend \$3,000 within a two-year period for the improvement of the land and water. They also agreed to establish a fish pond "for the propagation and raising of fish." Upon their expenditure of the \$3,000, the deed for the land was conveyed to Spriggs and Crooks, with Bates receiving a half-interest in the "trout farm" business.

In 1920, Spriggs traded a mine claim in Eureka for Crook's interests. Sometime during the next 10 years, Hyrum and Jane Bates moved to Idaho and, Spriggs became the sole owner of the ranch and stream. He built a barn to house the cows (see lower photo), a small shed for farm implements and a ranch house. He built a series of ponds and stocked them with fish. The stream flowed through the ponds, replenishing the water. Spriggs devised a unique water wheel to prevent the fish from leaving the ponds and swimming into toxic Poison Creek.

Sadly, Spriggs died unexpectedly in 1930, while attending the annual Park City-Salt Lake City Picnic. He was a ranch beloved and respected Park City resident and a major contributor to the construction of the



COURTESY OF THE PARK CITY HISTORICAL SOCIETY AND MUSEUM

Miners Hospital. He also paid for the construction of the immensely popular bandstand on Main Street.

After Henry's death, the ranch was operated as part of the Henry Spriggs Company with his in-laws, Nell Rhoades, as president. In 1929, Spriggs Creek was used by the Trout Club and Park City

Wildlife Federation for the annual fishing derby for kids 14 years and younger. Three hundred sixty-five pounds of legal size fish were planted in the creek for the kids to catch.

In 1954, the ranch with its stream was sold to D. A. Osgathorpe for \$10 and "other good and valuable considerations."

In 1990, Park City purchased the McPolin Farm and the old Spriggs Ranch for \$4.4 million. Today, Spriggs Creek is just a shadow of its better days. A cattle chute, a piece of farm machinery and the barn are all that remain of the Spriggs Ranch.

The fate of the historic ranch and stream is unknown.

Park Record, October 30, 2002