



Planning Department

## Historic Preservation Board Staff Report

**Author:** Hannah Turpen, Planner  
**Subject:** Material Deconstruction Review  
**Address:** 3000 N. Highway 224 (McPolin Barn)  
**Project Number:** PL-16-03117  
**Date:** April 6, 2016  
**Type of Item:** Administrative – Material Deconstruction

### **Summary Recommendation:**

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of historic materials for structural upgrades for the McPolin Barn located at 3000 N. Highway 224, pursuant to the findings of fact, conclusions of law, and conditions of approval as outlined in this report.

### **Topic:**

**Address:** 3000 N. Highway 224  
**Designation:** Landmark  
**Applicant:** Park City Municipal Corporation (PCMC), represented by Matthew Twombly  
**Proposal:** The applicant is proposing to remove materials to accommodate structural upgrades that will strengthen structural integrity against wind (lateral), snow, and seismic loads. In addition, the applicant is proposing to restore the historic windows and replace damaged/rotted wood as necessary. Materials will be removed from the following areas:

1. Sections of the McPolin Barn's gambrel roof will be removed to allow for brace frames to be constructed and installed as a part of the structural upgrades.
2. Sections of the ca. 1930s Milk House Addition gable roof will be removed to allow for brace frames to be constructed as a part of the structural upgrades.
3. Sections of the 1954 Milking Parlor Addition gambrel roof will be removed to allow for brace frames to be constructed as a part of the structural upgrades.
4. The existing non-historic plywood boards of the boarded windows will be removed and replaced with replica historic wood windows.
5. Pieces of wood that are damaged or rotted beyond repair will be replaced in-kind.

### **Background:**

#### ***Why is the Historic Preservation Board reviewing this application?***

On December 17, 2015, City Council approved Ordinance 15-53 to amend Land Management Code (LMC) Section 15-11. The amendments modified the Purposes of the Historic Preservation Board to include reviewing and taking action on material

deconstruction applications for those sites listed on the Historic Sites Inventory (HSI). The changes also gave the Historic Preservation Board the authority to review and approve, approve with conditions, or deny all Applications for Historic Preservation Board Review for Material Deconstruction (LMC 15-11-12.5); Relocation and/or Reorientation of a Historic Building or Historic Structure (LMC 15-11.13); Disassembly and Reassembly of a Historic Building or Historic Structure (LMC 15-11-14); and Reconstruction of an Existing Historic Building or Historic Structure (LMC 15-11-15).

Material Deconstruction, in particular, is a new term that staff developed in order to address the HPB's new role. The term is defined in LMC 15-15-1.163 as:

*The disassembly of structures for the purpose of salvaging and reusing as many of the construction materials or building components. In some cases, deconstruction or dismantling may be used to remove non-historic materials from a historic site or structure or to remove those historic construction materials or building components that are beyond repair.*

The intent of these LMC amendments included:

- Increasing transparency in the Planning Department's review of HDDR applications.
- Expanding the HPB's role in demolition determinations.
- Modifying the criteria for relocation and/or reorientation, disassembly and reassembly (panelization) and reconstruction of Historic Buildings.
- Establishing noticing requirements for demolition permits.

Finally, Staff worked with the HPB, Planning Commission, and City Council to set demolition review criteria for the HPB to ensure consistency and clarity. The HPB's demolition review is based upon the checklist reviewed by Council, and included as Exhibit A:

- Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).
- The partial demolition is required for the renovation, restoration, or rehabilitation of the building, structure, or object.
- Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
- The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where demolition is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.
- The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.

- Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.

The HPB will be providing Design Review input on the proposed interior work during the Design Review segment of this meeting.

#### McPolin Farm Site Developmental History

The site that was to become the iconic McPolin farm was first settled in 1886 by Harrison P. McLane and his wife. Following McLane's death in 1897, Mrs. McLane sold 80 acres to Dan McPolin and Patrick McAleeman for \$600 and then additional acreage for \$750 in 1901. These purchases supported McPolin's growing cattle ranching operation.

In 1922, Dan McPolin's son Patrick inherited the farm after his father's death. Under Patrick, the farm grew substantially to specialize in dairy operations. The large white dairy barn was completed in 1922, and at that time it was the largest barn in Summit County. Additional outbuildings were also constructed, including a tool shed, bunk house for hired men, animal shelter and corral, and a granary. The assay office building of the Grasselli Mine was also relocated to the farm and rehabilitated into a residence.

In 1947, Patrick sold the farm to Dr. D.A. Osguthorpe of Salt Lake City for \$35,000. Osguthorpe continued to expand the dairy and eventually relocated farm operations to the east side of the highway in 1960. Thirty years later, Osguthorpe sold the property to Park City Municipal Corporation for \$4.4 million.

The McPolin Farm was listed on the National Register of Historic Places (NRHP) in 2004, when it was recognized for the integrity of its buildings, structures, and landscape features. The farmstead was deemed eligible for the NRHP under Criteria A and C because of its contributions to the broad pattern of Park City's development as well as its embodiment of the distinctive characteristics of agricultural buildings constructed during the twentieth century. The McPolin Barn is also listed as a Landmark Structure on Park City's Historic Sites Inventory (Exhibit B).

#### Park City Municipal Corporation's role in the development of the McPolin Farm site

Park City Municipal Corporation (PCMC) purchased the property in 1991. In 1992, immediately after purchasing the property, the City implemented basic stabilization measures for the barn that included an internal cable bracing system, new collar ties, and a new roof; these modifications were intended to stabilize the building but not allow for any public use. PCMC then developed the "Entryway Corridor Master Plan" (adopted in 1995 and reissued in 1997), which is still in use today. The emphasis of the plan is on the preservation of open space and its associated visual qualities and natural resources. Another major goal of the plan is to "protect the historic quality of the barn located on the Farm Parcel and the historic nature of the property as an agricultural setting for the barn". The plan acknowledges that the barn "has become a cultural icon representing the agricultural heritage of the area" but, during the plan development, no community consensus was reached about the long-term use of the building. Thus it was recommended that the barn and farm buildings be used in a way that would

preserve future options. Short-term use criteria for the farm and barn were developed, and these focused on passive recreational use of the property. Under the terms of the plan, the property currently serves as community resource that is open for public uses including:

- Walking, jogging, and bike trails
- Interpretive trails
- Picnic areas and benches
- Cross-country skiing trails
- Community event venue spaces
- Fishing access
- Animal grazing
- Agricultural fields
- Public bathrooms and locker facilities

Today, an administrative policy guides the management of the farm. A PCMC Conditional Use Permit (CUP), first issued in 2001 and modified in 2001, 2003, 2006, and 2009, also allows up to 12 City-sponsored special events each year; these are limited in number and group size to prevent interference with the open-space character of the farm. The barn remains closed to the public. Criteria to guide long-term use of the buildings are also set forth in the plan.

The management of the property is supported by the Friends of the Farm (FOF), a City-sponsored volunteer board comprising mostly City employees (although open to public membership) that was formed in 2001 to foster community use of the McPolin Farm. The board organizes and staffs the FOF-sponsored events for Park City families allowed under the CUP. The admission collected from the events is used to fund improvements prioritized by the board, which has also applied for and received grants to help fund the preservation of the farm buildings.

The master plan provided a Capital Improvements Schedule to be implemented over a five-year period, and nearly all tasks have been accomplished. These include paving the access road driveway, installing an alarm system and fire suppression system in the barn, constructing recreational trails through the property, and reconstructing the McPolin residence (originally intended to house a caretaker). Additional non-scheduled improvements have included repairing and restoring the granary, toolshed, outhouse, and bunkhouse; replacing the McPolin machinery shed with a reception center and restroom facility of similar design; and constructing a trailhead parking lot and highway underpass. Since the early 2000s additional work has been guided by the McPolin Farm Strategic Plan, prepared and updated semi-annually by the Farm Manager, Denise Carey, which itemizes recommended projects to be funded as capital improvements or as part of asset management. The approach has continued to be conservative, focusing on the passive recreational use of the property and the preservation and maintenance of the farm buildings.

With most short-term goals met and capital improvements made, the farm property and its buildings are in a stable and well-maintained condition. The provision of passive



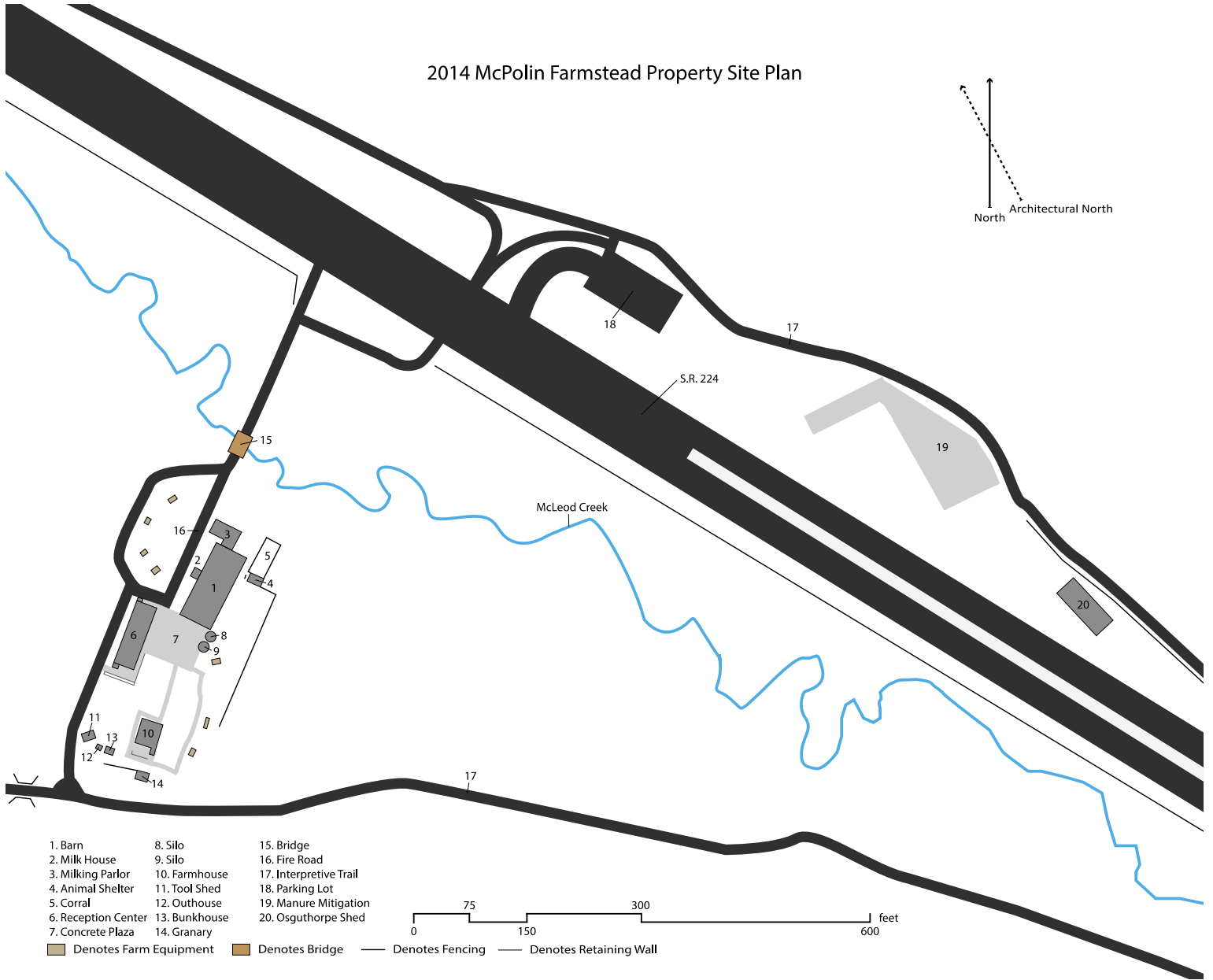
recreational opportunities and limited special events has solidified the perception and use of the property as a community resource among Park City residents. And as development continues apace in the greater Park City area, the barn and the surrounding open space become increasingly more iconic and valuable as an entry point and as a reminder of the city's history. However, the barn, which is clearly the most important building on the property in terms of monumentality, function, and historical interest, remains largely inaccessible, uninterpreted, and unused. The cable bracing system, while partially successful in improving structural stability, has a negative visual impact on important interior spaces and limits accessibility and most potential uses. Additional structural improvements to the roof are required to meet snow and wind loads. Windows have not yet been restored and window openings remain boarded. And the property as a whole is underused from an events perspective due to staffing and financial limitations.

Without a vision for the long-term use of the barn and the property, it has been difficult for city staff and elected officials to decide upon the nature and extent of the remaining repairs and capital improvements, or to evaluate the administrative policy guiding the use and staffing of the McPolin Farm. To address these issues, Denise Carey, McPolin Barn Manager, with the support of City Council, spearheaded the development of a Historic Preservation Plan for the McPolin Farm in 2014. Funding for the McPolin Farm Historic Preservation Plan was provided by the Park City Planning Department and McPolin Farm events revenue.

The purpose of the plan is to provide a multi-disciplinary planning tool for the property, one which establishes a framework for the City to consider short-term and long-term alternative actions and associated physical treatments or alterations, and to enter into those actions with a sound understanding of how the proposed work will impact the historic fabric and character of the barn and the farm.

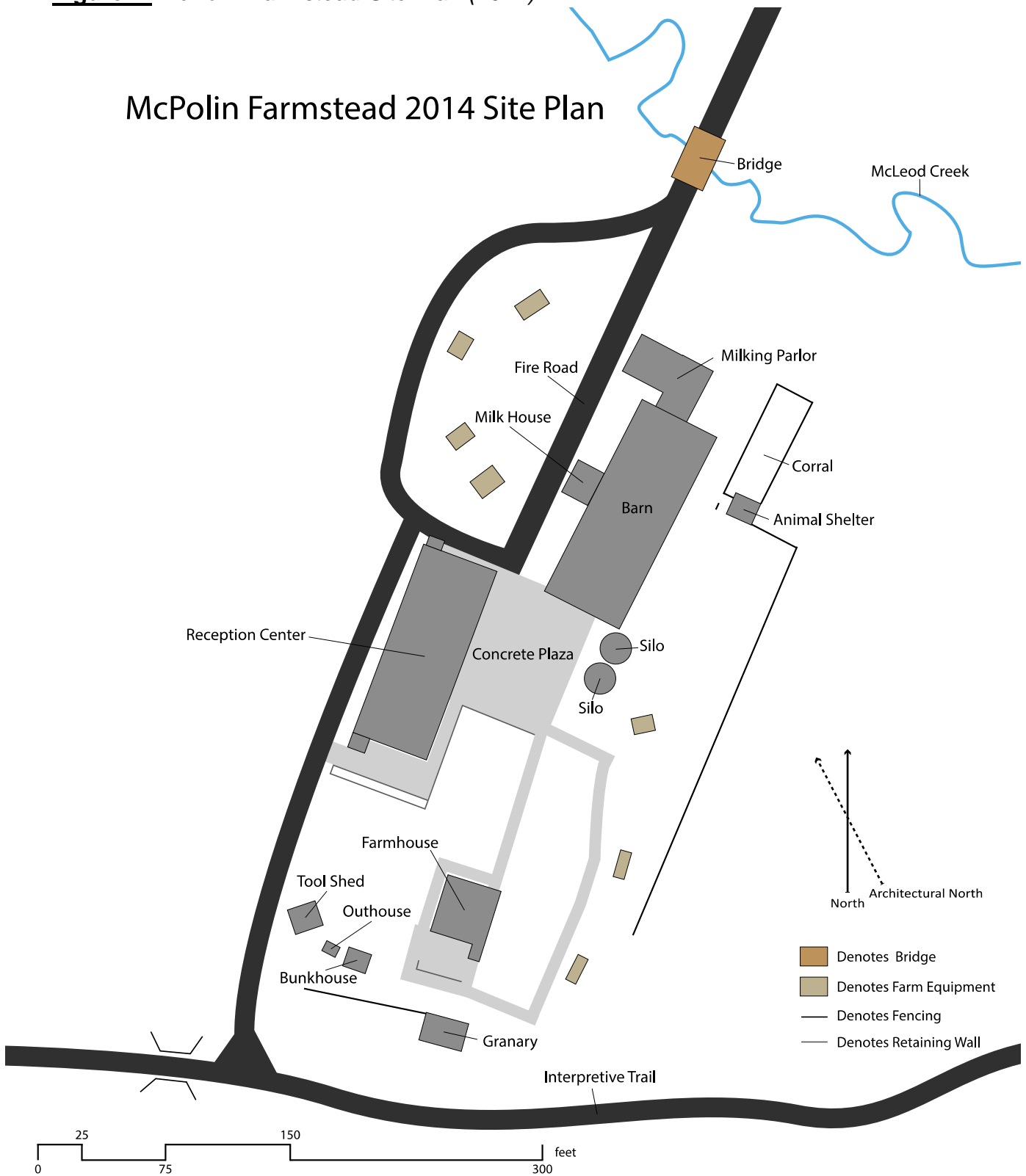
Anne Oliver of SWCA, PCMC Historic Preservation Planner Anya Grahn, and PCMC Planner Hannah Turpen prepared the McPolin Farm Historic Preservation Plan over the past two (2) years. Throughout the process, input was received from City Council regarding the preferred preservation method in regards to the necessary retrofit/structural upgrade of the McPolin Barn. The McPolin Farm Historic Preservation Plan was finalized in January 2016 and has identified areas of the McPolin Barn that are in need of immediate attention and recommended historic preservation methods to address such.

**Figure 1: McPolin Barn Site Plan (2014)**



**Figure 2: McPolin Farmstead Site Plan (2014)**

# McPolin Farmstead 2014 Site Plan



Application for Historic District Design Review (HDDR) and Historic Preservation Board Review (HPBR) or Material Deconstruction

On March 14, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the McPolin Barn located at 3000 N. Highway 224. The application was deemed complete on March 16, 2016. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's Review for Material Deconstruction approval.

The purpose of the HDDR is to address the areas of the McPolin Barn identified in the 2016 McPolin Farm Historic Preservation Plan as in need of immediate attention. The City contracted CRSA Architecture (CRSA) to formulate historic preservation methods and treatments that will address the issues identified in the McPolin Farm Historic Preservation Plan. CRSA is a recognized specialist in historic preservation and architecture in Utah. The project team includes Hogan Construction, who is also experienced in historic preservation projects, specifically complex issues of constructability in historic structures. The City assembled a Design Team to ensure the best use and preservation of the McPolin Barn. The Design Team includes Denise Carey (McPolin Barn Manager), Anya Grahn (Historic Preservation Planner, Planning Department), Matt Twombly (Sustainability Project Manager, Sustainability Department), Chris Morgan (Friends of the Farm and Water Department), Jarren Chamberlain (Parks Department).

The Historic Preservation Plan (Exhibit C) prepared by CRSA specifically for the McPolin Barn HDDR, states:

*“This renovation of the historic McPolin Barn, a part of the McPolin Farmstead complex on Highway 224, is to provide necessary structural upgrades to allow small groups of patrons to enter the building. It is currently unstable structurally, and the project will strengthen structural integrity against wind (lateral), snow, and seismic loads. The addition of braced frames, shear walls, and roof trusses will allow for the removal of a cluttered system of crossing steel cables that limits accessibility, as well as the demolition of a historically incompatible roof bracing system. The project will mostly affect the building interior, except for exterior improvements in the form of new (historically based) windows and the maintenance of concrete and masonry walls. Any required material deconstruction will be temporary, and materials will be carefully replaced in their historic location and orientation as construction progresses. All work on the McPolin Barn and its silos will strictly follow the Secretary of the Interior's Standards for Rehabilitation, under the experienced observation of CRSA Architecture. The resulting building will be better prepared to withstand the elements while reintroducing historic elements that have been lost or altered over the last century.”*

**Analysis: Material Deconstruction**

The following Material Deconstruction work is proposed at the McPolin Barn and required Historic Preservation Review and Action:

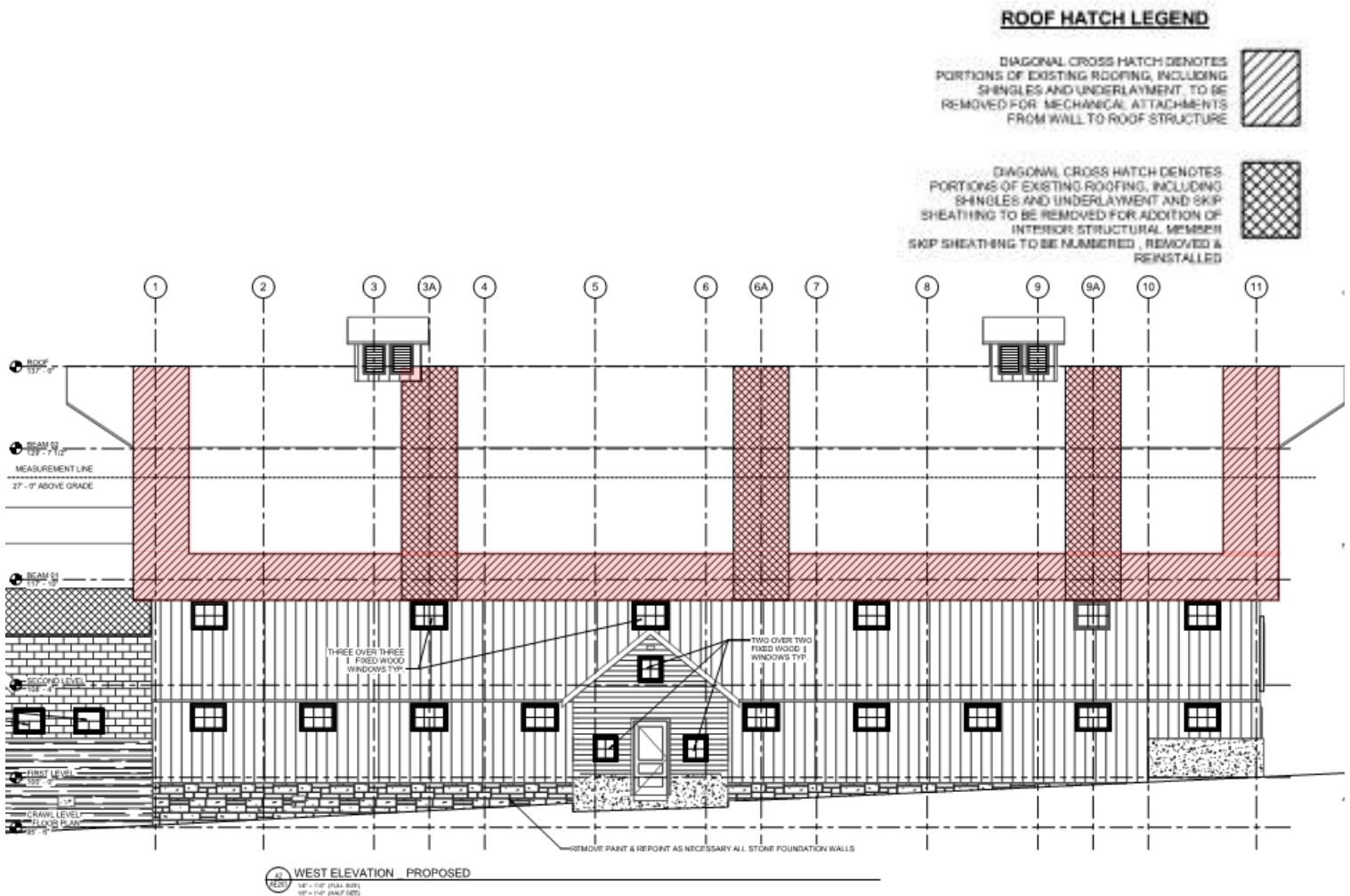
1. McPolin Barn Gambrel Roof Sections
2. ca. 1930s Milk House Addition Gable Roof Sections
3. 1954 Milking Parlor Addition Gambrel Roof Sections

4. Non-Historic Plywood Boards of the Boarded Windows
5. Damaged or Rotted Wood Boards

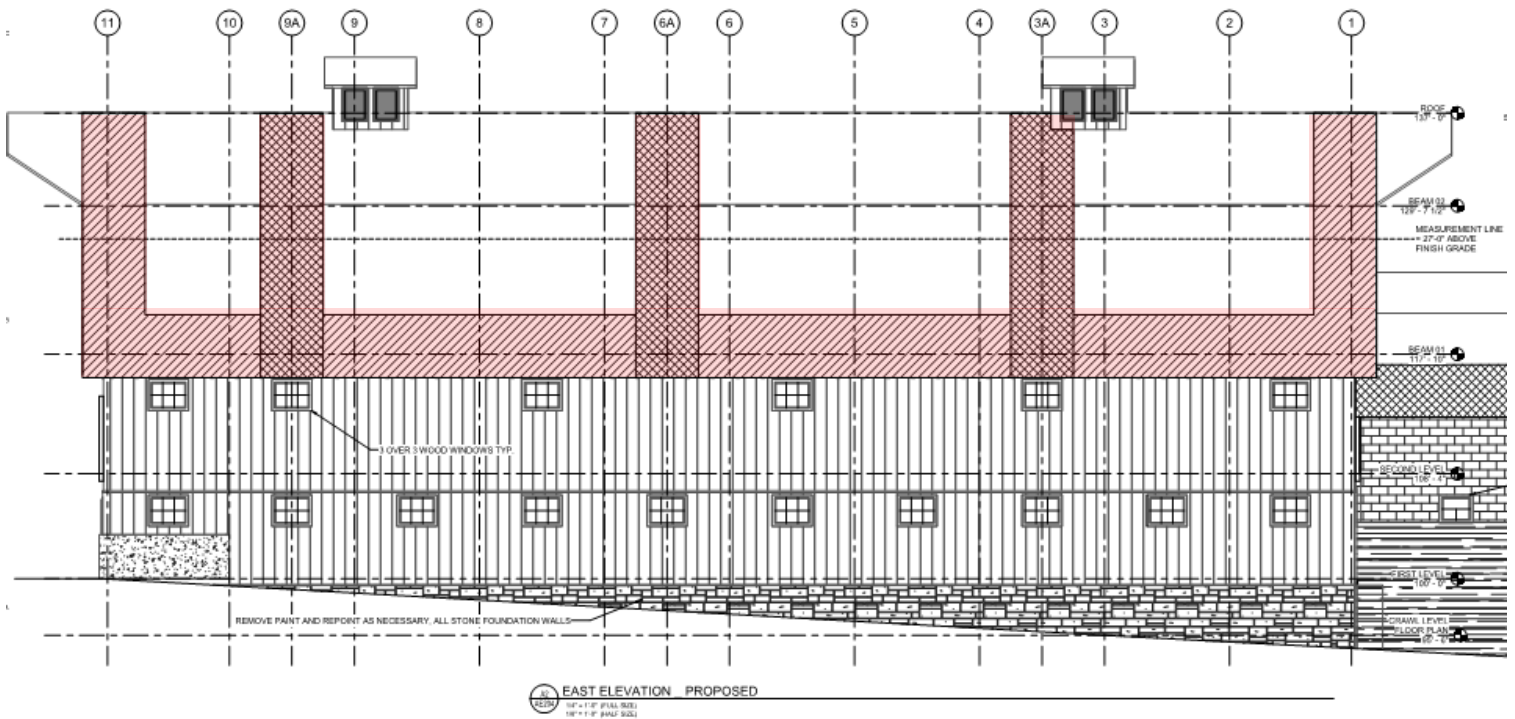
1. McPolin Barn Gambrel Roof Sections

As is detailed in the Historic Preservation Plan (Exhibit C) prepared by CRSA specifically for the McPolin Barn HDDR, the applicant proposes to remove sections of the McPolin Barn gambrel roof. Sections will be removed in select locations to allow for brace frames to be constructed. The removal of the sections of the gambrel roof is unavoidable because of the large steel sections that must be lifted into the building and smaller steel structural members would be inadequate. Minimizing the size of openings will mitigate this work because each piece of historic skip sheathing that is to be temporarily removed will be numbered and replaced in same location and orientation. Staff recommends that the historic skip sheathing be removed as whole boards rather than cut mid-board because of their important appearance on the interior of the hayloft. The existing non-historic asphalt shingles and tarpaper will be removed and replaced in-kind.

Staff finds that the removal of the specific sections of the McPolin Barn gambrel roof is appropriate, as all other alternatives have been exhausted. Due to the scope of the structural upgrade, the steel structural members are too large to install any other way.



**Figure 3a: McPolin Barn Gambrel Roof Sections to be removed (hatched areas – see legend). McPolin Barn West Elevation** Historic Preservation Board Packet April 6, 2016

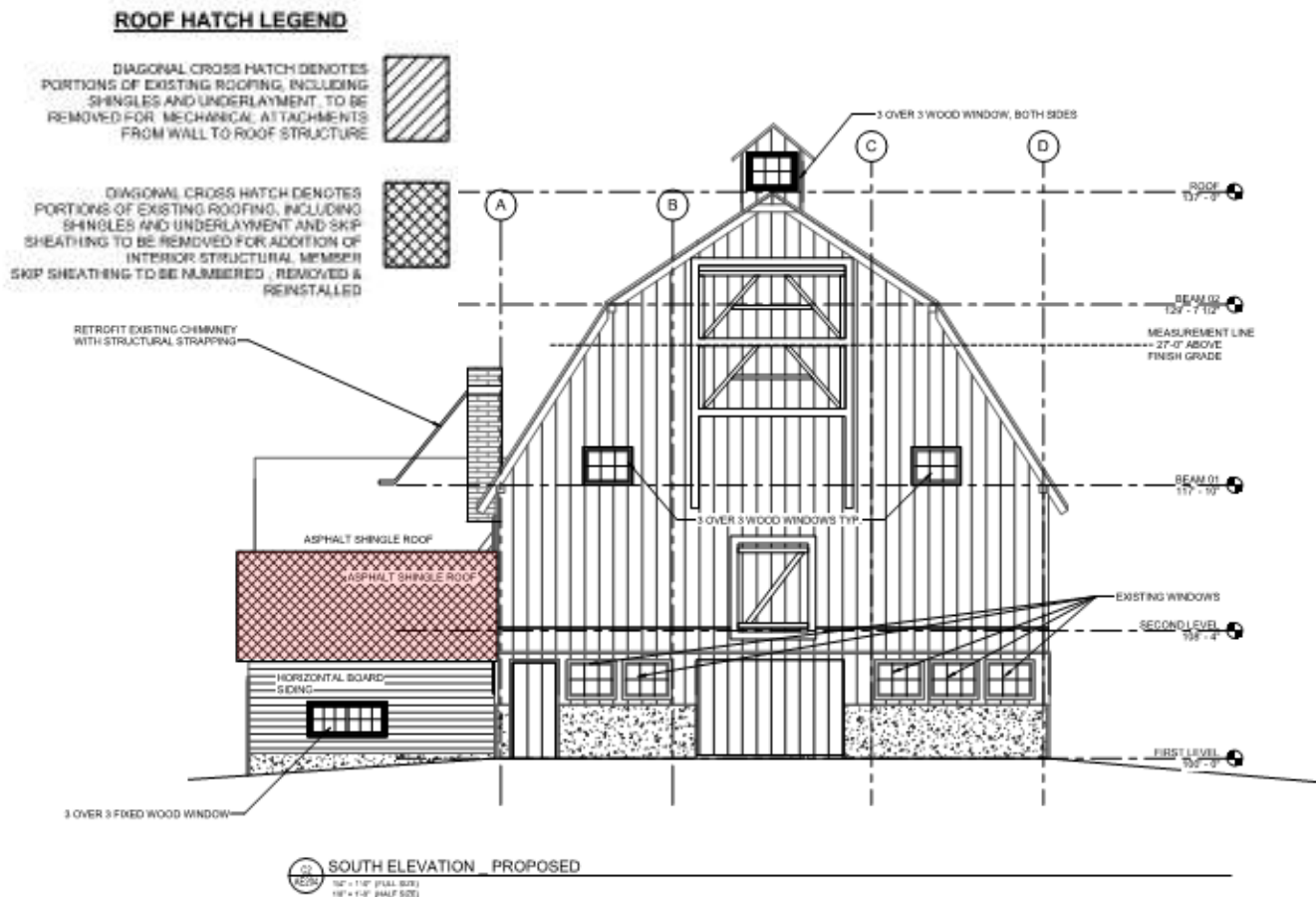


**Figure 3b:** *McPolin Barn Gambrel Roof Sections to be removed (hatched areas – see legend). McPolin Barn East Elevation*

**2. ca. 1930s Milk House Addition Gable Roof Sections**

As is detailed in the Historic Preservation Plan (Exhibit C) prepared by CRSA specifically for the McPolin Barn HDDR, the applicant proposes to the ca. 1930s Milk House Addition gable roof to accommodate structural upgrades. CRSA is proposing to remove the roof to properly attach roof structure to concrete walls, as is necessary for seismic improvements. The historic material will be numbered during removal and reinstalled in its historic location and orientation.

Staff finds that the removal of the ca. 1930s Milk House Addition gable roof is appropriate, as all other alternatives have been exhausted. Due to the scope of the structural upgrade, the roof must be attached to the top wall plate, which can only be achieved by removing roof.

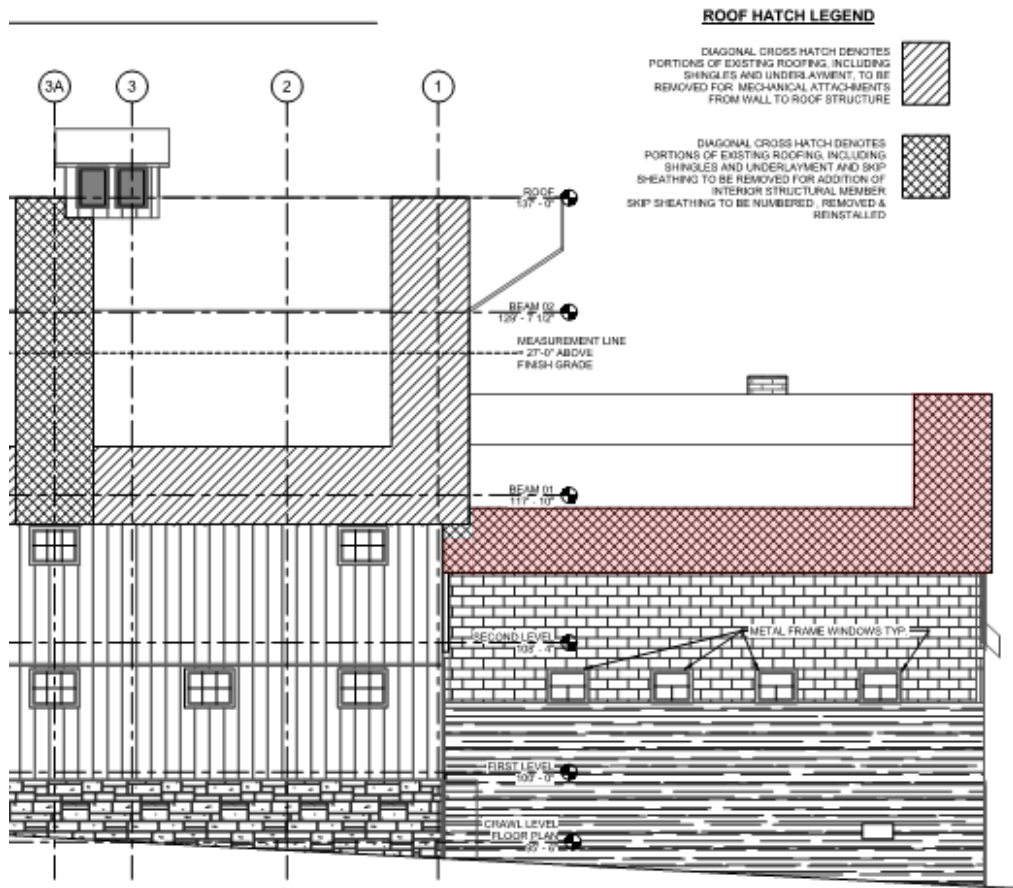


**Figure 4:** ca. ca. 1930s Milk House Addition Gable Roof Sections to be removed. The same material will be removed on the north elevation of the roof (shaded red). 1930 Milk House Addition South Elevation.

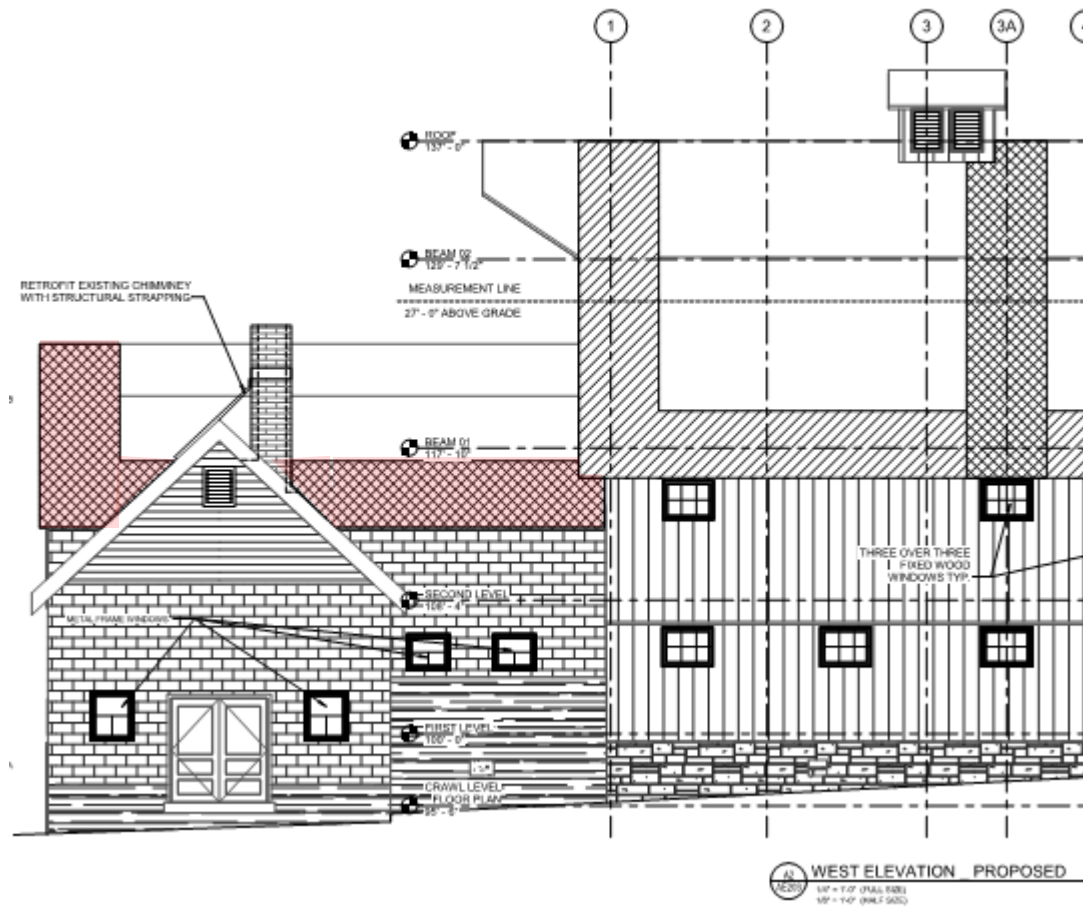
3. 1954 Milking Parlor Addition Gambrel Roof Sections As is detailed in the Historic Preservation Plan (Exhibit C) prepared by CRSA specifically for the McPolin Barn HDDR, the applicant proposes to remove sections of the 1954 Milking Parlor Addition gambrel roof to accommodate structural upgrades. CRSA is proposing to remove narrow strips of roof to properly attach roof structure to concrete walls, as is necessary for seismic improvements. The historic material will be numbered during removal and reinstalled in its historic location and orientation.

Staff finds that the removal of the specific sections of the 1954 Milking Parlor Addition gambrel roof is appropriate, as all other alternatives have been exhausted. Due to the scope of the structural upgrade, the roof must be attached to the top wall plate, which can only be achieved by removing portions of the gable roof.



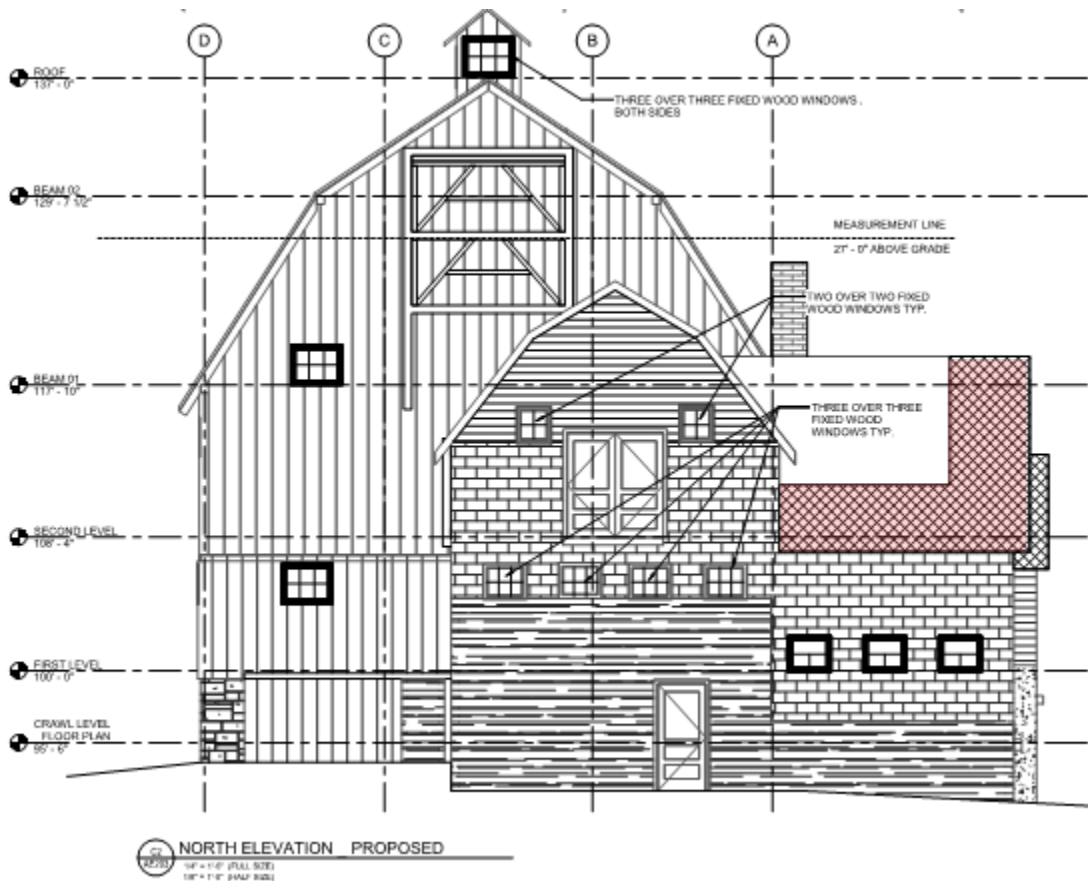


**Figure 5a:** The 1954 Milking Parlor Addition Gambrel Roof Sections to be removed (shaded red). East Elevation.



**Figure 5b:** The 1954 Milking Parlor Addition Gambrel Roof Sections to be removed (shaded red). West Elevation.



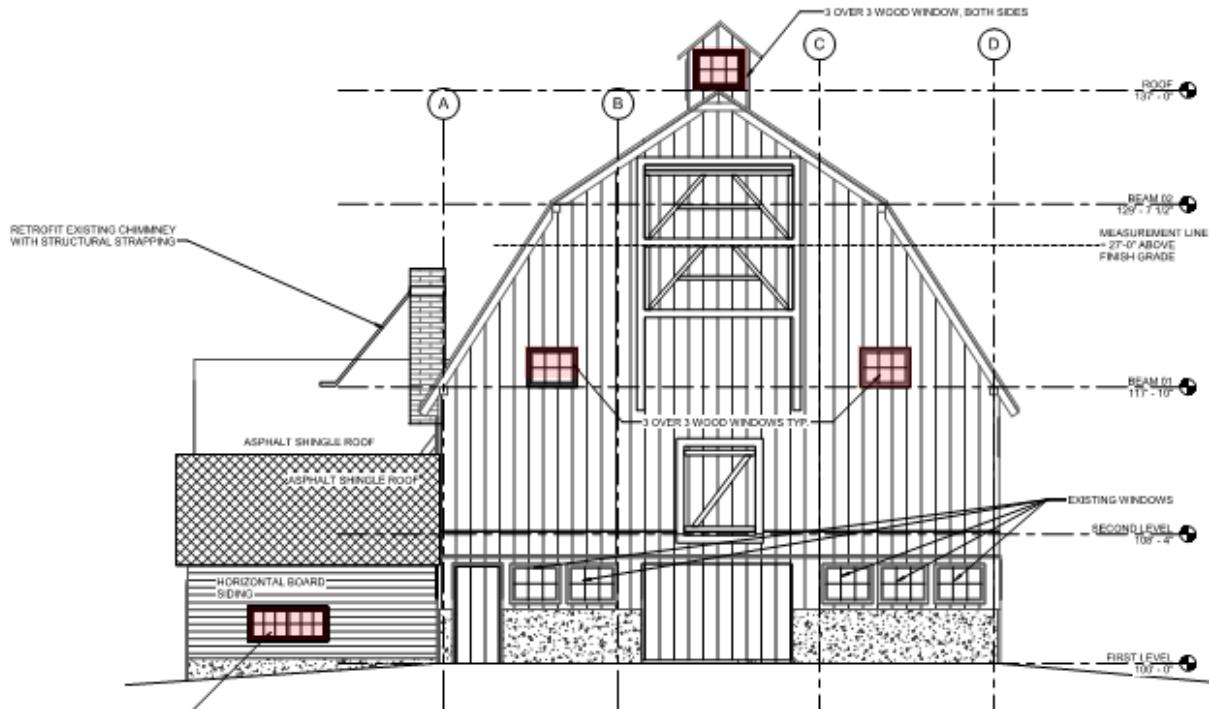


**Figure 5c:** *The 1941 Milking Parlor Addition Gambrel Roof sections to be removed (shaded red). North Elevation.*

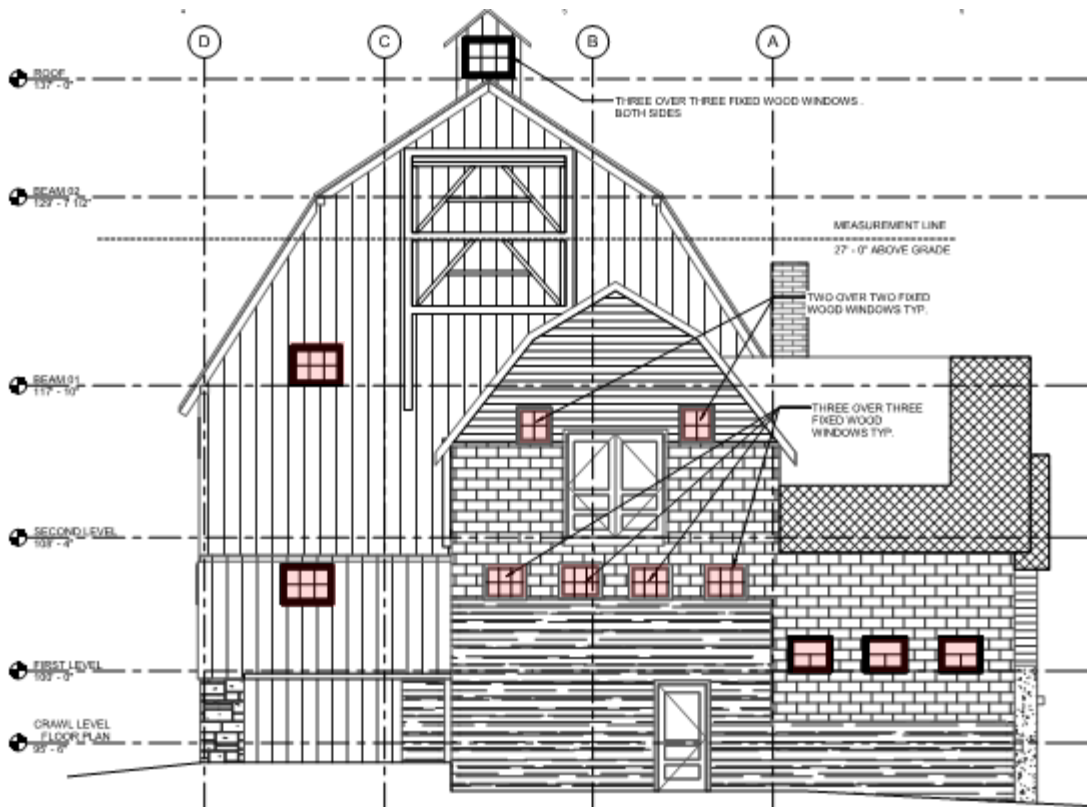
#### 4. Non-Historic Plywood Boards of the Boarded Windows

In total, there are 70 historic window openings on the McPolin Barn and its historic additions. Of the 70 existing historic window openings, only five (5) have replacement non-historic windows. The remaining 65 historic window openings have been boarded with non-historic plywood boards (painted black). The applicant proposes to remove all of the non-historic plywood boards (painted black) that are currently covering the historic window openings. The applicant will be replacing the non-historic plywood boards with historically accurate wood windows on the McPolin Barn and the ca. 1930s Milk House Addition and steel windows on its ca.1954 additions. If existing steel windows remain, staff recommends that these be restored.

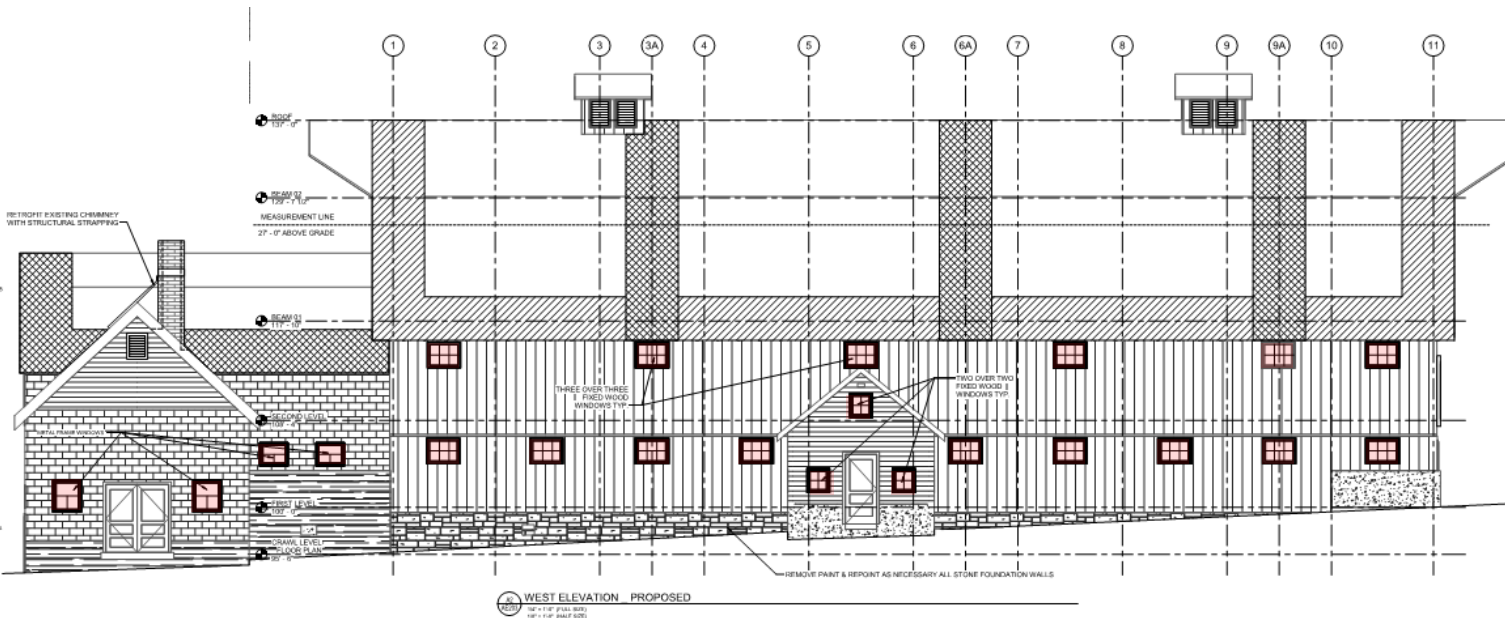
Staff finds that the removal of the non-historic plywood boards covering the historic window openings of the McPolin Barn and its additions is appropriate. The removal of the non-historic plywood boards will result in replacement with historically accurate windows.



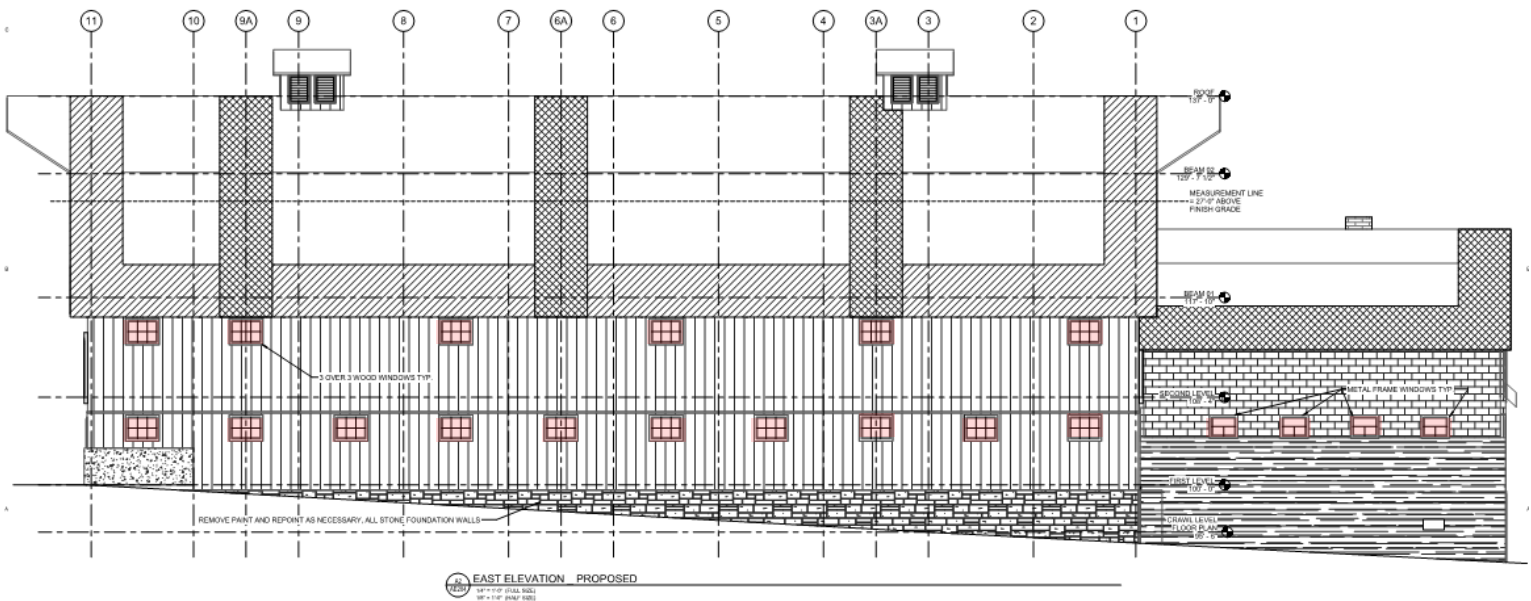
**Figure 6a:** The non-historic plywood boards (painted black) that are to be removed from the historic window openings of the McPolin Barn and its additions (shaded red). South Elevation.



**Figure 6b:** The non-historic plywood boards (painted black) that are to be removed from the historic window openings of the McPolin Barn and its additions (shaded red). North Elevation.



**Figure 6c:** The non-historic plywood boards (painted black) that are to be removed from the historic window openings of the McPolin Barn and its additions (shaded red). West Elevation



**Figure 6d:** The non-historic plywood boards (painted black) that are to be removed from the historic window openings of the McPolin Barn and its additions (shaded red). East Elevation.

### 5. Damaged or Rotted Wood Boards

As is detailed in the Historic Preservation Plan (Exhibit C) prepared by CRSA specifically for the HDDR, the applicant proposes to replace in-kind all wood boards that are potentially damaged or rotted beyond repair. Such potential areas that have been identified by the applicant include, but are not limited to trim and portions of doors.

These areas will be identified during construction. The applicant is proposing that the replacement of such wood boards be the “architect’s discretion”; however staff recommends that the Planning Director and Project Planner approve the removal and

replacement of damaged or rotten wood boards. Staff added Condition of Approval #3 addressing such.

Staff finds that the removal and replacement of wood boards that have been damaged or rotted beyond repair is appropriate as replacement of such is consistent with the recommendations of the McPolin Barn Historic Preservation Plan. Due to the minor scope of the proposed replacement of rotten/damaged materials, staff finds that these modifications will not result in the loss of the National Register of Historic Places listing.

**Recommendation:**

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of historic materials for structural upgrades at 3000 N. Highway 224 pursuant to the following findings of fact, conclusions of law, and conditions of approval.

**Finding of Fact:**

1. The property is located at 3000 N. Highway 224. The site is commonly known as the McPolin Farm.
2. The McPolin Farm is listed as Landmark on the Historic Sites Inventory.
3. The McPolin Barn was originally constructed ca. 1920-1922. Following its initial construction, the Milk House Addition was constructed ca. 1930. In 1954, the Milking Parlor Addition was constructed.
4. On March 14, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the McPolin Barn located at 3000 N. Highway 224. The application was deemed complete on March 16, 2016. The HDDR application is still under review by the Planning Department.
6. The applicant proposes to remove and reinstall sections of the McPolin Barn gambrel roof to allow for brace frames to be constructed as a part of the structural upgrades.
7. The removal of the specific sections of the McPolin Barn gambrel roof is appropriate, as all other alternatives have been exhausted. Due to the scope of the structural upgrade, the steel structural members are too large to install any other way and smaller steel structural members would be inadequate.
8. The applicant proposes to remove and reinstall sections of the ca. 1930s Milk House Addition gable roof will be removed to allow for brace frames to be constructed as a part of the structural upgrades.
9. The removal of the specific sections of the ca. 1930s Milk House Addition gable roof is appropriate, as all other alternatives have been exhausted. Due to the scope of the structural upgrade, the roof must be attached to the top wall plate, which can only be achieved by removing portions of the gable roof.
10. The applicant proposes to remove and reinstall sections of the 1954 Milking Parlor Addition gambrel roof will be removed to allow for brace frames to be constructed as a part of the structural upgrades.
11. The removal of the specific sections of the 1954 Milking Parlor Addition gambrel roof is appropriate, as all other alternatives have been exhausted. Due to the scope of the structural upgrade, the roof must be attached to the top wall plate, which can only be achieved by removing portions of the gable roof.

12. All historic roof materials will be numbered during removal and reinstalled in its historic location and orientation.
13. The 62 existing non-historic plywood boards of the boarded windows will be removed and replaced with replica historic three-over-three windows on the McPolin Barn and steel windows on the ca. 1930s Milk House Addition and 1954 Milking Parlor Addition.
14. Pieces of wood that are damaged or rotted beyond repair will be replaced in-kind.
15. The removal and replacement of wood boards that have been damaged or rotted beyond repair is appropriate as replacement of such is consistent with the recommendations of the McPolin Barn Historic Preservation Plan.

**Conclusions of Law:**

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for relocation pursuant to LMC 15-11-12.5 Material Deconstruction.

**Conditions of Approval:**

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on March 18, 2016. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.
3. Any deviation from approved Material Deconstruction will require review by the Historic Preservation Board.

**Exhibits:**

Exhibit A – HPB Checklist for Material Deconstruction

Exhibit B – Historic Sites Inventory Form

Exhibit C – Historic District Design Review Historic Preservation Plan

Exhibit D – Historic District Design Review Physical Conditions Report

Exhibit E – Historic District Design Review Proposed Plans

## Exhibit A

### **Historic Preservation Board Material Deconstruction Review Checklist:**

1. Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).
2. The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.
3. Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
4. The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.
5. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.
6. Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.

# 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.

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

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

Drawings and Plans

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

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

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.):

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.1921-1954<sup>1</sup>

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.

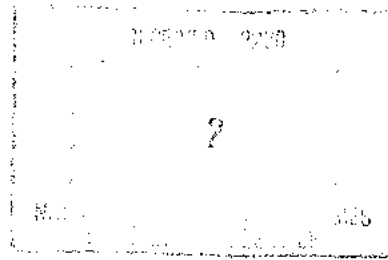
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<sup>1</sup> Morrison, page .

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 127 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] SAPO Date 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 of the Keeper [Signature] Date of Action 8/14/03

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.)

**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

**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."<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 Homestead," 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.



## National Register of Historic Places Continuation Sheet

Section No. 7 Page 4

McPolin Farmstead, Park City, Summit County, UT

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### 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 Grasselli 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.

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<sup>4</sup> Ibid.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

McPolin Farmstead, Park City, Summit County, UT

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### 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.

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### 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,

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

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

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.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

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/bbhbt.html](http://www.uvm.edu/~vhnet/hpres/publ/bamb/bbhbt.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.

## National Register of Historic Places Continuation Sheet

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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.

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 2

McPolin Farmstead, Park City, Summit County, UT

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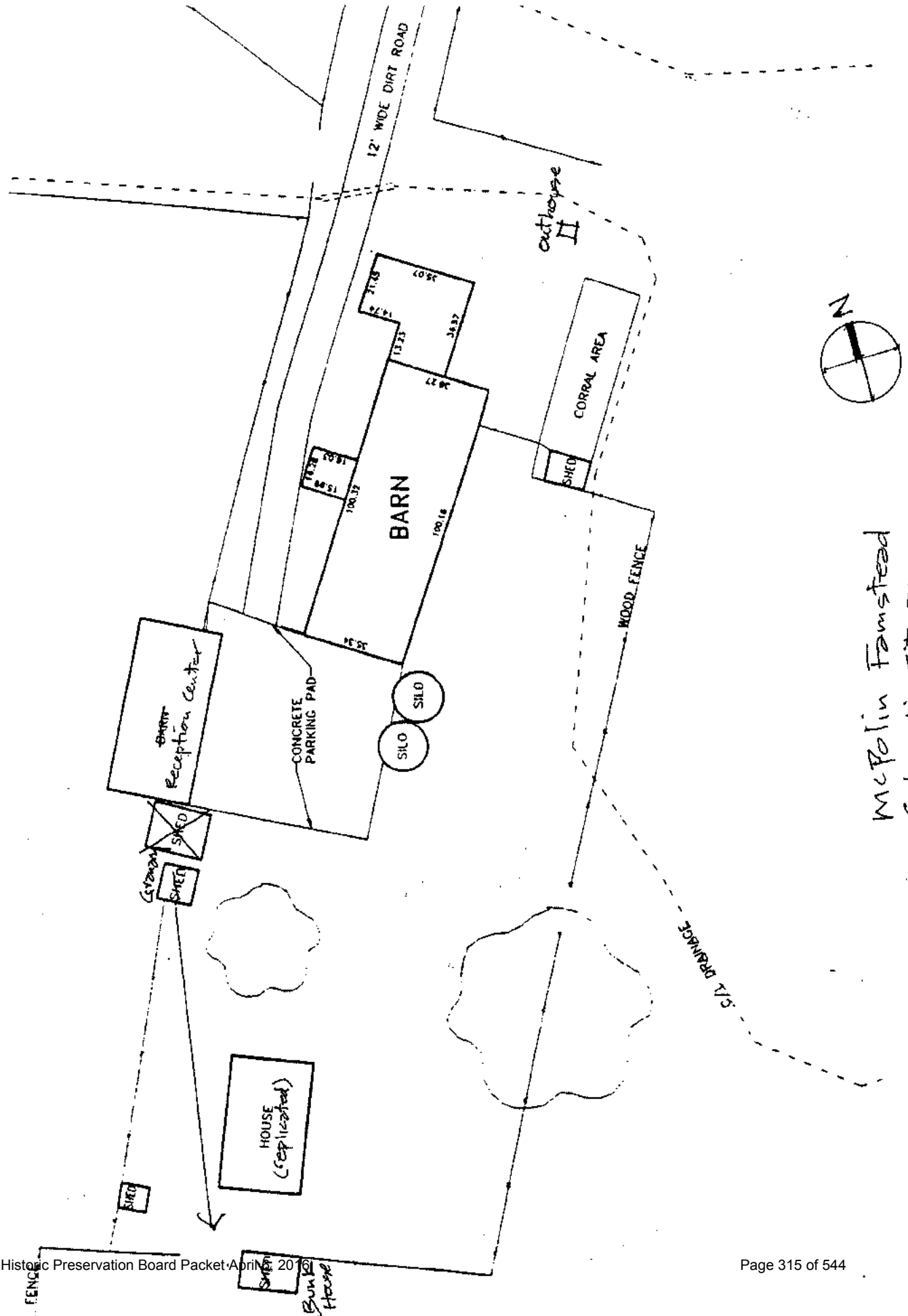
**Photo No. 12:**

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

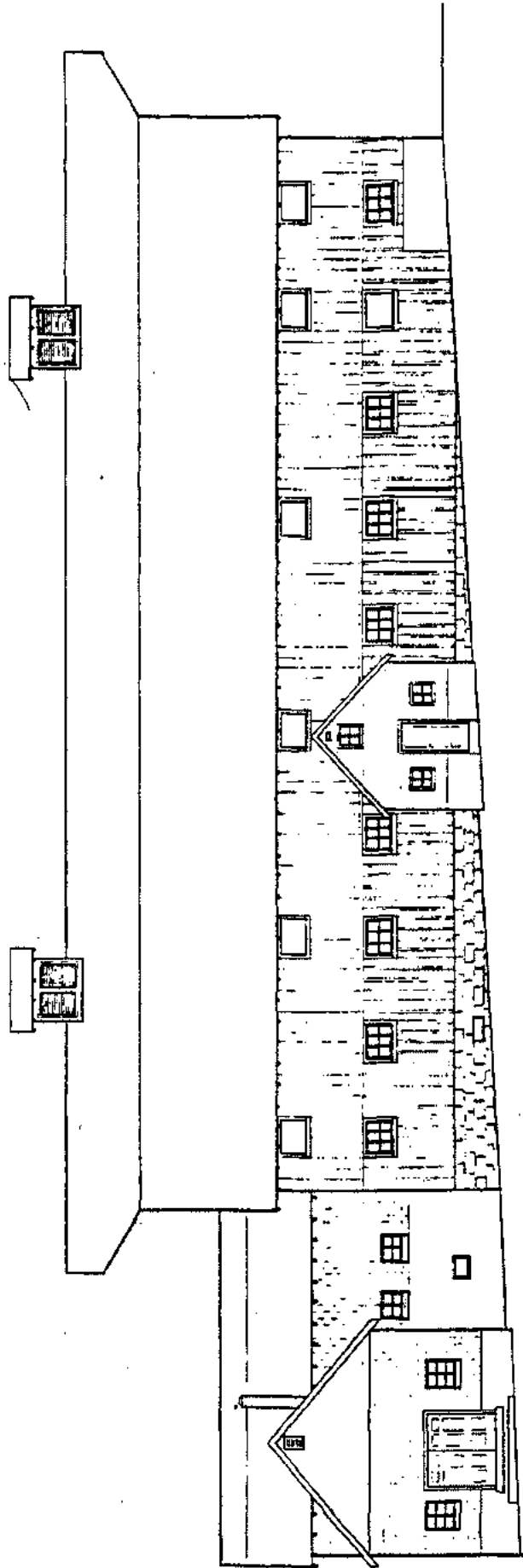
**Photo No. 13:**

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

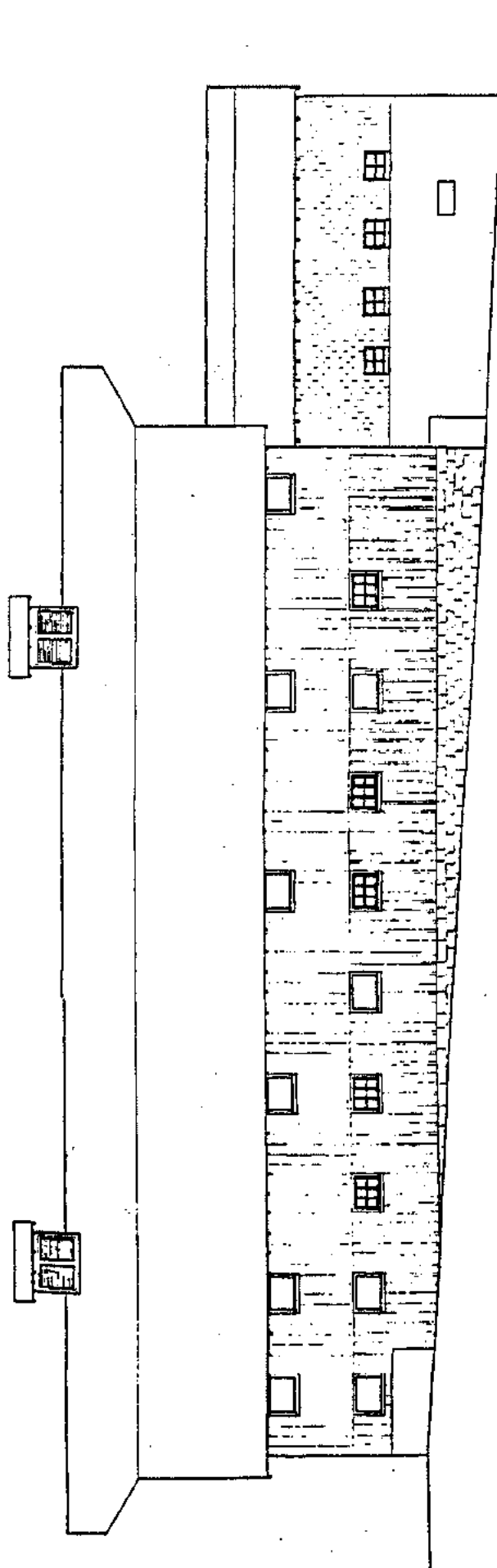




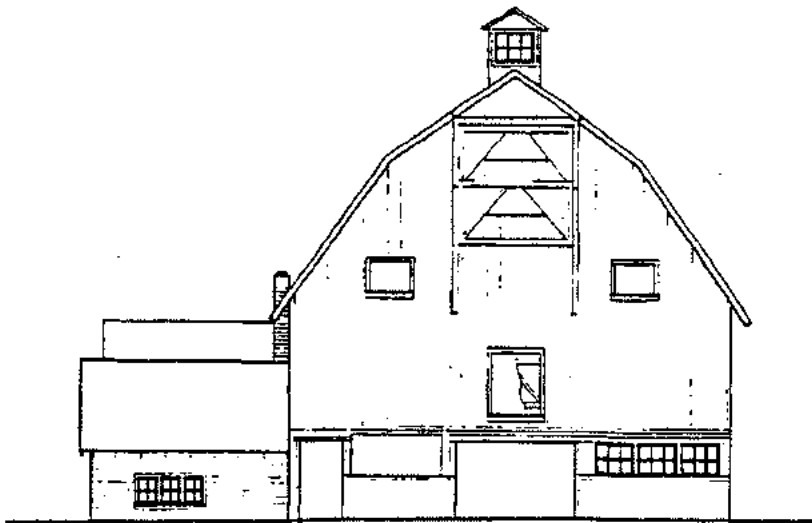
McPolin Farmstead  
 Schematic Site Plan  
 Showing Changes c.2002



ELEVATION  
1/8" = 1'-0"



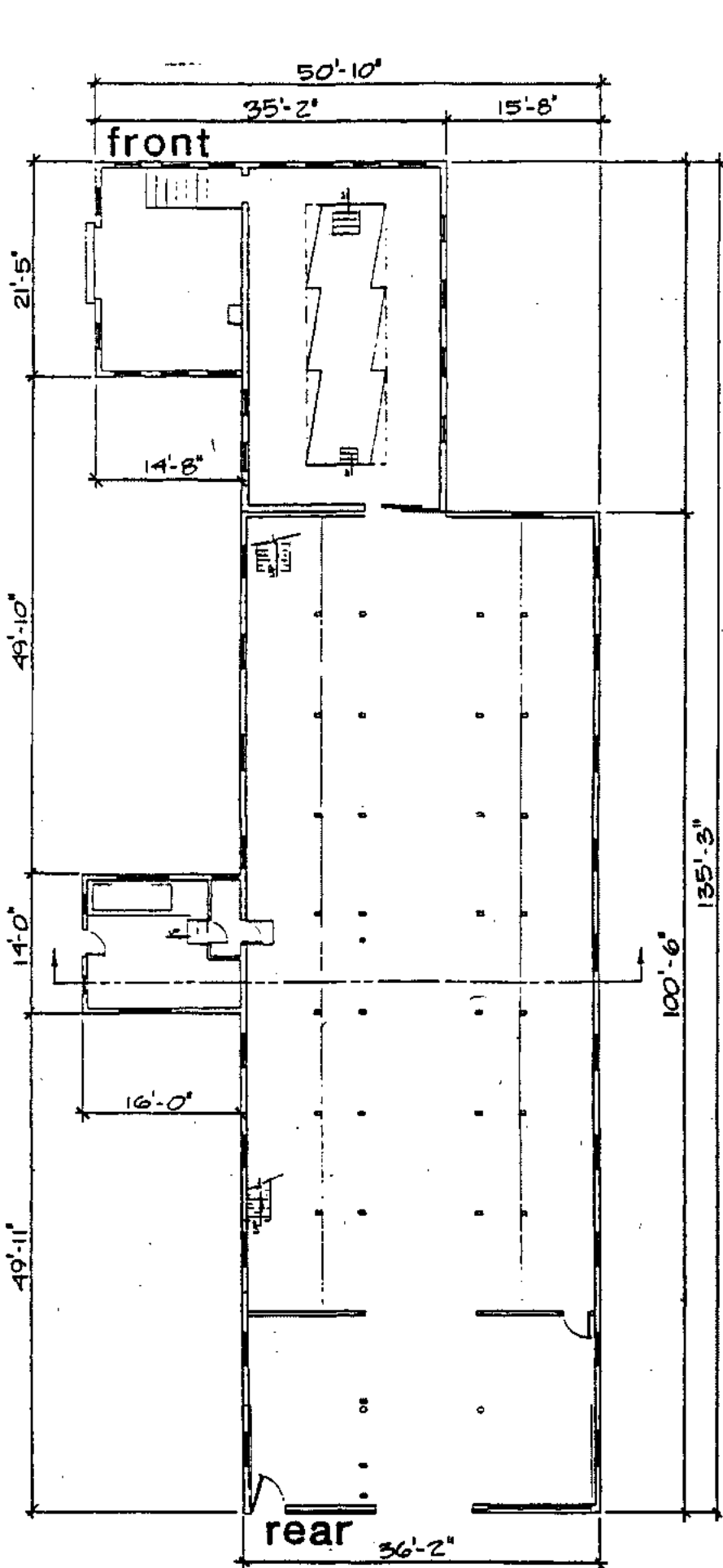
ELEVATION  
1/8" = 1'-0"



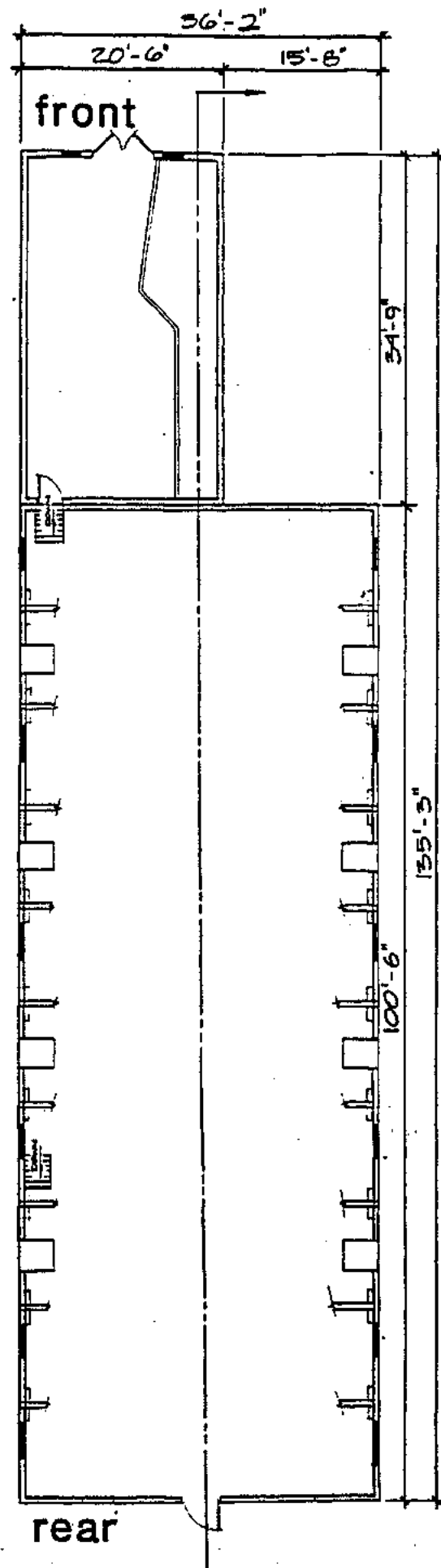
**REAR  
ELEVATION**



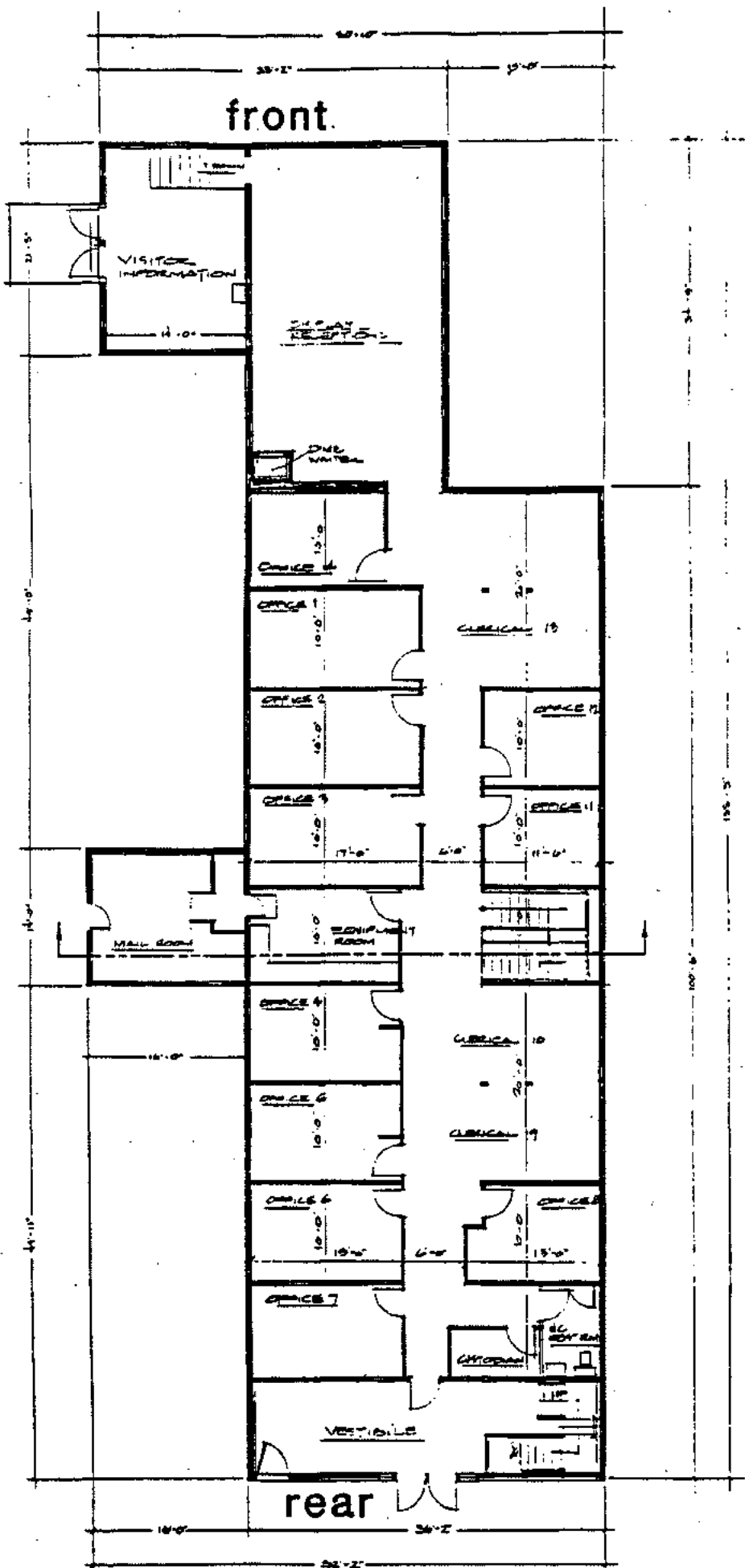
**FRONT  
ELEVATION**



FIRST FLOOR PLAN

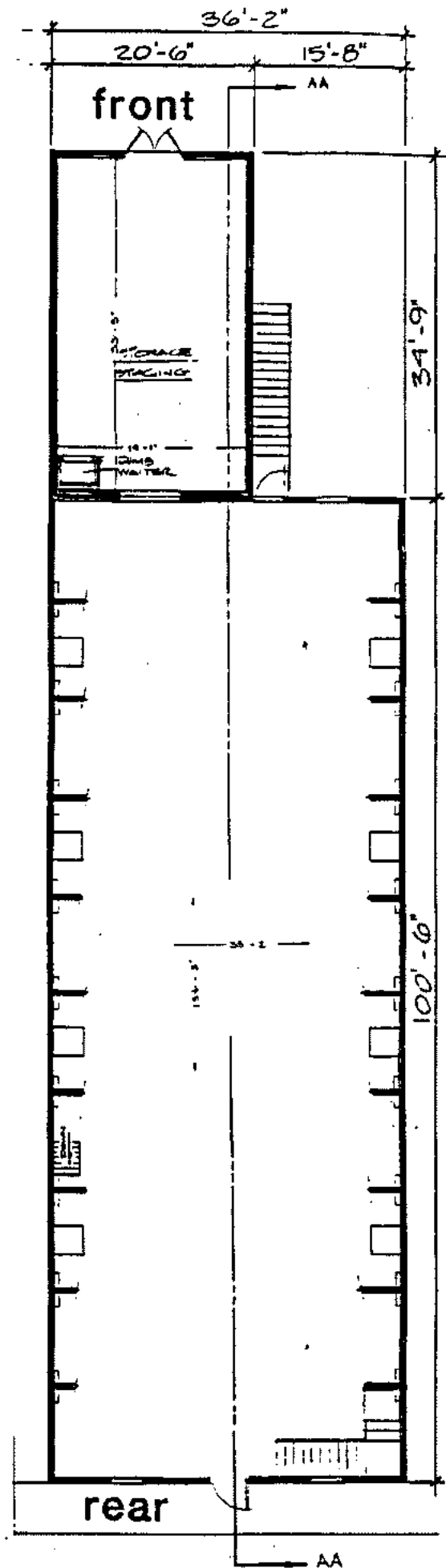


SECOND FLOOR PLAN



Historic Preservation Board Packet April 6, 2016

**FIRST FLOOR PLAN**  
area: 4885 sq ft



Page 320 of 544

**SECOND FLOOR PLAN**  
area: 4347 sq ft















PARK CITY MUNICIPAL CORPORATION  
PLANNING DEPARTMENT  
445 MARSAC AVE ° PO BOX 1480  
PARK CITY, UT 84060  
(435) 615-5060



# HISTORIC PRESERVATION PLAN

For use with the *Historic District/Site Design Review Application*

*For Office Use Only*

PROJECT PLANNER \_\_\_\_\_ APPLICATION # \_\_\_\_\_  
DATE RECEIVED \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ CHIEF BUILDING OFFICIAL \_\_\_\_\_  
APPROVAL DATE/INITIALS \_\_\_\_\_ APPROVAL DATE/INITIALS \_\_\_\_\_

## PROJECT INFORMATION

LANDMARK SITE     SIGNIFICANT SITE    DISTRICT: \_\_\_\_\_

NAME: McPolin Barn Structural Upgrade

ADDRESS: 3000 Highway 224  
Park City, UT 84060

TAX ID #: PCA-18-B-X OR \_\_\_\_\_

SUBDIVISION: \_\_\_\_\_ OR \_\_\_\_\_

SURVEY: \_\_\_\_\_ LOT #: \_\_\_\_\_ BLOCK #: \_\_\_\_\_

## APPLICANT INFORMATION

NAME: Park City Municipal Corporation, c/o Matt Twombly

PHONE #: (435)615-5177 FAX #: \_\_\_\_\_

EMAIL: mtwombly@parkcity.org

### Instructions for Completing the HISTORIC PRESERVATION PLAN

The purpose of the HISTORIC PRESERVATION PLAN is to provide a detailed description of the proposed project, including the scope of work, methods/techniques being considered, and the potential impacts and/or benefits to Park City's historic resources. The Planning Department is authorized to require a Historic Preservation Plan as a condition of approving an application for a building project that affects a historic structure, site or object. The Planning Director and the Chief Building Official, or their designees, must approve the Historic Preservation Plan.

Your Historic Preservation Plan must include this cover page and the information noted below:

- Prior to you Pre-Application Conference with the Design Review Team, complete only section 1. PROJECT DESCRIPTION.
- To accompany your HISTORIC DISTRICT/SITE DESIGN REVIEW application, complete all sections of the form.

If you have questions regarding the requirements for completing the HISTORIC PRESERVATION PLAN, please contact a member of the Park City Planning Staff at (435) 615-5060.

**1 Project Description: Summarize the intent of the proposed project and describe the anticipated scope of work. For projects involving Historic Sites, the description should make known any intentions to remove, relocate, reorient, raise, disassemble/reassemble, and/or reconstruction all or part of the Historic Site.**

This renovation of the historic McPolin Barn, a part of the McPolin Farmstead complex on Highway 224, is to provide necessary structural upgrades to allow small groups of patrons to enter the building on a limited basis. It does not meet current structural code, and the project will strengthen the structure against wind (lateral), snow, and seismic loads. The addition of braced frames, shear walls, and roof trusses will allow for the removal of a cluttered system of crossing steel cables that limits accessibility, as well as the demolition of a historically incompatible roof bracing system. The project will mostly affect the building interior, except for exterior improvements in the form of new (historically based) windows and the maintenance of concrete and masonry walls. Any required material deconstruction will be temporary, and materials will be carefully replaced in their historic location and orientation as construction progresses. All work on the McPolin Barn will strictly follow the Secretary of the Interior's Standards for Rehabilitation, under the experienced observation of CRSA Architecture. The resulting building will be better prepared to withstand the elements while reintroducing historic elements that have been lost or altered over the last century.

**2 Design Issues: Summarize the impacts the proposed project will have on the site's character-defining features. If the project proposes a negative impact on any character-defining feature, explain why it is unavoidable and what measures are proposed to mitigate the adverse affects. Summarize the design of proposed elements (additions, materials, etc.). Address compatibility with existing character-defining features and historic materials. Summarize the location and placement of proposed elements (additions, materials, etc.). Address visibility from the primary right-of-way, impact on historic building/structure, and impact on historic materials. For project involving ADA compliance, explain how the proposed design solution minimizes adverse impacts on the original materials and design.**

The McPolin Barn was completed around 1921, and it has been an important part of the Park City landscape ever since. Its significance to history is best demonstrated by an individual National Register of Historic Places listing in 2004. Character-defining features of the building, as well as the impact of the project on these features, include:

- Rough coursed sandstone foundation: the stone foundation is currently painted. The paint will be removed. Repairs will be compatible in materials, strength, color, and texture. Pointing should also match original in pattern and profile.
- Rough sawn Cedar board-and-batten siding (lower level): not impacted by project.
- Rough-sawn Cedar 1 x 12 siding (hayloft level): not impacted by project.

- Windows: the windows on the barn currently are covered with an existing plywood cover which will be removed and new window sashes will be replicated to match the historic three-over-three window type. Care will be taken to reproduce the historic windows as accurately as possible with the information on hand.
- Gambrel roof: 4 foot wide sections of the roof (roofing shingles, underlayment, and historic skip sheathing) will be removed in select locations to allow for steel brace frames to be installed. Because sheathing is visible from the interior, no sheathing boards will be cut, but rather will be removed in their entirety, numbered, and replaced. This approach is unavoidable and the most sensitive due to the large steel sections that must be lifted into the building. This approach will be mitigated by minimizing the size of openings and by numbering and replacing in same location and orientation any historic skip sheathing that must be temporarily removed during the installation of the steel braces.
- Gambrel roof: 4 foot wide sections of the roofing (roofing shingles and underlayment only) will be removed to allow for access to mechanically tie the roof to the top of the wall.
- Cupolas: improved by the reintroduction of historic windows.
- Wood doors: no anticipated impact. The architect will consult with the Planning Director and Project Planner to approve the removal and replacement of damaged or rotten wood boards. Materials will not be removed or replaced without prior approval.
- ca. 1930s Milk House (west addition): narrow strips of roof will be removed to properly attach roof structure to concrete walls, as is necessary for seismic improvements. Mitigated by replacing any historic materials that are temporarily removed in construction in their historic location and orientation.
- 1954 Milking Parlor (north addition): narrow strips of roof will be removed to properly attach roof structure to masonry walls, as is necessary for seismic improvements. Mitigated by replacing any historic materials that are temporarily removed in construction in their historic location and orientation.

There will be no exterior additions to the McPolin Barn. Interior structural additions will either be painted steel or aesthetically and historically appropriate dimensioned lumber (i.e., free of grading stamps or incompatible hardware).

**3 Construction Issues: Following the format of the Physical Conditions Report, summarize the work being proposed for each feature. Provide reference to or excerpts from the Physical Conditions Report if needed to supplement the work summaries. Address the treatments being considered and the methods and techniques being proposed. (See Page 6 of the *Design Guidelines for Historic Districts and Historic Sites* for a list of the four treatments for historic sites).**

### Site Features

- A.1. Topography– Minor regrading to improve drainage, no bearing on historic nature of site.
- A.2. Landscaping- no work.
- A.3. Retaining Wall(s)- no work.
- A.4. Exterior Steps- no work.
- A.5. Fence(s)- no work.
- A.6. Other- no work.

### Main Building (McPolin Barn)

- B.1. Roof- a narrow strip of the historic roofs (both in the barn and in additions) will be removed in order to make necessary structural upgrades at the roof-wall connection. Because sheathing is visible from the interior, no sheathing boards will be cut, but rather will be removed in their entirety, numbered, and replaced. In the original barn, this removal will only include newer shingles, roofing membrane, and sheathing. A transverse strip of roof will be completely removed at each of the (3) brace frames in order to allow for assembly, and historic skip sheathing will be numbered during demolition and installed in its historic location and orientation. In the northwest and west additions, roof demolition at the wall connection will include the shingles, roofing membrane, sheathing, and historic skip sheathing. Any historic sheathing removed in construction will be numbered and replaced in original location and orientation.
- B.2.-B.5.-Original barn walls will be untouched. Masonry in northwest addition will be selectively tuckered and pointed. Repairs will be compatible in materials, strength, color, and texture. Pointing should also match original in pattern and profile.
- B.6. Foundation- Pointing and tucking as needed to achieve structural requirements.
- B.7. Porch(es)- N/A
- B.8. Dormer(s)/Bay(s)- N/A
- B.9. Additions- N/A
- B.10. Mechanical System- no work.
- B.11. Electrical System- historic materials will be left in place. New lighting will be added to meet code.
- B.12. Structural System- see BHB structural report.
- B.13. Hazardous Materials- N/A
- B.14. Other- Cupola windows will be reinstated using historically accurate replica casements in existing (boarded over) openings.

### Main Building – Details

- C.1. Windows- Plywood covering will be removed and replica casements will be installed to match historic appearance.
- C.2. Doors- any rotting parts of the historic doors will be replaced in kind.

C.3. Trim- very selective replacement of rotting or damaged members in kind.

C.4. Architectural Ornamentation- no work.

C.5. Other- no work.

Accessory Building(s)

D.1.- silos will be structurally improved by adding micropiles to the foundation, which will not be visible above grade. Spalling and damage to concrete walls will be selectively grouted as needed—damage to structural integrity will be repaired while purely aesthetic issues will not be altered.

Structure(s)

E.1- no work.

**4 Project Team: List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contractor, subcontractors, specialized craftspeople, specialty fabricators, etc.... Provide a statement of competency for each individual and/or firm listed above. Include a list or description of relevant experience and/or specialized training or skills. Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project? Yes or No. If yes, provide his/her name. Will a licensed architect or other qualified professional be available during construction to ensure the project is executed according to the approved plans? Yes or No. If yes, provide his/her name.**

CRSA of Salt Lake City is heading the project team. With vast preservation experience and numerous projects working with the Park City preservation guidelines, they are competent as architects of the McPolin Barn structural upgrades. Project manager, Steven Cornell, is trained in architecture with an emphasis in Preservation, with over ten years of experience in preservation architecture. Licensed architect Allen Roberts, a highly respected Utah preservation architect, will act as the principal-in-charge, and he will be available through construction to ensure proper execution of the work. CRSA preservation experience in Summit County includes the High West distillery and tasting room projects on Park Avenue, work on the historic City Hall (now the Park City Museum), and adaptive reuse of the Washington School.

BHB, the structural engineering firm on the project, is experienced at retrofitting historic structures while preserving the historic integrity of the building. Their approach is to change as little as possible while meeting the design objectives. They wish to “do no harm” and use state of the art 3D structural modeling to find the true stress and forces in the structure. They then take data from in place testing and observation to determine stability and adequacy of the existing structure under gravity wind and earthquake loads. Project manager Brett Goodman has extensive experience in Park City, including a



structural analysis of the McPolin Barn, the Park City Film Studios, the Park City Marriott, and 205 Main Street.

Hogan Construction is also experienced in historic preservation projects and are adept at solving the complex issues of constructability in historic structures while maintaining aesthetic standards of excellence. The project manager will be Scott Bryner, working with superintendent Ryan Greenfield, both of whom have remodeling experience. Recent Hogan preservation projects include the historic Union Pacific Roundhouse in Evanston, Wyoming, and the Meridien Condominiums (previously the 1932 VA Hospital) in the Avenues neighborhood of Salt Lake City.

**5 Site History: Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling the information.**

Excerpt from the McPolin Farmstead National Register nomination:

“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.”

Daniel McPolin built the barn shortly before his death in 1922. His son and daughter-in-law Patrick and Grace McPolin operated the farm until 1947, when veterinarian Dr. D.A. Osguthorpe bought the farm and increased the herd to over one hundred head. Dr. Osguthorpe commissioned the addition to the northwest and the silos in 1954, which were built by Walter Stewart. The wood farmstead was abandoned for a more modern metal facility across Highway 224 in the 1950s (since demolished). Park City bought the property in 1990 to maintain the open space along a main corridor into Old Town, and newer buildings were added in 1999.

**6 Financial Guarantee: The Planning Department is authorized to require that the Applicant provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan. (See Title 15, LMC Chapter 11-9) Describe how you will satisfy the financial guarantee requirements.**

City project—to be waived.



**7 Acknowledgement of Responsibility: I have read and understand the instructions supplied by Park City for processing the form as part of the Historic District/Site Design Review application. The information I have provided is true and correct to the best of my knowledge.**

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_



# PHYSICAL CONDITIONS REPORT

For Use with the *Historic District Design Review (HDDR)* Application

**For Official Use Only**

PLANNER: \_\_\_\_\_ APPLICATION #: \_\_\_\_\_  
DATE RECEIVED: \_\_\_\_\_

## PROJECT INFORMATION

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
TAX ID: \_\_\_\_\_ OR  
SUBDIVISION: \_\_\_\_\_ OR  
SURVEY: \_\_\_\_\_ LOT #: \_\_\_\_\_ BLOCK #: \_\_\_\_\_  
HISTORIC DESIGNATION:     LANDMARK     SIGNIFICANT     NOT HISTORIC

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## APPLICANT INFORMATION

NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
PHONE #: (    )    -    \_\_\_\_\_ FAX #: (    )    -    \_\_\_\_\_  
EMAIL: \_\_\_\_\_

## APPLICANT'S REPRESENTATIVE INFORMATION

NAME: \_\_\_\_\_  
PHONE #: (    )    -    \_\_\_\_\_  
EMAIL: \_\_\_\_\_

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If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.

**ACKNOWLEDGMENT OF RESPONSIBILITY**

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City’s review of the proposal. Any additional analysis required would be processed through the City’s consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_

Mailing \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone #: (     )     -     \_\_\_\_\_ Fax #: (     )     -     \_\_\_\_\_

Email: \_\_\_\_\_

Type of Application: \_\_\_\_\_

**AFFIRMATION OF SUFFICIENT INTEREST**

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Street Address/ Legal \_\_\_\_\_

Description of Subject Property: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner’s Association is the applicant than the representative/president must attaché a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.

# PHYSICAL CONDITIONS REPORT

**Detailed Description of Existing Conditions.** Use this page to describe all existing conditions. Number items consecutively to describe all conditions, including building exterior, additions, site work, landscaping, and new construction. Provide supplemental pages of descriptions as necessary for those items not specifically outlined below.

## 1. Site Design

This section should address landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use as many boxes as necessary to describe the physical features of the site. Supplemental pages should be used to describe additional elements and features.

Element/Feature: \_\_\_\_\_

This involves:  An original part of the building  
 A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.

**2. Structure**

Use this section to describe the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: \_\_\_\_\_

This involves:  An original part of the building  
 A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.

**3. Roof**

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: \_\_\_\_\_

This involves:  An original part of the building  
 A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.

#### 4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: \_\_\_\_\_

This involves:  An original part of the building  
 A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

**5. Exterior Walls**

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

Element/Feature: \_\_\_\_\_

This involves:  An original part of the building  
 A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

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Element/Feature: \_\_\_\_\_

This involves:  An original part of the building  
 A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

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Element/Feature: \_\_\_\_\_

This involves:  An original part of the building  
 A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies:

Existing Condition:  Excellent  Good  Fair  Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

**6. Foundation**

Use this section to describe the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: \_\_\_\_\_

This involves:  An original part of the building  
 A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

**7. Porches**

Use this section to describe the porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Element/Feature: \_\_\_\_\_

This involves:  An original part of the building  
 A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.

**8. Mechanical System, Utility Systems, Service Equipment & Electrical**

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: \_\_\_\_\_

This involves:  An original part of the building  
 A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

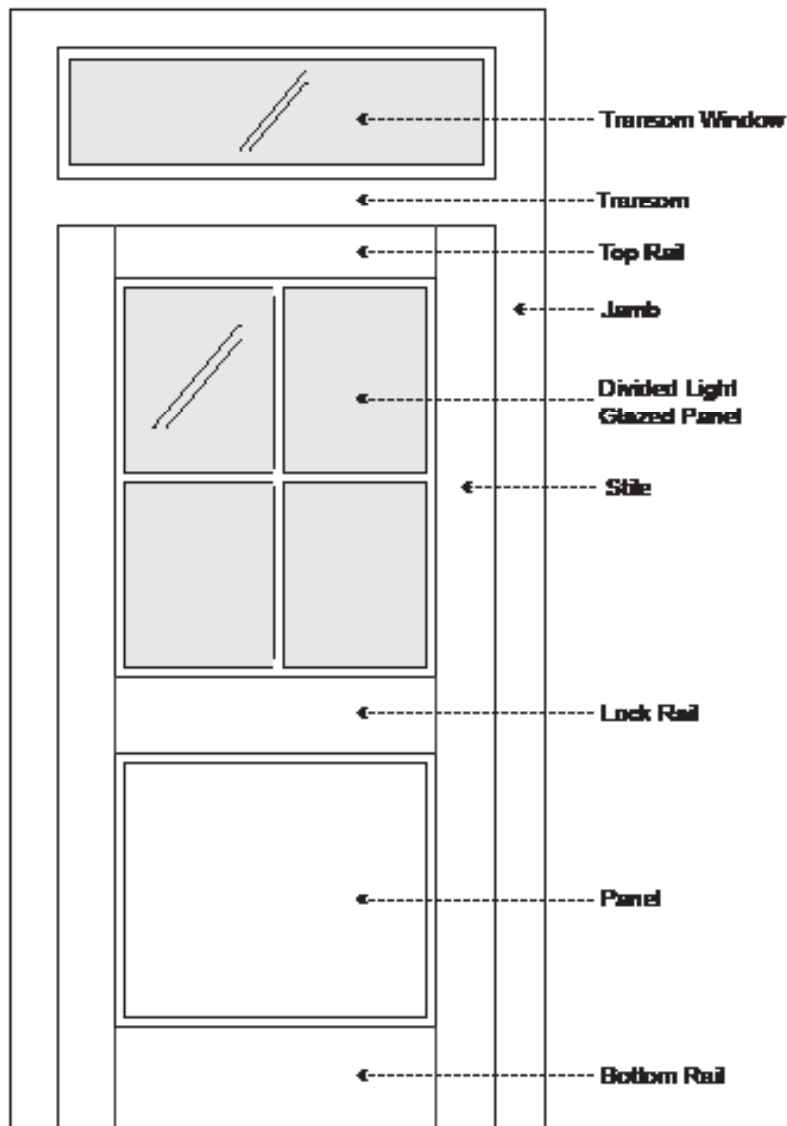
Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

## 9. Door Survey

### Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

*Don't forget to address service, utility, and garage doors where applicable.*



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.

## Door Survey Form

Total number of door openings on the exterior of the structure: \_\_\_\_\_

Number of historic doors on the structure: \_\_\_\_\_

Number of existing replacement/non-historic doors: \_\_\_\_\_

Number of doors completely missing: \_\_\_\_\_

*Please reference assigned door numbers based on the Physical Conditions Report.*

Number of doors to be replaced: \_\_\_\_\_

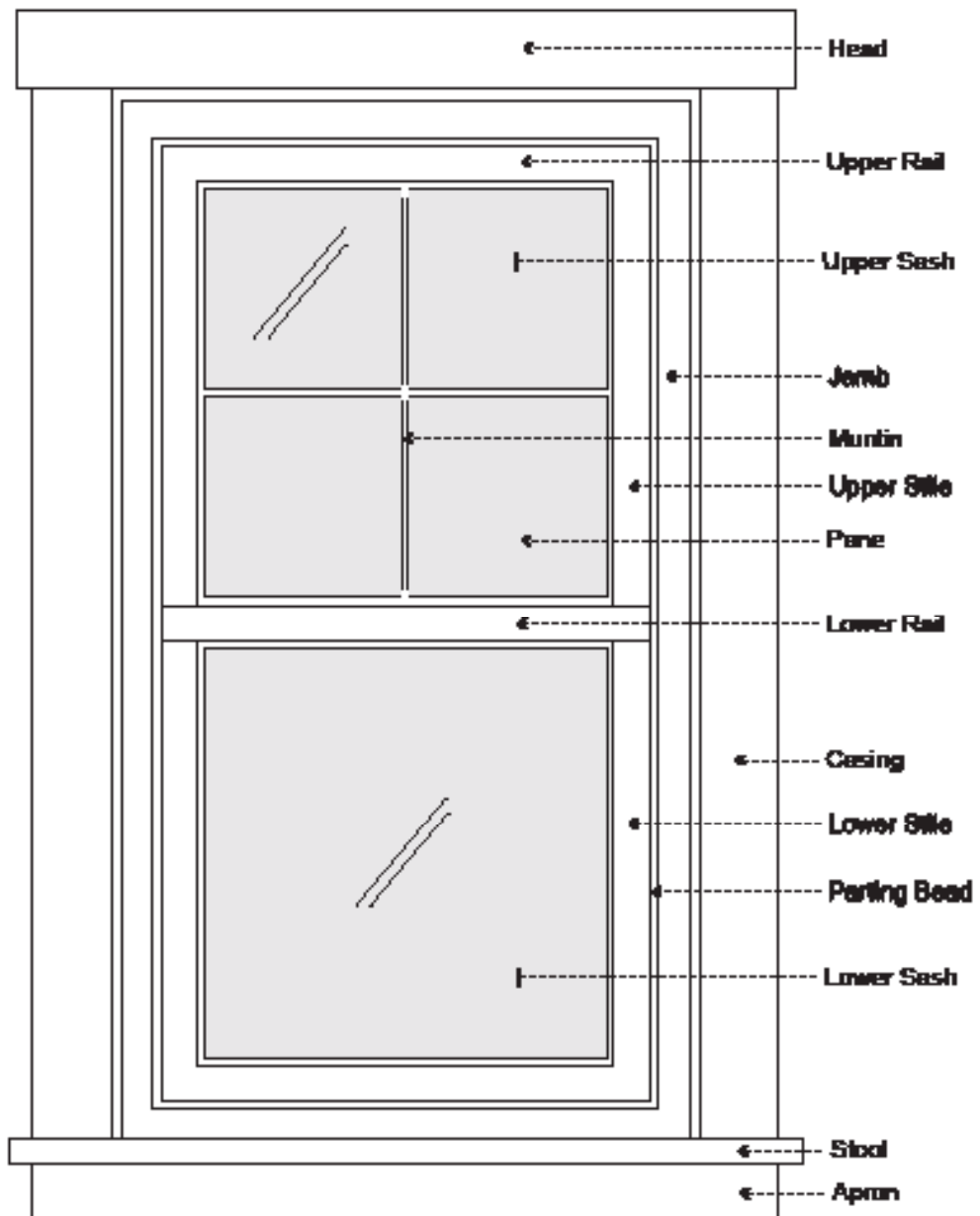
Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.

## 10. Window Survey

### Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.



### Window Survey Form

Total number of window openings on the exterior of the structure: \_\_\_\_\_

Number of historic windows on the structure: \_\_\_\_\_

Number of existing replacement/non-historic windows \_\_\_\_\_

Number of windows completely missing: \_\_\_\_\_

*Please reference assigned window numbers based on the Physical Conditions Report.*

Number of windows to be replaced: \_\_\_\_\_

<i>Window #:</i>	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	<i>Photo #:</i>	<i>Historic (50 years or older):</i>

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.

**11. Interior Photographs**

Use this section to describe interior conditions. Provide photographs of the interior elevations of each room. (This can be done by standing in opposite corners of a square room and capturing two walls in each photo.)

Element/Feature: \_\_\_\_\_

This involves:  An original part of the building  
 A later addition

Estimated date of construction: \_\_\_\_\_

Describe existing feature:

Describe any deficiencies: Existing Condition:  Excellent  Good  Fair  Poor

Photo Numbers: \_\_\_\_\_ Illustration Numbers: \_\_\_\_\_

Photo #001: Site from South



Photo #002: Site from North



Photo #003: Lower Level Structure



Photo #004: Upper Level Structure





Photo #005: Roof from West



Photo #006: Roof from East



Photo #007: Roof Detail



Photo #004: Chimney



Photo #009: not used

Photo #010: Northwest Addition from South





Photo #011: Barn West Wall



Photo #012: Barn West Wall





Photo #013: Barn West Wall / West Addition North Wall



Photo #014: West Addition North and West Walls



Photo #015: West Addition South Wall / Barn West Wall



Photo #016: Barn West Wall



Photo #017: Barn West Wall



Photo #018: Barn South Wall



Photo #019: Barn East Wall



Photo #020: Barn East Wall





Photo #021: Barn North Wall



Photo #022: Northwest Addition East Wall



Photo #023: Northwest Addition North Wall



Photo #024: Northwest Addition North Wall



Photo #025: Door #001



Photo #026: Door #002



Photo #027: Door #003



Photo #028: Door #004





Photo #029: Door #005



Photo #030: Door #006

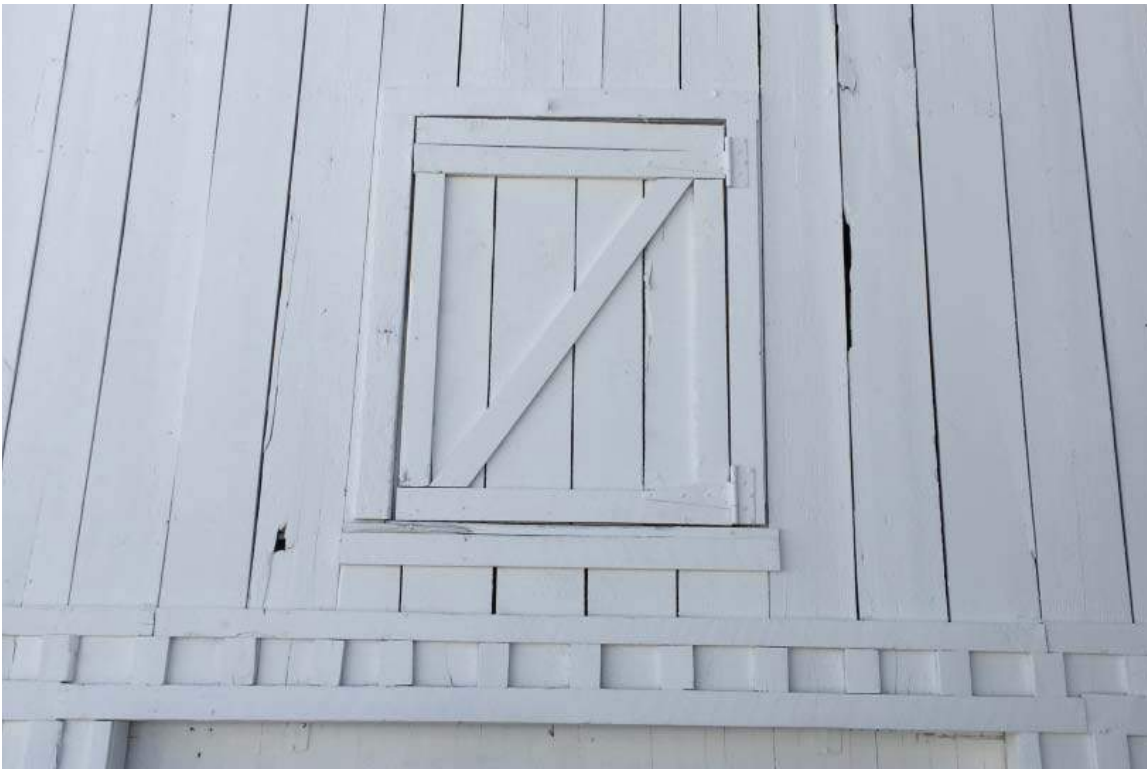


Photo #031: Door #007



Photo #032: Door #008



Photo #033: Door #009



Photo #034: not used

Photo #035: Window #001



Photo #036: Window #002





Photo #037: Window #003



Photo #038: Window #004



Photo #039: Window #005



Photo #040: Window #006





Photo #041: Window #007



Photo #042: Window #008





Photo #043: Window #009



Photo #044: Window #010





Photo #045: Window #011



Photo #046: Window #012

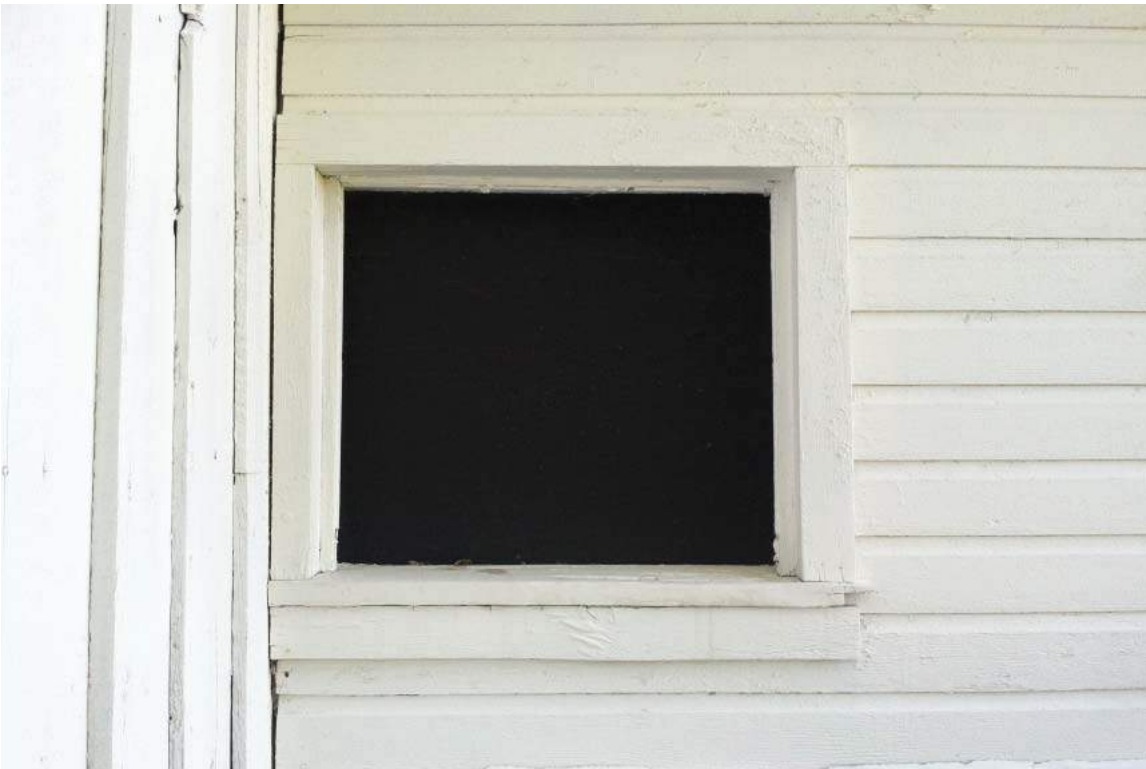


Photo #047: Window #013



Photo #048: Window #014



Photo #049: Window #015



Photo #050: Window #016





Photo #051: Window #017



Photo #052: Window #018



Photo #053: Window #019



Photo #054: Window #020



Photo #055: Window #021



Photo #056: Window #022



Photo #057: Window #023



Photo #058: Window #024





Photo #059: Window #025



Photo #060: Window #026





Photo #061: Window #027



Photo #062: Window #028



Photo #063: Window #029



Photo #064: Window #030



Photo #065: Window #031



Photo #066: Window #032



Photo #067: Window #033



Photo #068: Window #034





Photo #069: Window #035



Photo #070: Window #036



Photo #071: Window #037



Photo #072: Window #038





Photo #073: Window #039



Photo #074: Window #040



Photo #075: Window #041



Photo #076: Window #042





Photo #077: Window #043



Photo #078: Window #044



Photo #079: Window #045



Photo #080: Window #046





Photo #081: Window #047



Photo #082: Window #048





Photo #083: Window #049



Photo #084: Window #050





Photo #085: Window #051



Photo #086: Window #052



Photo #087: Window #053



Photo #088: Window #054



Photo #089: Window #055



Photo #090: Window #056



Photo #091: Window #057



Photo #092: Window #058



Photo #093: Window #059



Photo #094: Window #060





Photo #095: Window #061



Photo #096: Window #062



Photo #097: Window #063



Photo #098: Window #064



Photo #099: Window #065



Photo #100: Window #066



Photo #101: Window #067

Photo #102: Window #068

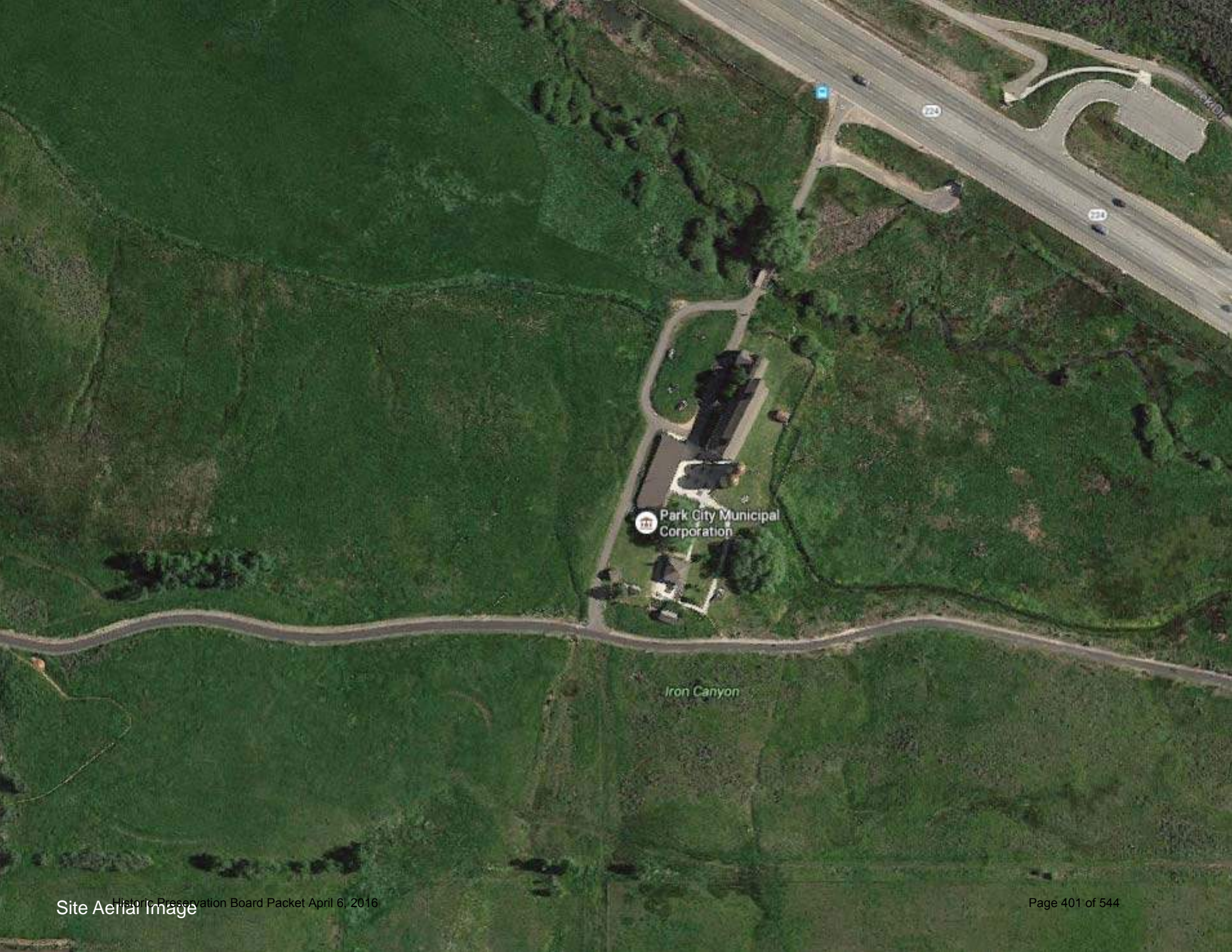


Photo #103: Window #069

Photo #104: Window #070





















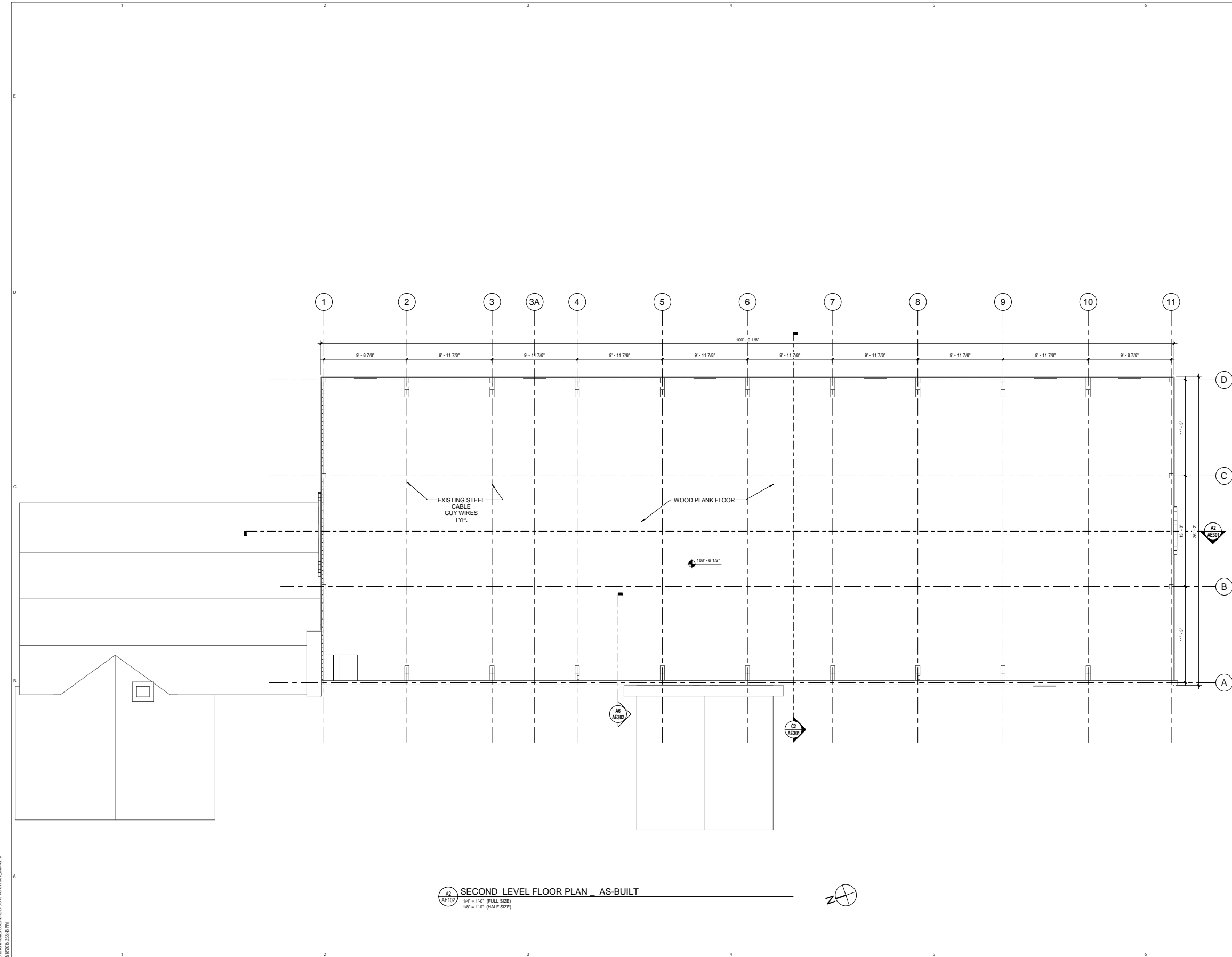






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**MCPOLIN BARN  
STRUCTURAL UPGRADE**

3000 Highway 204 Park City, Utah 84090

**PARK CITY MUNICIPAL  
CORPORATION**

		Issue Date: Project Status
PROJECT NUMBER 815-000	FILE NAME:	
DRAWN BY: Author	CHECKED BY: Checker	

**SECOND LEVEL FLOOR  
PLAN \_ AS-BUILT**

**AE102**

**AE102 SECOND LEVEL FLOOR PLAN \_ AS-BUILT**  
1/4" = 1'-0" (FULL SIZE)  
1/8" = 1'-0" (HALF SIZE)

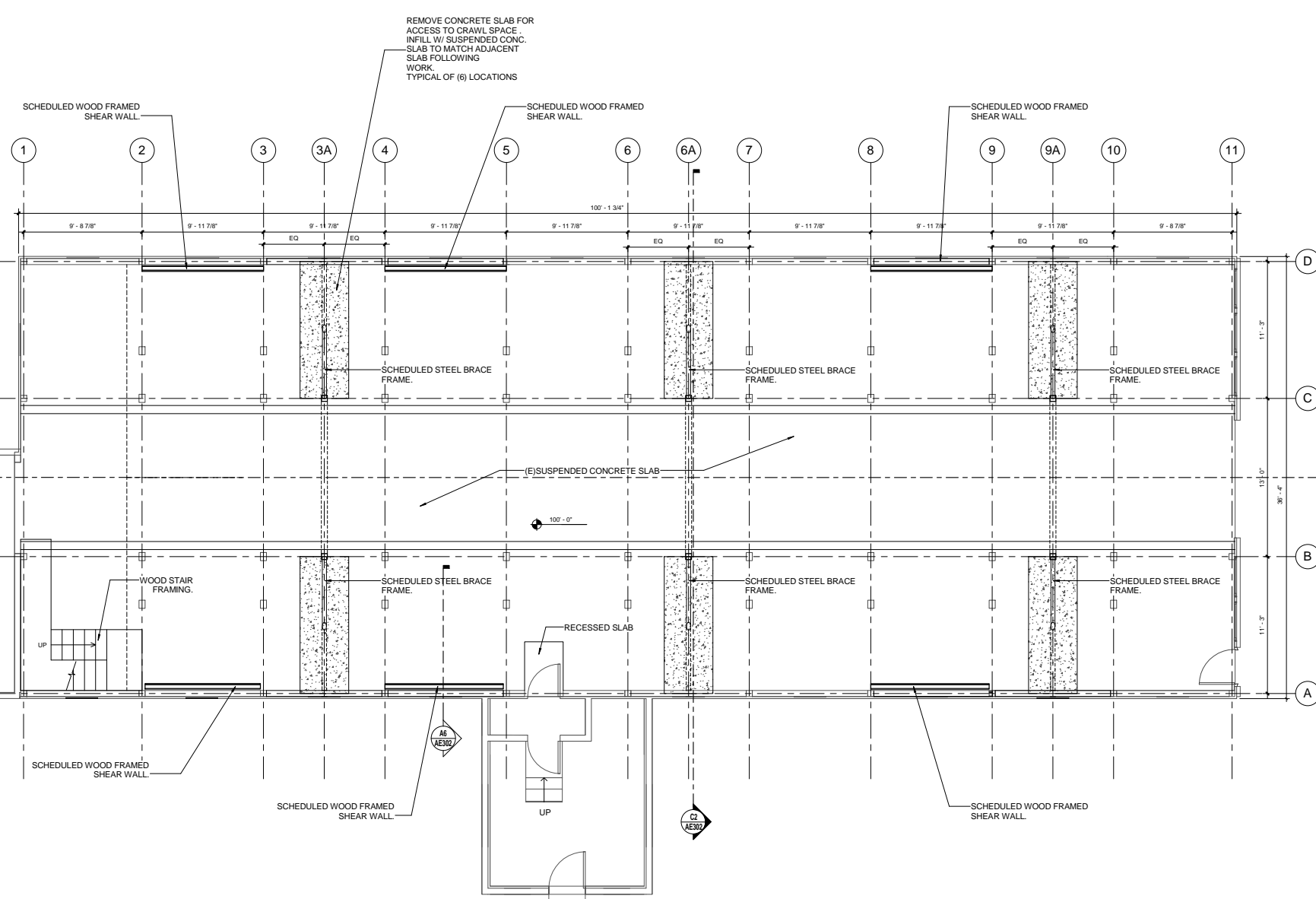


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**MCPOLIN BARN  
STRUCTURAL UPGRADE**

3000 Highway 224 Park City, Utah 84096

**PARK CITY MUNICIPAL  
CORPORATION**

	Issue Date	Project Status

**FIRST LEVEL FLOOR  
PLAN-PROPOSED**

**AE103**

**AE103**  
**FIRST LEVEL FLOOR PLAN**  
1/4" = 1'-0" (FULL SIZE)  
1/8" = 1'-0" (HALF SIZE)



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3/2/2016 2:32:34 PM







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**MCPOLIN BARN  
 STRUCTURAL UPGRADE**  
 3000 Highway 24 Park City, Utah 84096

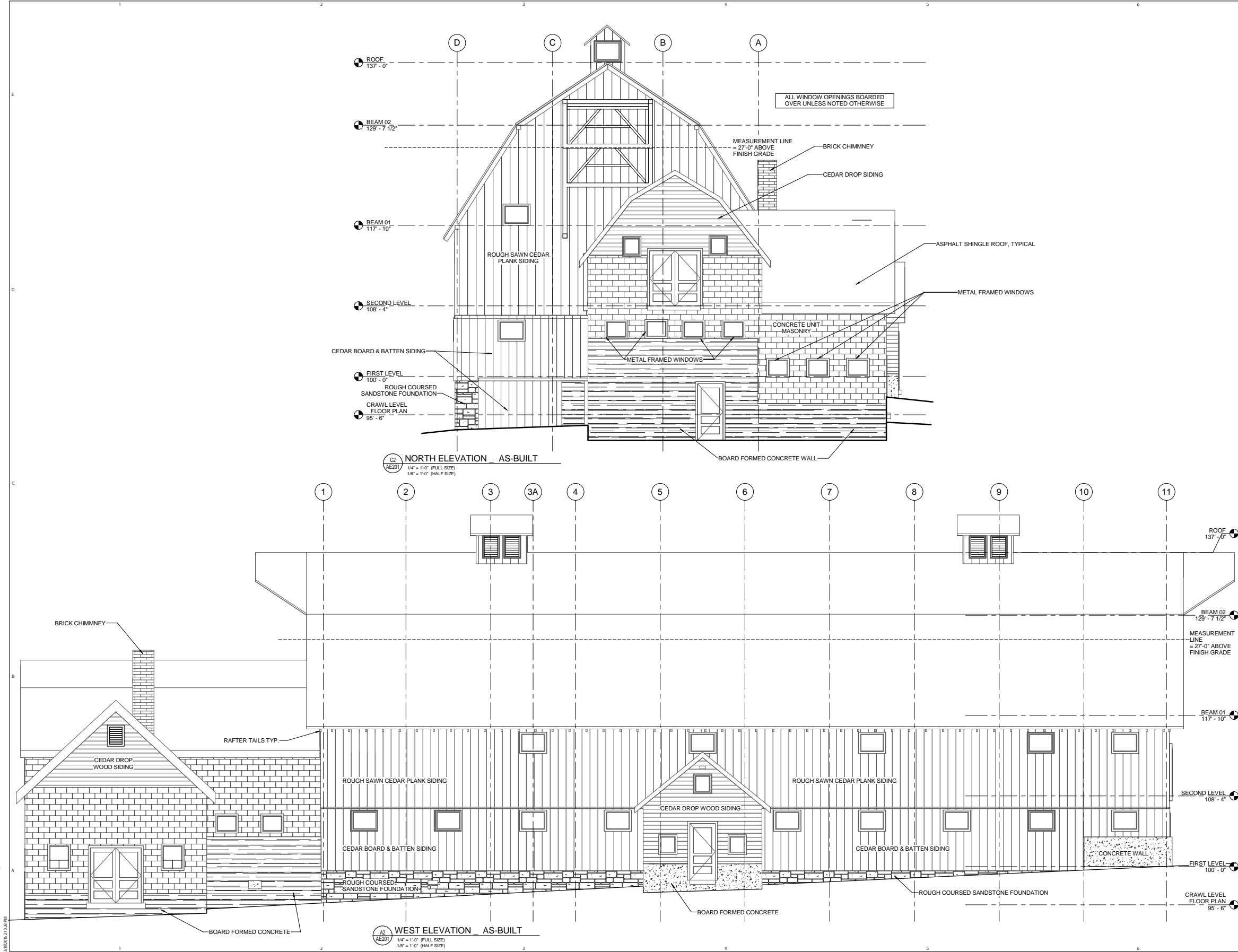
**PARK CITY MUNICIPAL  
 CORPORATION**

CLIENT NAME:

Issue Date	Project Status

**NORTH & WEST  
 EXTERIOR ELEVATIONS  
 AS-BUILT**

**AE201**



**(D2)  
 AE201**  
 NORTH ELEVATION - AS-BUILT  
 1/4" = 1'-0" (FULL SIZE)  
 1/8" = 1'-0" (HALF SIZE)

**(A2)  
 AE201**  
 WEST ELEVATION - AS-BUILT  
 1/4" = 1'-0" (FULL SIZE)  
 1/8" = 1'-0" (HALF SIZE)



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**MCPOLIN BARN  
STRUCTURAL UPGRADE**

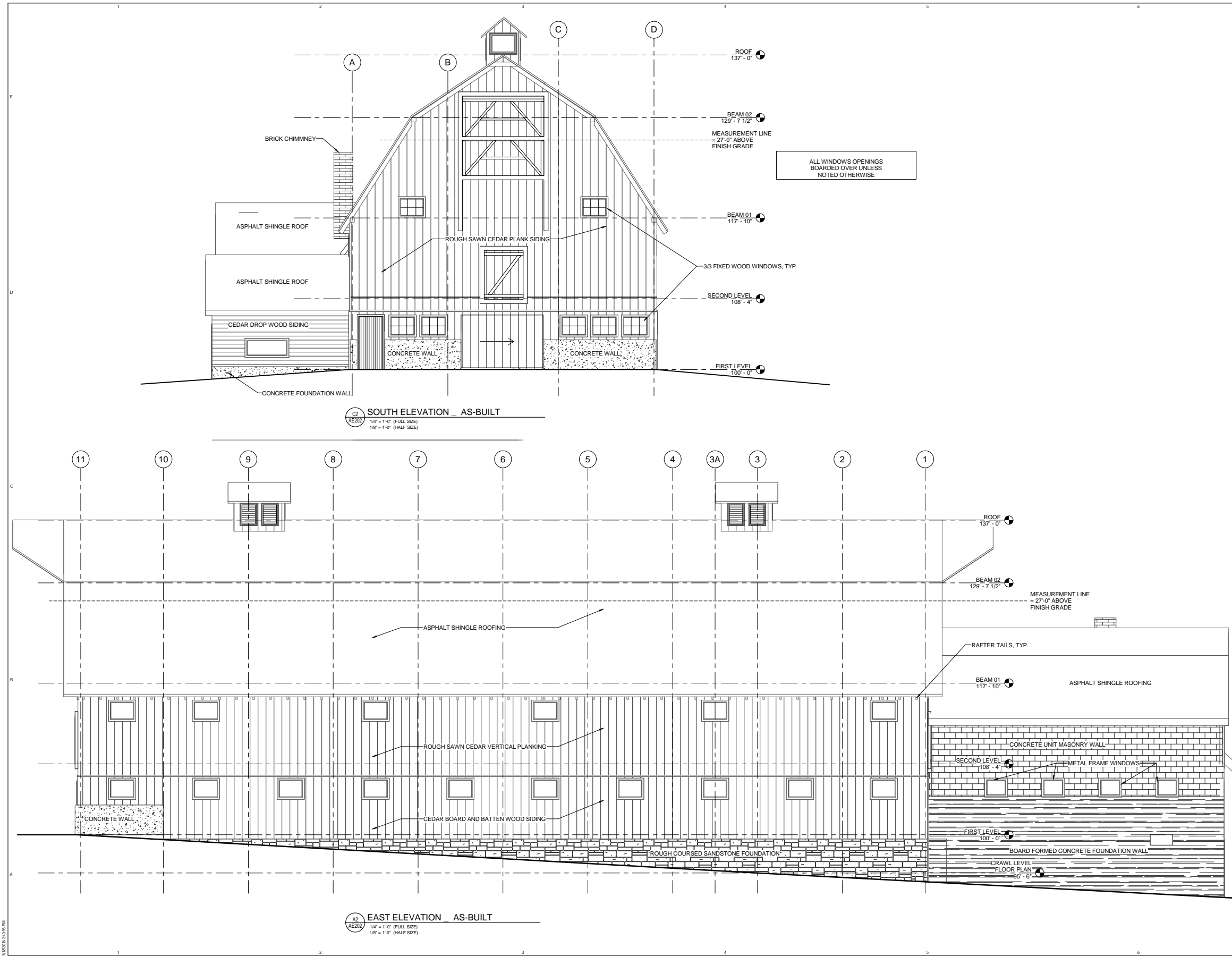
3000 Highway 24, Park City, Utah 84500

**PARK CITY MUNICIPAL  
CORPORATION**

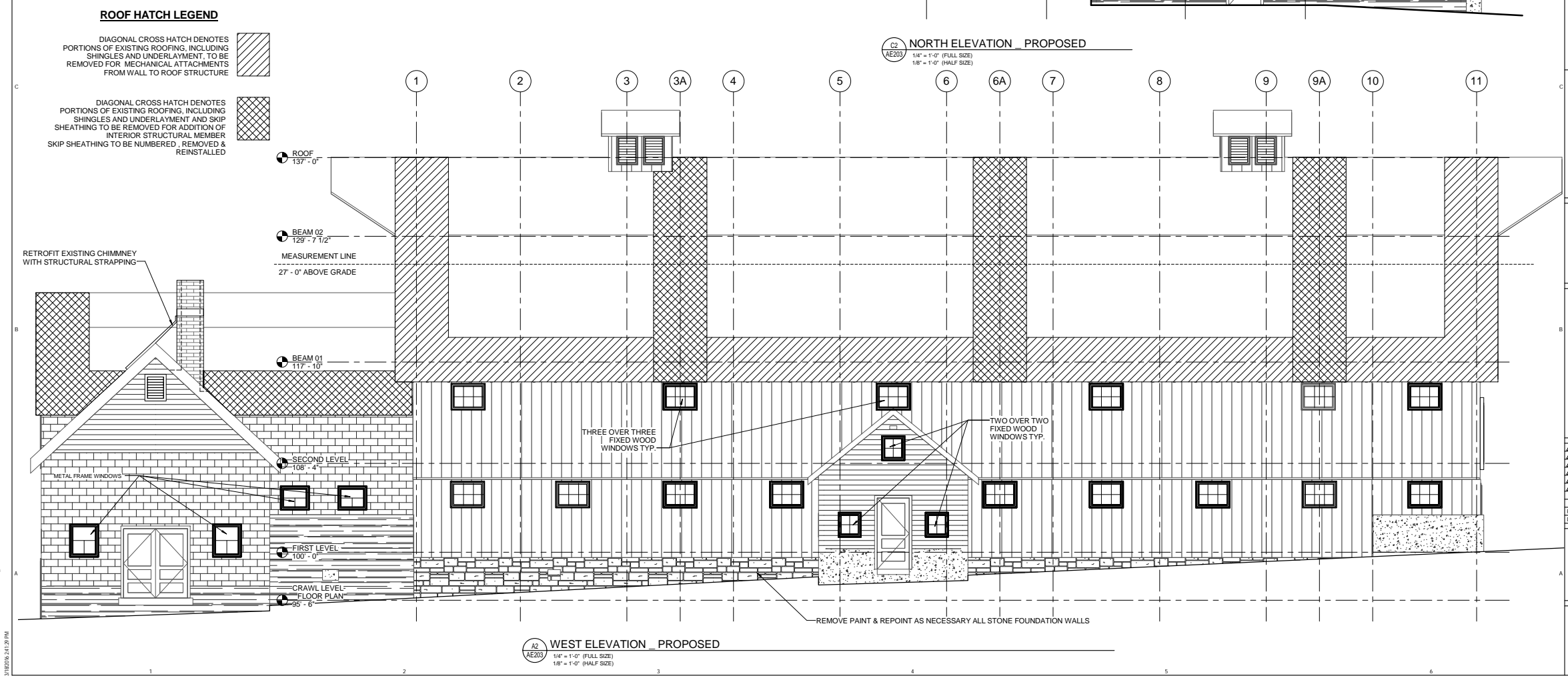
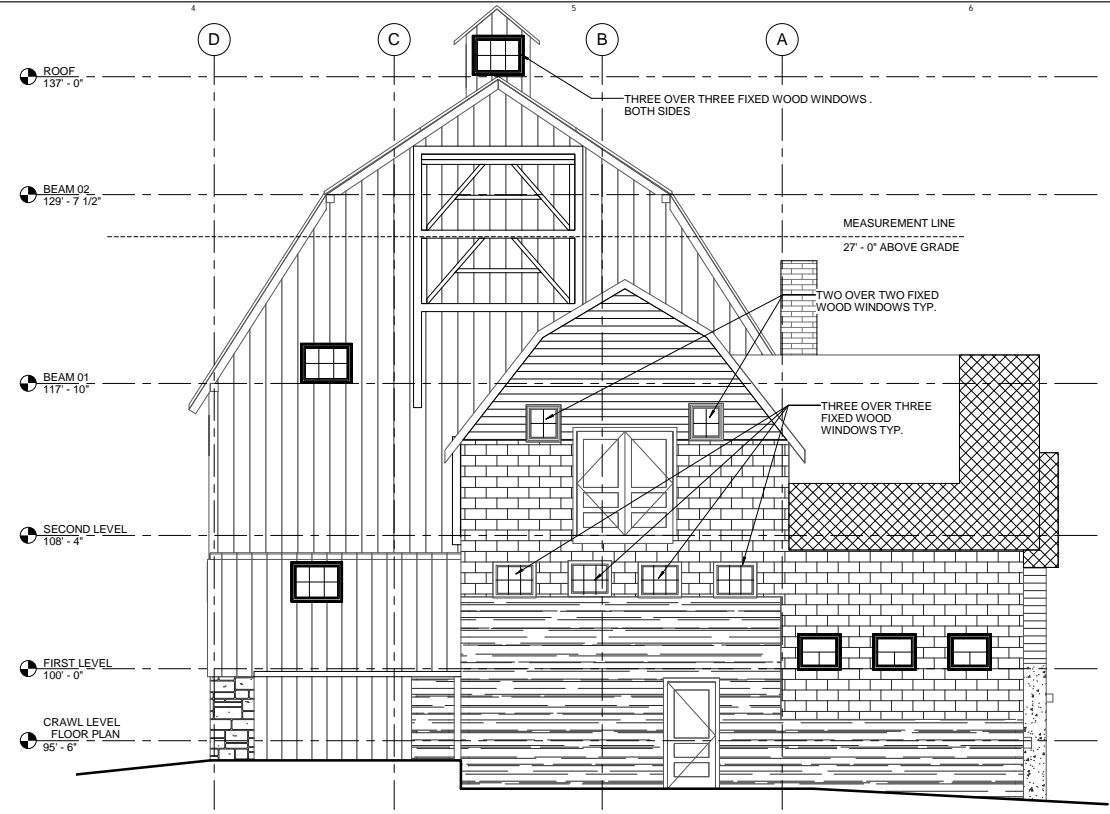
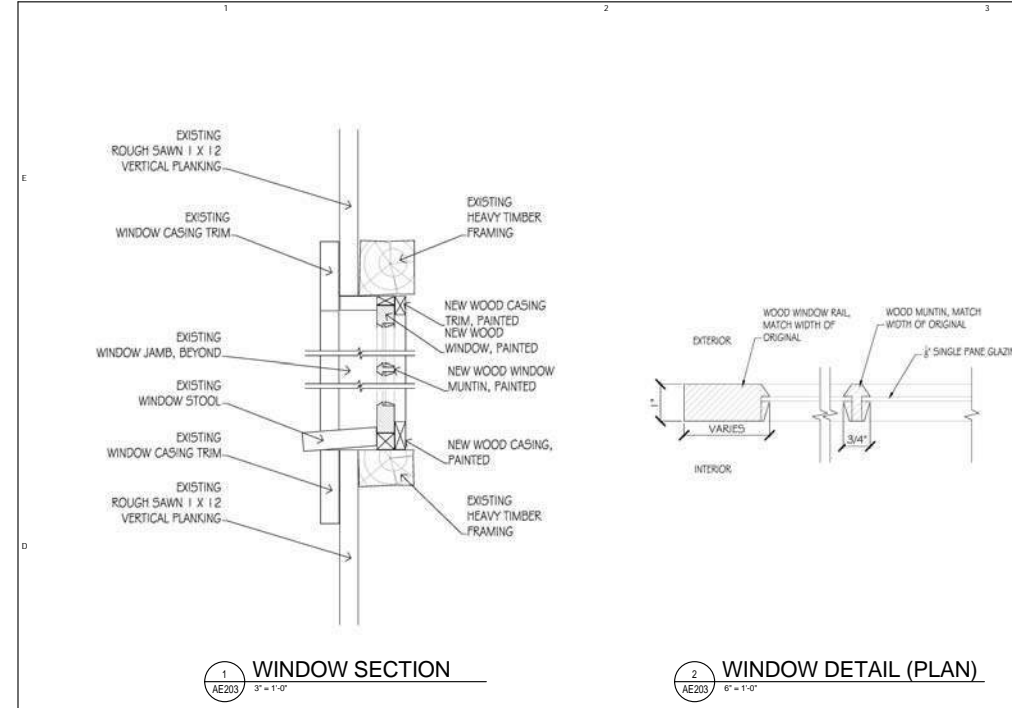
	Issue Date	Project Status
CD		
LD		
PROJ. NO. 615-693	FILE NAME:	
DRAWN BY: Author	CHECKED BY: Checker	

**SOUTH & EAST EXTERIOR  
ELEVATIONS \_ AS-BUILT**

**AE202**



BHB ENGINEERS



**ROOF HATCH LEGEND**

DIAGONAL CROSS HATCH DENOTES PORTIONS OF EXISTING ROOFING, INCLUDING SHINGLES AND UNDERLAYMENT, TO BE REMOVED FOR MECHANICAL ATTACHMENTS FROM WALL TO ROOF STRUCTURE

DIAGONAL CROSS HATCH DENOTES PORTIONS OF EXISTING ROOFING, INCLUDING SHINGLES AND UNDERLAYMENT AND SKIP SHEATHING TO BE REMOVED FOR ADDITION OF INTERIOR STRUCTURAL MEMBER SKIP SHEATHING TO BE NUMBERED, REMOVED & REINSTALLED

ARCHITECT-ENGINEER STAMP

**MCPOLIN BARN  
 STRUCTURAL UPGRADE**

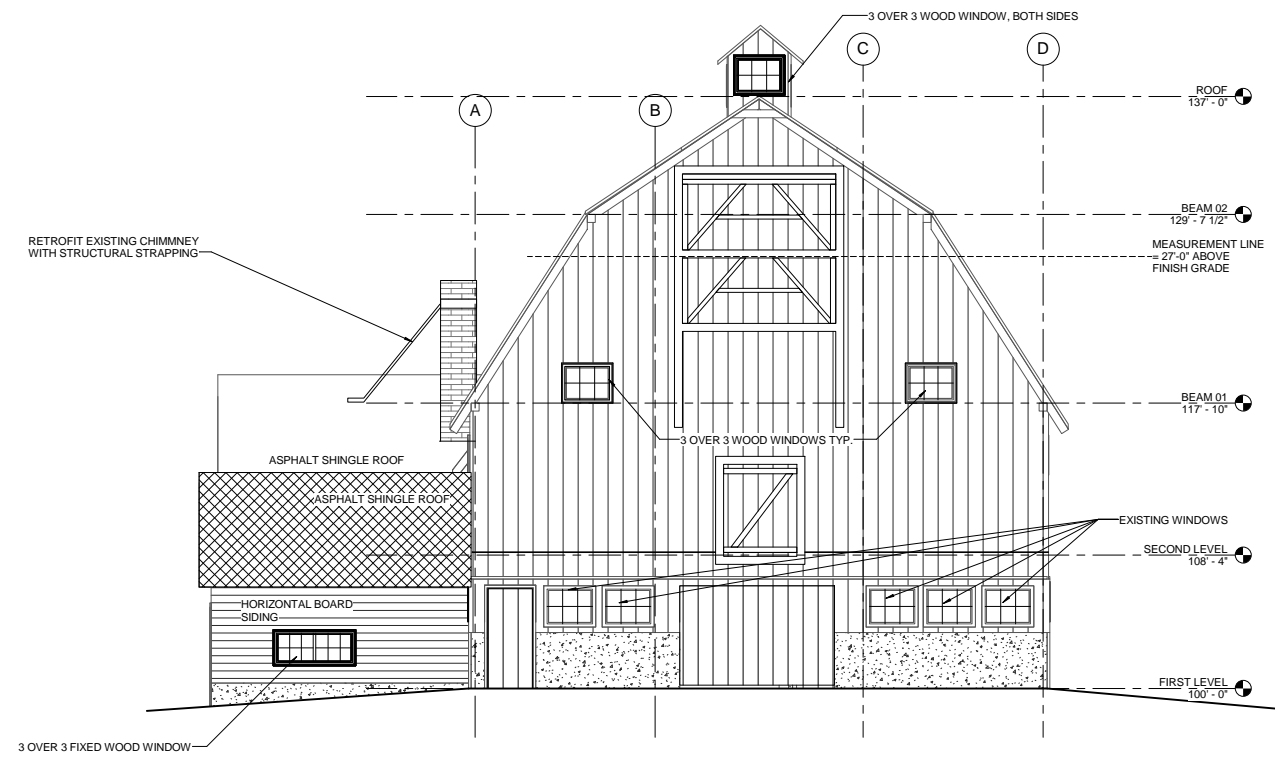
3000 Highway 224 Park City, Utah 84090

**PARK CITY MUNICIPAL  
 CORPORATION**

PROJECT NUMBER 815-093	FILE NAME
DRAWN BY: Author	CHECKED BY: Checker
Issue Date	Project Status

**NORTH & WEST  
 EXTERIOR ELEVATIONS -  
 PROPOSED**

**AE203**

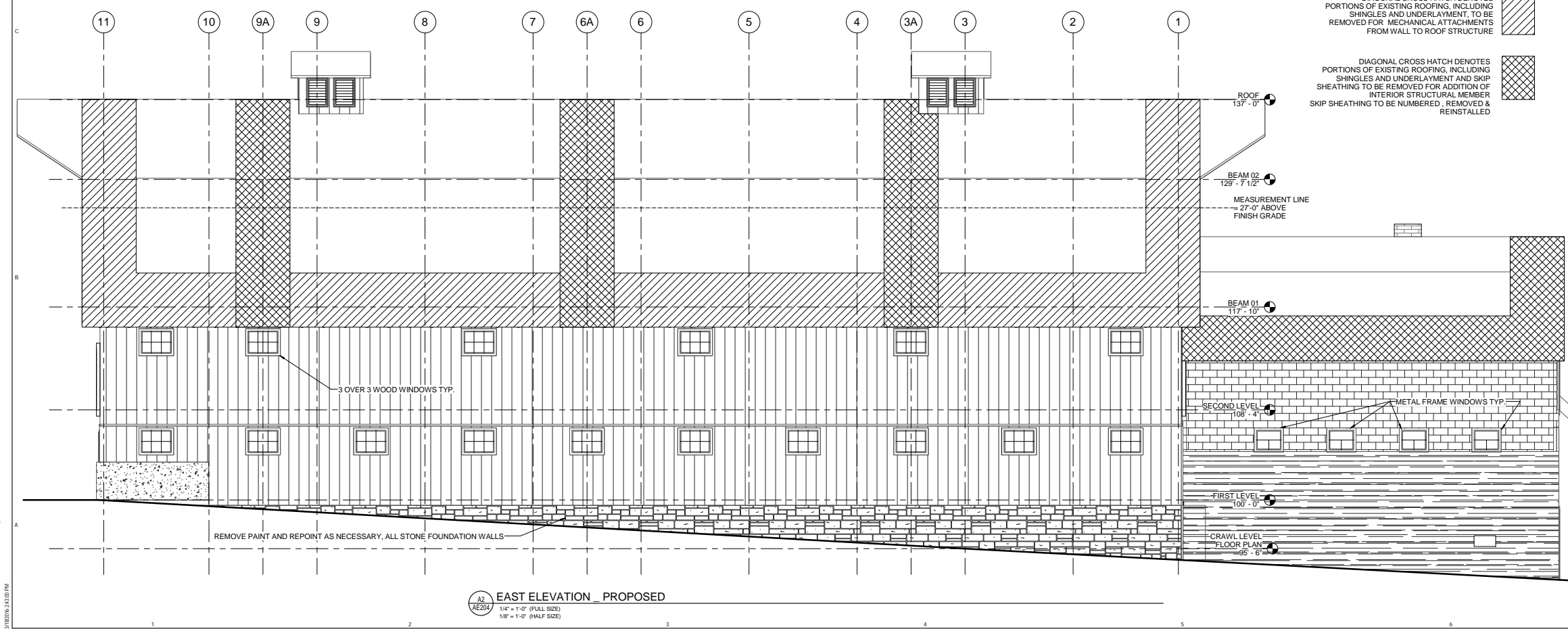


**SOUTH ELEVATION \_ PROPOSED**  
 1/8" = 1'-0" (FULL SIZE)  
 1/8" = 1'-0" (HALF SIZE)

**ROOF HATCH LEGEND**

DIAGONAL CROSS HATCH DENOTES PORTIONS OF EXISTING ROOFING, INCLUDING SHINGLES AND UNDERLAYMENT, TO BE REMOVED FOR MECHANICAL ATTACHMENTS FROM WALL TO ROOF STRUCTURE

DIAGONAL CROSS HATCH DENOTES PORTIONS OF EXISTING ROOFING, INCLUDING SHINGLES AND UNDERLAYMENT AND SKIP SHEATHING TO BE REMOVED FOR ADDITION OF INTERIOR STRUCTURAL MEMBER. SKIP SHEATHING TO BE NUMBERED, REMOVED & REINSTALLED



**EAST ELEVATION \_ PROPOSED**  
 1/8" = 1'-0" (FULL SIZE)  
 1/8" = 1'-0" (HALF SIZE)

ARCHITECT-ENGINEER STAMP

**MCPOLIN BARN  
 STRUCTURAL UPGRADE**  
 3000 Highway 224 Park City, Utah 84090

**PARK CITY MUNICIPAL  
 CORPORATION**

PROJECT NUMBER 815-093	FILE NAME
DRAWN BY: Author	CHECKED BY: Checker
Issue Date	Project Status

**SOUTH & EAST EXTERIOR  
 ELEVATIONS -  
 PROPOSED**

**AE204**



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**MCPOLIN BARN  
 STRUCTURAL UPGRADE**

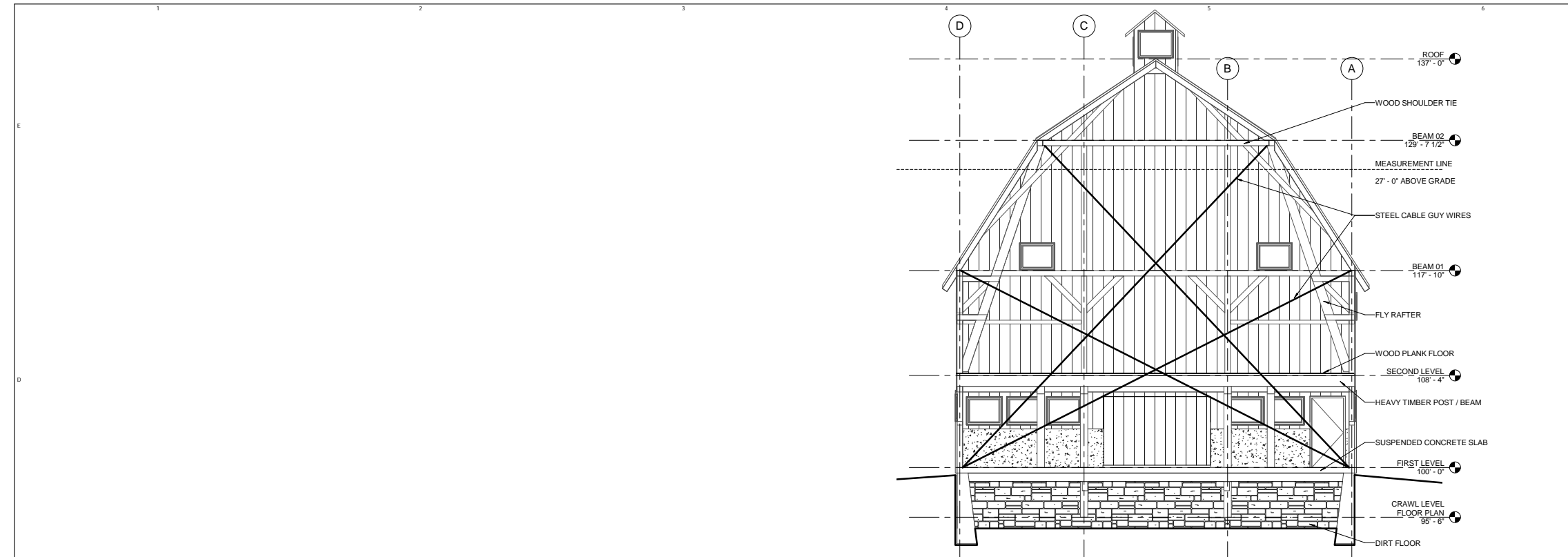
3000 Highway 224 Park City, Utah 84090

**PARK CITY MUNICIPAL  
 CORPORATION**

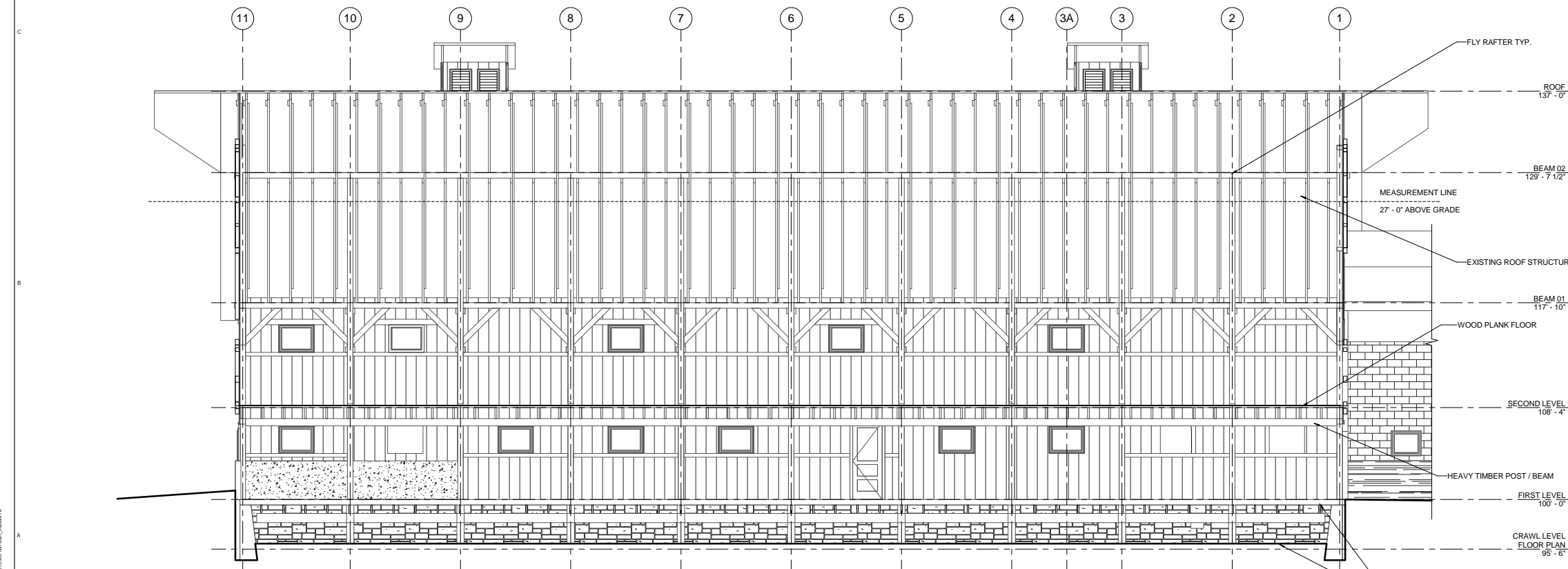
AP		Issue Date	Project Status
AS			
AD			
CD			
ID			
PROJECT NUMBER: 815-093		FILE NAME:	
DRAWN BY: Author		CHECKED BY: Checker	

**BUILDING SECTIONS  
 AS-BUILT**

**AE301**



**G2  
 AE301**  
**TRANSVERSE SECTION \_ AS-BUILT**  
 1/4" = 1'-0" (FULL SIZE)  
 1/8" = 1'-0" (HALF SIZE)

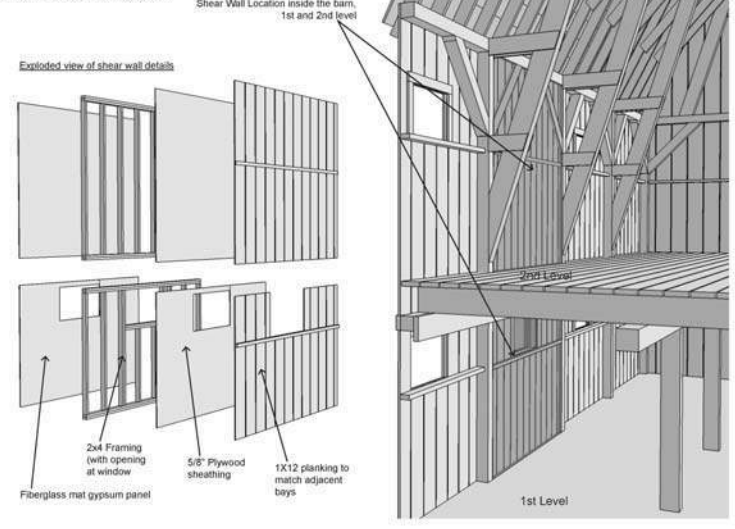


**A2  
 AE301**  
**LONGITUDINAL SECTION \_ AS-BUILT**  
 1/4" = 1'-0" (FULL SIZE)  
 1/8" = 1'-0" (HALF SIZE)

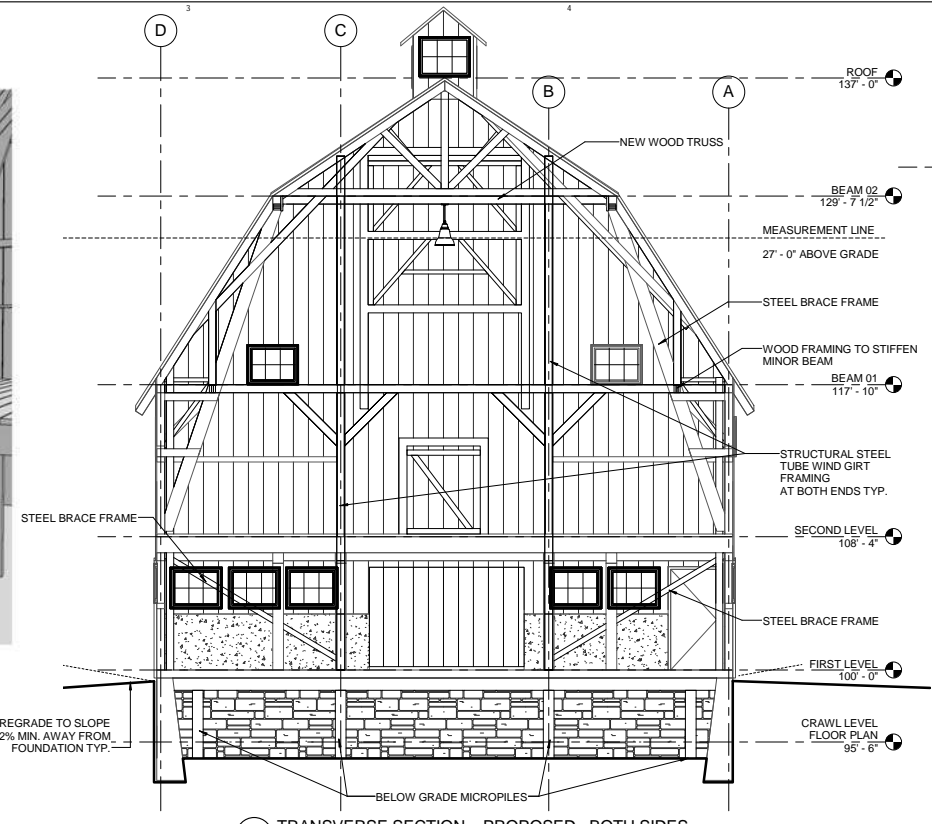


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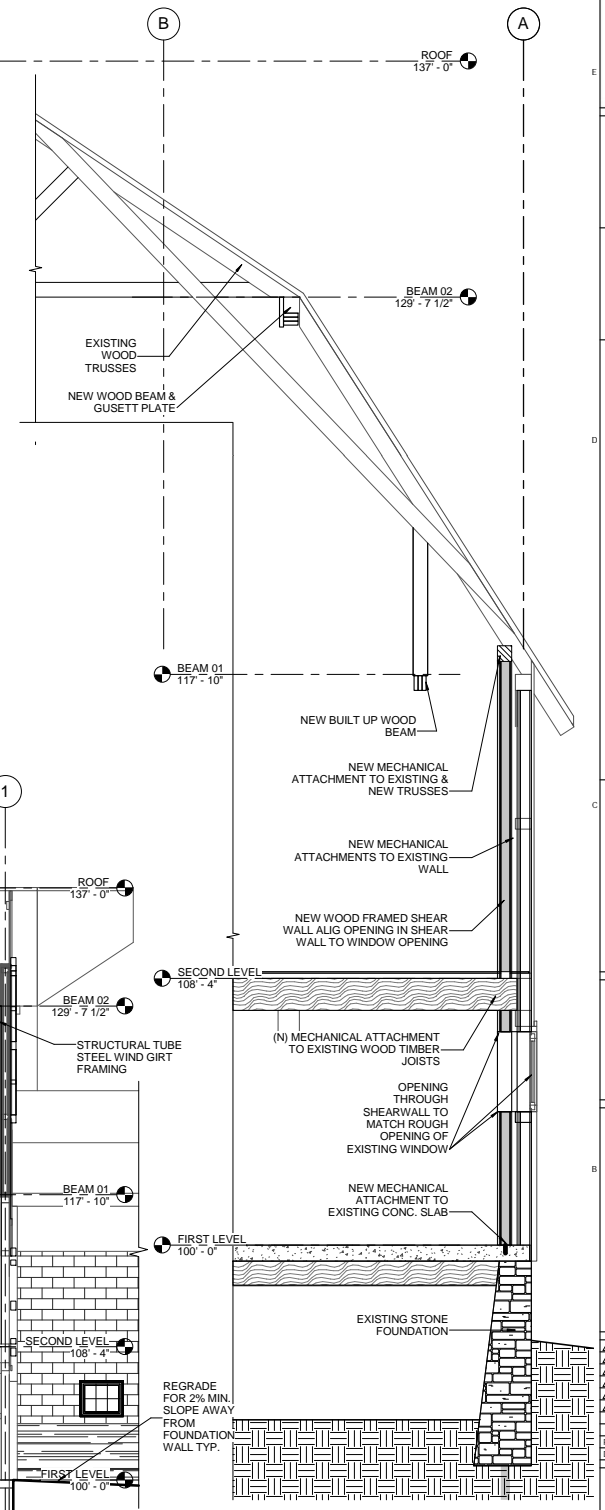
**Shear Wall Details**  
 \*all work to be done from inside of barn



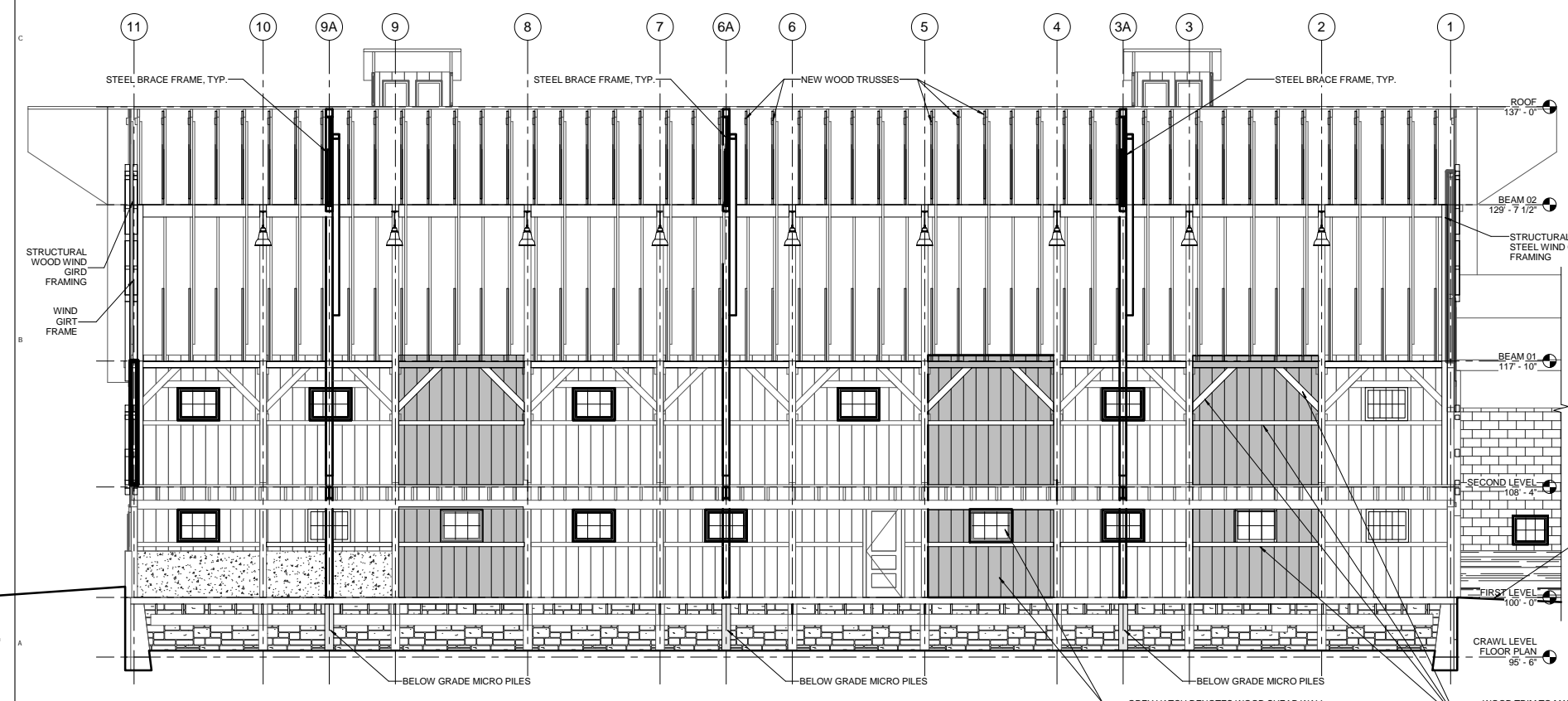
**2 SHEAR WALL DIAGRAM**  
 1/8" = 1'-0" (NO SCALE)



**C2 TRANSVERSE SECTION - PROPOSED - BOTH SIDES**  
 1/8" = 1'-0" (FULL SIZE)  
 1/8" = 1'-0" (HALF SIZE)



**A6 SHEAR WALL SECTION**  
 1/2" = 1'-0"



**A2 LONGITUDINAL SECTION - PROPOSED - BOTH SIDES**  
 1/4" = 1'-0" (FULL SIZE)  
 1/8" = 1'-0" (HALF SIZE)

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**MCPOLIN BARN**  
**STRUCTURAL UPGRADE**  
 3000 Highway 224 Park City, Utah 84096  
**PARK CITY MUNICIPAL**  
**CORPORATION**

NO.	DATE	PROJECT STATUS

**BUILDING SECTIONS - PROPOSED**

**AE302**





## Historic Preservation Board Staff Report

**Application #:** PL-16-03117  
**Subject:** McPolin Barn Structural Upgrades and Restoration  
Historic District Design Review  
**Author:** Hannah Turpen, Planner  
**Department:** Planning Department  
**Date:** April 6, 2016  
**Type of Item:** Design Review

### **Topic:**

**Project Name:** McPolin Barn Structural Upgrades  
**Address:** 3000 N. Highway 224  
**Designation:** Landmark  
**Applicant:** Park City Municipal Corporation (PCMC), represented by  
Matthew Twombly  
**Owner:** Park City Municipal Corporation  
**Reason for Review:** Design Review participation as directed by City Council

### **Proposal:**

Land Management Code Section 15-11-6(A) allows for the Historic Preservation Board when directed by City Council to “Participate in the design review of any City-owned projects located within the designated Historic District or are structures on the Historic Sites Inventory”. City Council requested the HPB’s participation at their March 24, 2016 meeting.

### **Background:**

In 2014, staff assembled a team to begin work on the McPolin Barn Historic Preservation Plan including Anne Oliver of SWCA, PCMC Historic Preservation Planner Anya Grahn, and PCMC Planner Hannah Turpen. Throughout the process, input was received from City Council and the FOF regarding the preferred preservation method in regards to the necessary retrofit/structural upgrade of the McPolin Barn (Barn).

In June 2015, staff returned to City Council with a formal structural assessment for the Barn. City Council chose the “Temporary Occupancy Code Level Upgrade, detailed below:

- Temporary Occupancy Code Level Upgrade (approx. \$1,023,972) Building can be occupied by less than 50 people, year round. Mechanical, electrical, and plumbing systems not added. Seismic upgrades taken to life safety level. Seismic upgrades will encompass the entire building through a detailed Preservation Plan

The purpose of the HDDR is to address the areas of the McPolin Barn identified in the 2016 McPolin Farm Historic Preservation Plan as in need of immediate attention. In addition, the HDDR will allow for the building to be occupied by less than 50 people.

The City contracted CRSA Architecture (CRSA) to formulate historic preservation methods and treatments that will address the issues identified in the McPolin Farm Historic Preservation Plan. CRSA is a recognized specialist in historic preservation and architecture in Utah. The project team includes Hogan Construction, who is also experienced in historic preservation projects, specifically complex issues of constructability in historic structures.

The City assembled a Design Team to ensure the best use and preservation of the McPolin Barn. The Design Team includes Denise Carey (McPolin Barn Manager), Anya Grahn (Historic Preservation Planner, Planning Department), Matt Twombly (Sustainability Project Manager, Sustainability Department), Chris Morgan (Friends of the Farm and Water Department), and Jarren Chamberlain (Parks Department).

### **McPolin Barn Structural Upgrades and Restoration Summary**

As is outlined in the McPolin Farm Historic Preservation Plan, the McPolin Barn is in need of structural upgrades and restoration.

The Historic Preservation Plan prepared by CRSA specifically for the McPolin Barn HDDR, states:

*“This renovation of the historic McPolin Barn, a part of the McPolin Farmstead complex on Highway 224, is to provide necessary structural upgrades to allow small groups of patrons to enter the building. It is currently unstable structurally, and the project will strengthen structural integrity against wind (lateral), snow, and seismic loads. The addition of braced frames, shear walls, and roof trusses will allow for the removal of a cluttered system of crossing steel cables that limits accessibility, as well as the demolition of a historically incompatible roof bracing system. The project will mostly affect the building interior, except for exterior improvements in the form of new (historically based) windows and the maintenance of concrete and masonry walls. Any required material deconstruction will be temporary, and materials will be carefully replaced in their historic location and orientation as construction progresses. All work on the McPolin Barn and its silos will strictly follow the Secretary of the Interior’s Standards for Rehabilitation, under the experienced observation of CRSA Architecture. The resulting building will be better prepared to withstand the elements while reintroducing historic elements that have been lost or altered over the last century.”*

The work proposed by the applicant to address the issues identified by the McPolin Farm Historic Preservation Plan are detailed below:

- There will be minor regrading to improve drainage and allow for a minimum of 2% slope away from the historic structure. Staff finds that this will have no visual impact on the historic site.
- Micropiles will be installed through the existing foundation. These will not be visible on the interior or exterior of the structure.
- The roof of the McPolin Barn, ca. 1930 Milk House Addition, and narrow strips of the 1954 Milking Parlor Addition roof will be removed in order to make necessary

structural upgrades at the roof-wall connections. In the McPolin Barn, this removal will only include newer shingles, roofing membrane, and historic sheathing. A transverse strip of roof will be completely removed at each of the (3) brace frames in order to allow for assembly, and historic skip sheathing will be numbered during removal and reinstalled in its historic location and orientation. In the ca. 1930 Milk House Addition and the 1954 Milking Parlor Addition, the roof demolition at the wall connection will include the shingles, roofing membrane, sheathing, and historic skip sheathing. Any historic sheathing removed in construction will be numbered and replaced in original location and orientation.

- New brace frames and shear walls will be installed along the east and west interior walls. Sheer walls will include window openings if existing. New roof trusses will be placed in between the historic roof structural systems in the hayloft. Structural steel tube wind girt framing will be installed on the south and north interior walls. The existing historic framing and structural systems will remain, but these structural upgrades will allow for the removal of the existing non-historic 1990s cable system. The structural upgrades on the interior will either be painted steel or aesthetically and historically appropriate dimensioned lumber.
- Plywood will be installed as sheathing over the existing historic wood floor planks of the hayloft due to deterioration. This will allow for the wood planks to still appear as the ceiling in the lower level.
- Masonry in the ca. 1930 Milk House Addition will be selectively tuckered and pointed using grout to match historic material.
- Pointing and tucking of the foundations will occur as needed to achieve structural requirements.
- All 65 boarded historic window openings will be un-boarded.
  - Replacement windows on the McPolin Barn will be three-over three wood windows.
  - Replacement windows on the ca. 1930 Milk House Addition will be two-over-two wood windows on the west elevation and two three-over-three fixed wood windows on the north and south elevations.
  - Replacement windows on the 1954 Milk Parlor Addition will be steel framed one-over-two awning type windows.
- Wood boards that are damaged or rotted beyond repair will be replaced in-kind. The architect has identified potential areas of such damage as the wood trim and wood doors.
- The silos will be structurally improved by adding micropiles to the foundation, which will not be visible above grade. Spalling and damage to concrete walls will be selectively grouted as needed. Damage to the structural integrity will be repaired while purely aesthetic issues will not be altered.

### **Historic District Design Review**

On March 14, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the McPolin Barn located at 3000 N. Highway 224. The application was deemed complete on March 16, 2016. A Public Hearing was held on



April 4, 2016. The Historic District Design Review (HDDR) application has not yet been approved.

**Analysis:**

The Historic Preservation Board is authorized by Section 15-11-6(A) to “Participate in the design review of any City-owned projects located within the designated Historic District” when directed by City Council. Staff is requesting the HPB review the Universal Guidelines listed below and provide comments regarding the structural upgrades on the interior of the McPolin Barn, circa 1930 Milk House Addition, and the 1954 Milking Parlor Addition, replacement all boarded historic window openings, structural upgrades to the silos, minor grading to improve drainage on the site, and repairs (if necessary) to the historic foundations and historic wood boards.

Please reference the bullet points in the above section titled “McPolin Barn Structural Upgrades and Restoration Summary” for a complete list of the proposed work. Staff recommends the HPB review the above list, bullet–point-by-bullet-point, with the applicant and provide input on each item. CRSA is prepared to explain the proposed work in greater detail to the HPB, if necessary. HPB’s feedback will be presented to City Council who will make the final determination.

***Universal Guidelines from the City’s Design Guidelines for Historic Districts and Historic Sites:***

1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.
2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.
3. The historic exterior features of a building should be retained and preserved.
4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed. Physical or photographic evidence should be used to substantiate the reproduction of missing features.
5. Deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element should match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is

proposed they be changed, those features must be brought into compliance with these guidelines.

7. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building design when no evidence of such elements or details exists.

8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.

9. New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the site or building.

10. New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.

**Process:**

Following input from the HPB, the applicant will go back to City Council and present applicable feedback.

The HDDR application will continue to be reviewed by the Planning Department within the initial forty-five (45) day period. Appeals of the Planning Department's Final Action on the HDDR will be reviewed by the Board of Adjustment (BOA).

**Notice:**

Legal Notice of this public hearing was posted on March 23, 2016 and published in the Park Record on March 19, 2016.

**Public Input:**

No public input was received prior to publishing this staff report.

**Exhibits:**

Exhibit A – Proposed Design – HDDR

Exhibit B – Historic Sites Inventory Form

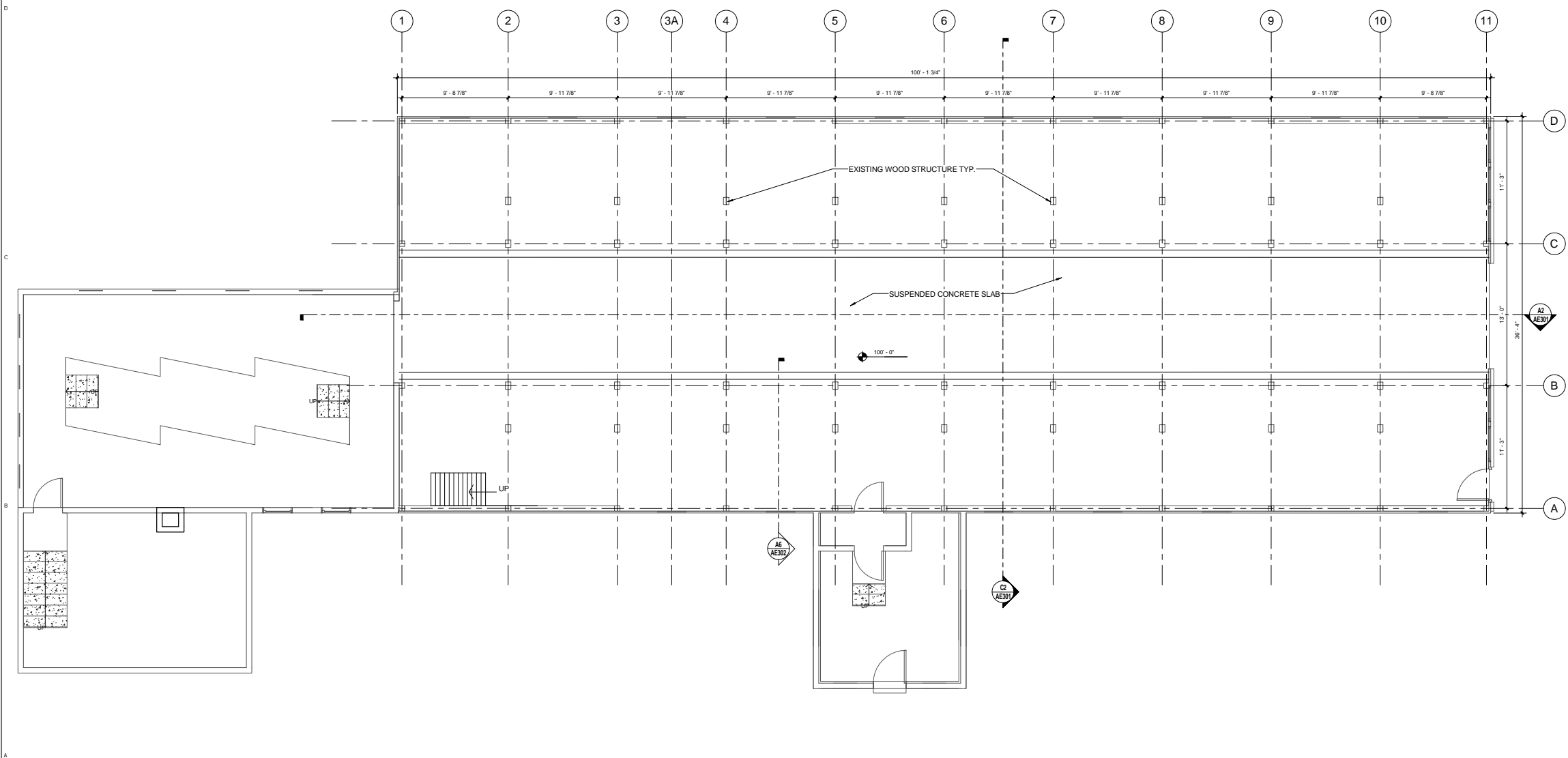
Exhibit C – March 24, 2016 City Council Staff Report

Exhibit A - Historic District Design Review Proposed Plans



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**AE101** FIRST LEVEL FLOOR PLAN \_ AS-BUILT  
 1/4" = 1'-0" (FULL SIZE)  
 1/8" = 1'-0" (HALF SIZE)

ARCHITECT-ENGINEER STAMP  
**MCPOLIN BARN**  
**STRUCTURAL UPGRADE**  
 3000 Highway 224 Park City, Utah 84090  
**PARK CITY MUNICIPAL**  
**CORPORATION**

	Issue Date	Project Status

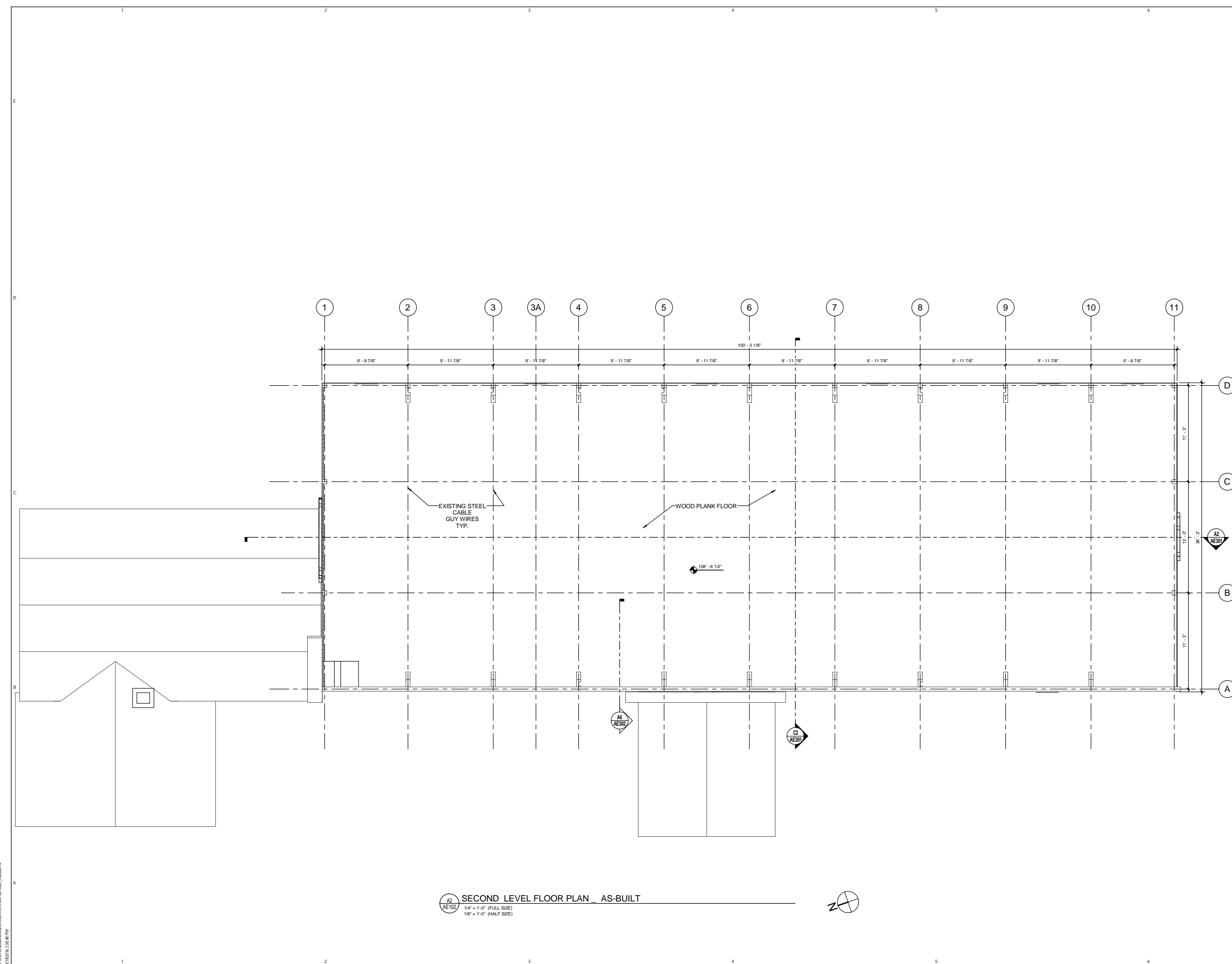
FIRST LEVEL FLOOR  
 PLAN \_ AS-BUILT

**AE101**



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**MCPOLIN BARN  
STRUCTURAL UPGRADE**  
3000 Highway 204 Park City, Utah 84600

**PARK CITY MUNICIPAL  
CORPORATION**

		Issue Date	Project Status

SECOND LEVEL FLOOR PLAN \_ AS-BUILT

**AE102**

**AE102 SECOND LEVEL FLOOR PLAN \_ AS-BUILT**  
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1/8" = 1'-0" (HALF SIZE)

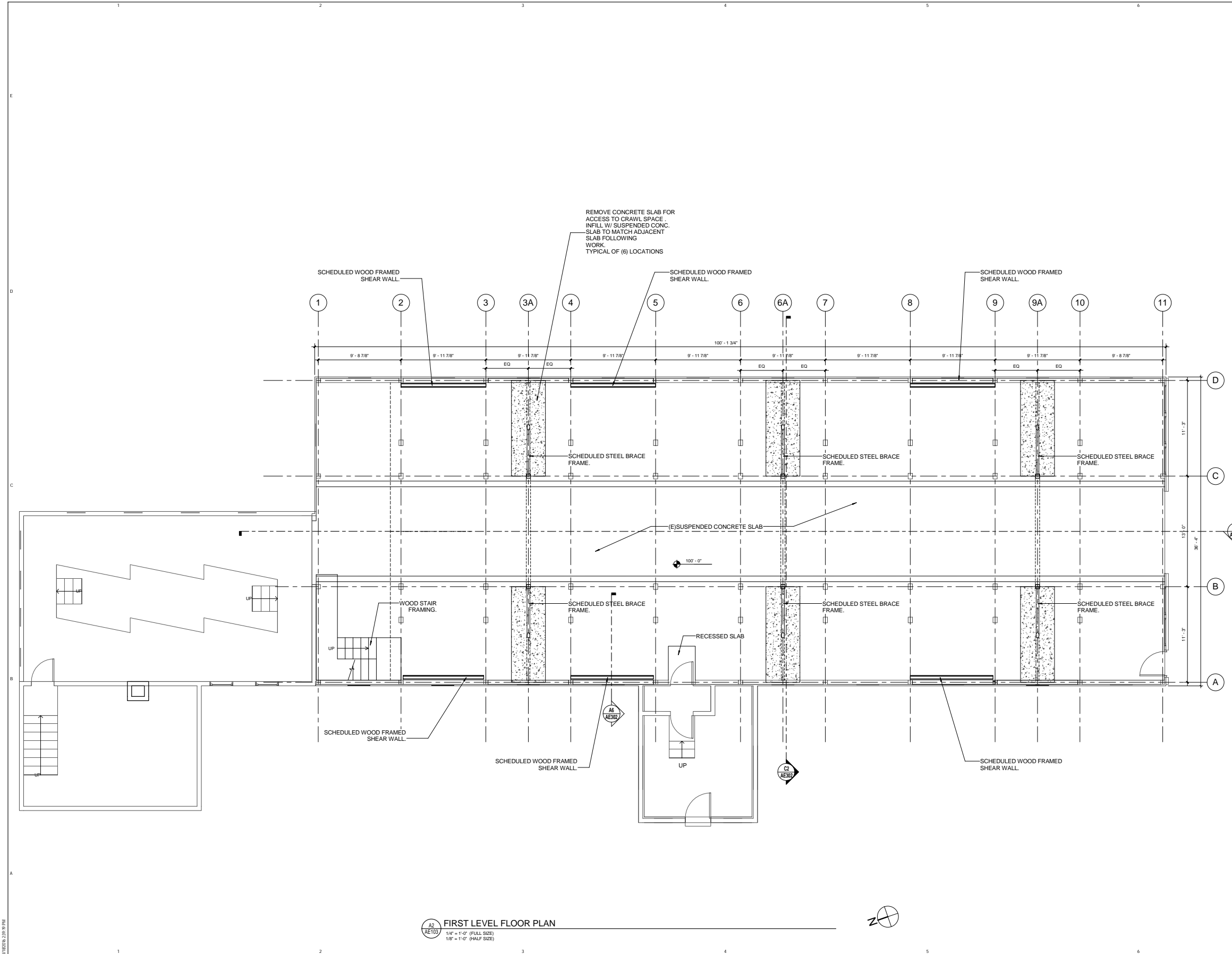


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AE103 FIRST LEVEL FLOOR PLAN  
1/4" = 1'-0" (FULL SIZE)  
1/8" = 1'-0" (HALF SIZE)



ARCHITECT-ENGINEER STAMP

**MCPOLIN BARN  
STRUCTURAL UPGRADE**

3000 Highway 204 Park City, Utah 84300

**PARK CITY MUNICIPAL  
CORPORATION**

	Issue Date	Project Status

FIRST LEVEL FLOOR  
PLAN-PROPOSED

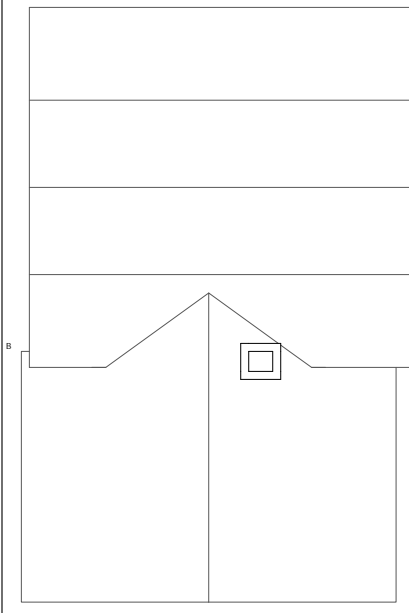
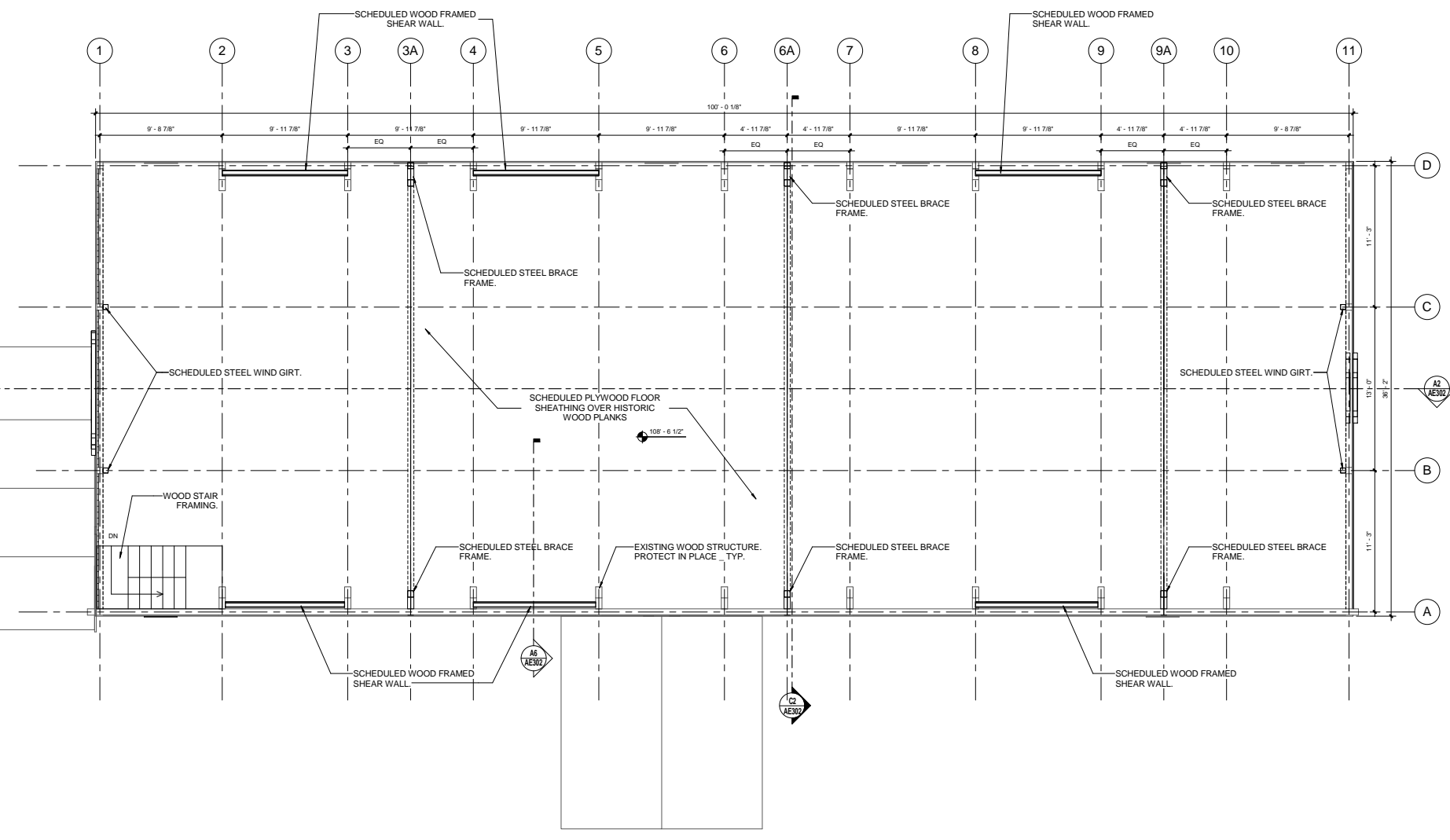
**AE103**





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ARCHITECT-ENGINEER STAMP

**MCPOLIN BARN  
 STRUCTURAL UPGRADE**  
 3000 Highway 204 Park City, Utah 84096

**PARK CITY MUNICIPAL  
 CORPORATION**

Issue Date	Project Status

PROJECT NUMBER: 615-093    FILE NAME:  
 DRAWN BY: Author    CHECKED BY: Checker

**SECOND LEVEL FLOOR  
 PLAN-PROPOSED**

**AE104**

**SECOND LEVEL FLOOR PLAN**  
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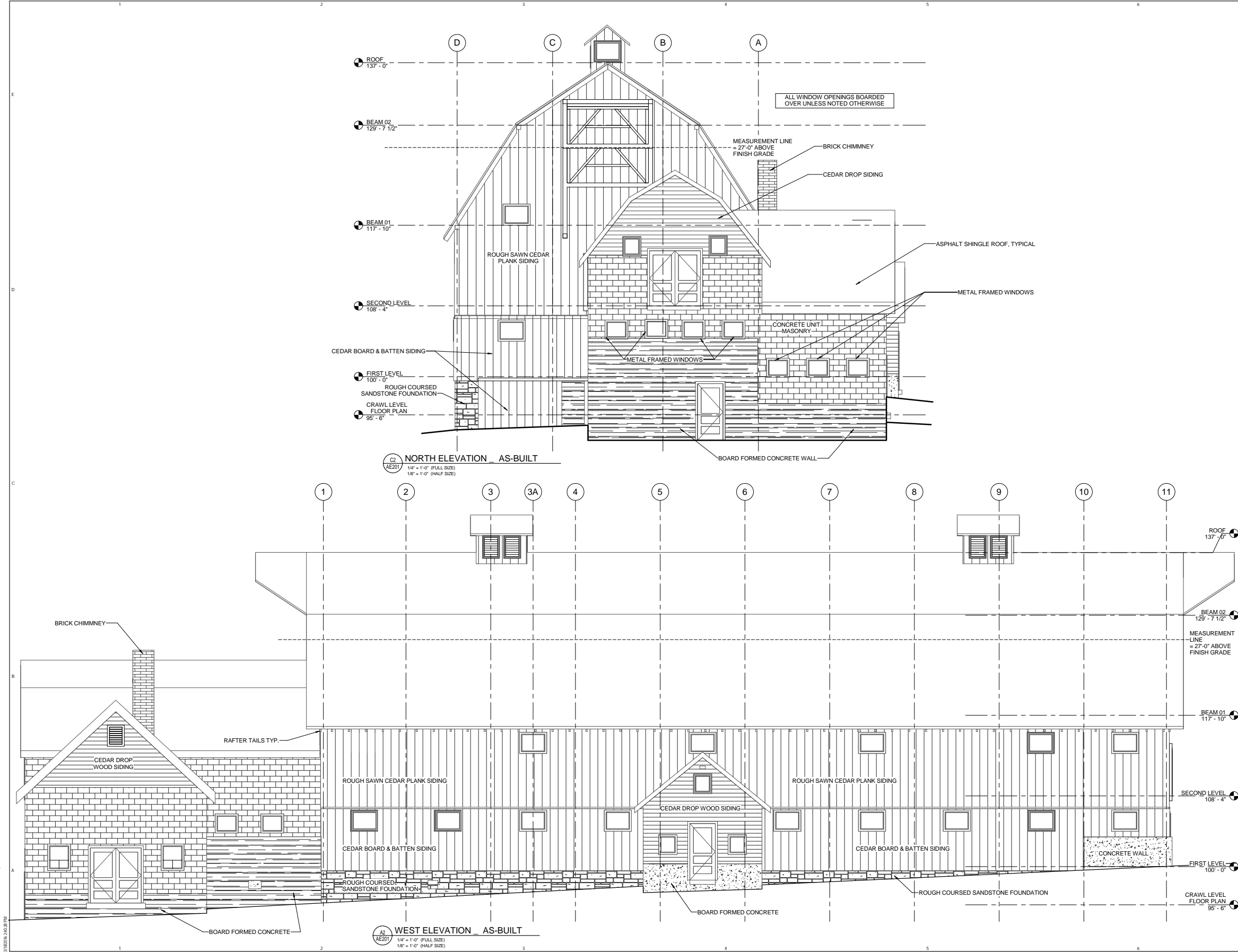


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**MCPOLIN BARN  
 STRUCTURAL UPGRADE**  
 3000 Highway 24, Park City, Utah 84096

**PARK CITY MUNICIPAL  
 CORPORATION**

CLIENT NAME:

Issue Date	Project Status

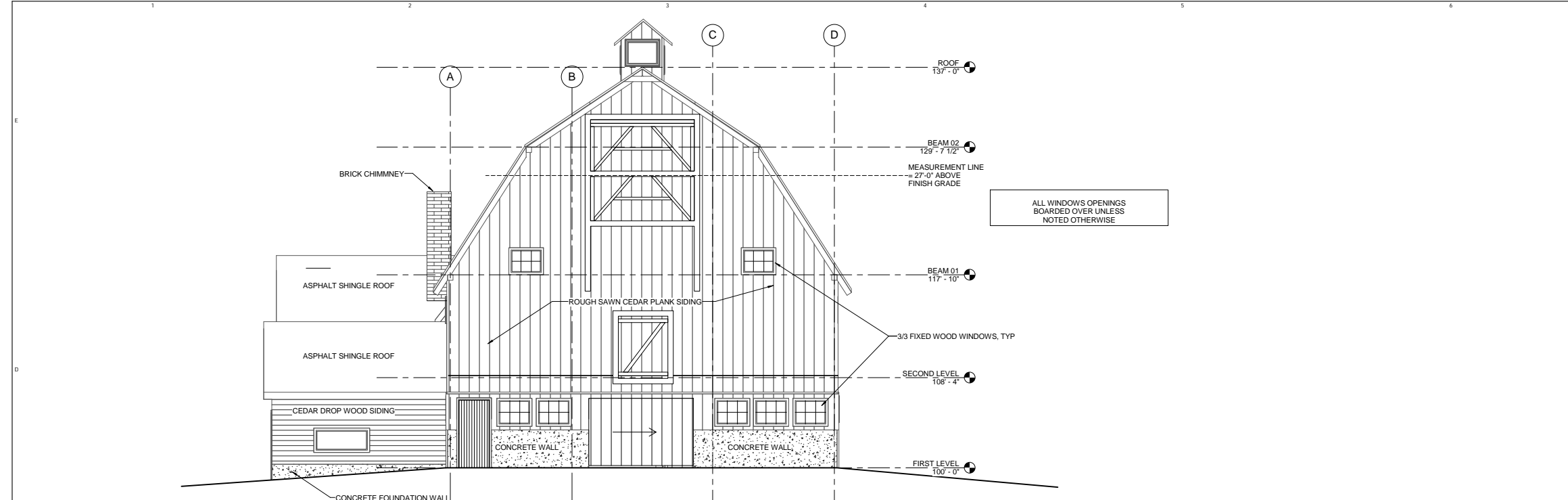
**NORTH & WEST  
 EXTERIOR ELEVATIONS -  
 AS-BUILT**

**AE201**

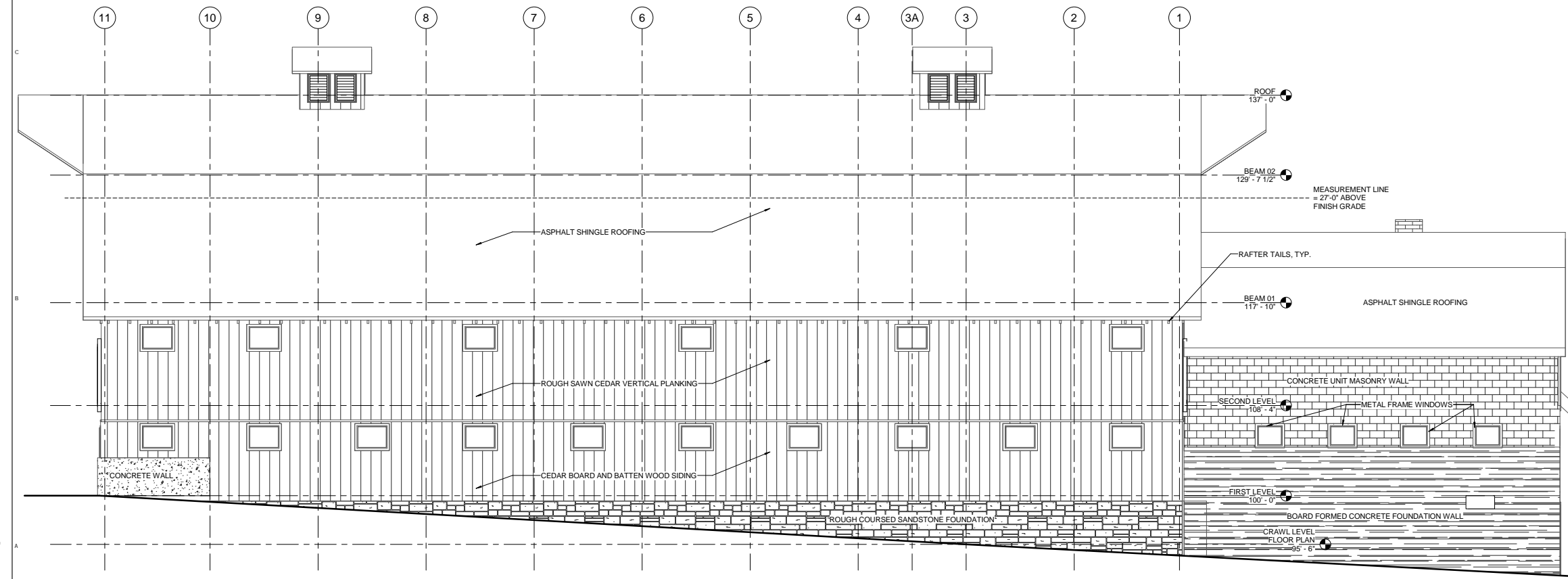


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**SOUTH ELEVATION \_ AS-BUILT**  
 1/4" = 1'-0" (FULL SIZE)  
 1/8" = 1'-0" (HALF SIZE)



**EAST ELEVATION \_ AS-BUILT**  
 1/4" = 1'-0" (FULL SIZE)  
 1/8" = 1'-0" (HALF SIZE)

ARCHITECT-ENGINEER STAMP

**MCPOLIN BARN  
 STRUCTURAL UPGRADE**  
 3000 Highway 224 Park City, Utah 84096

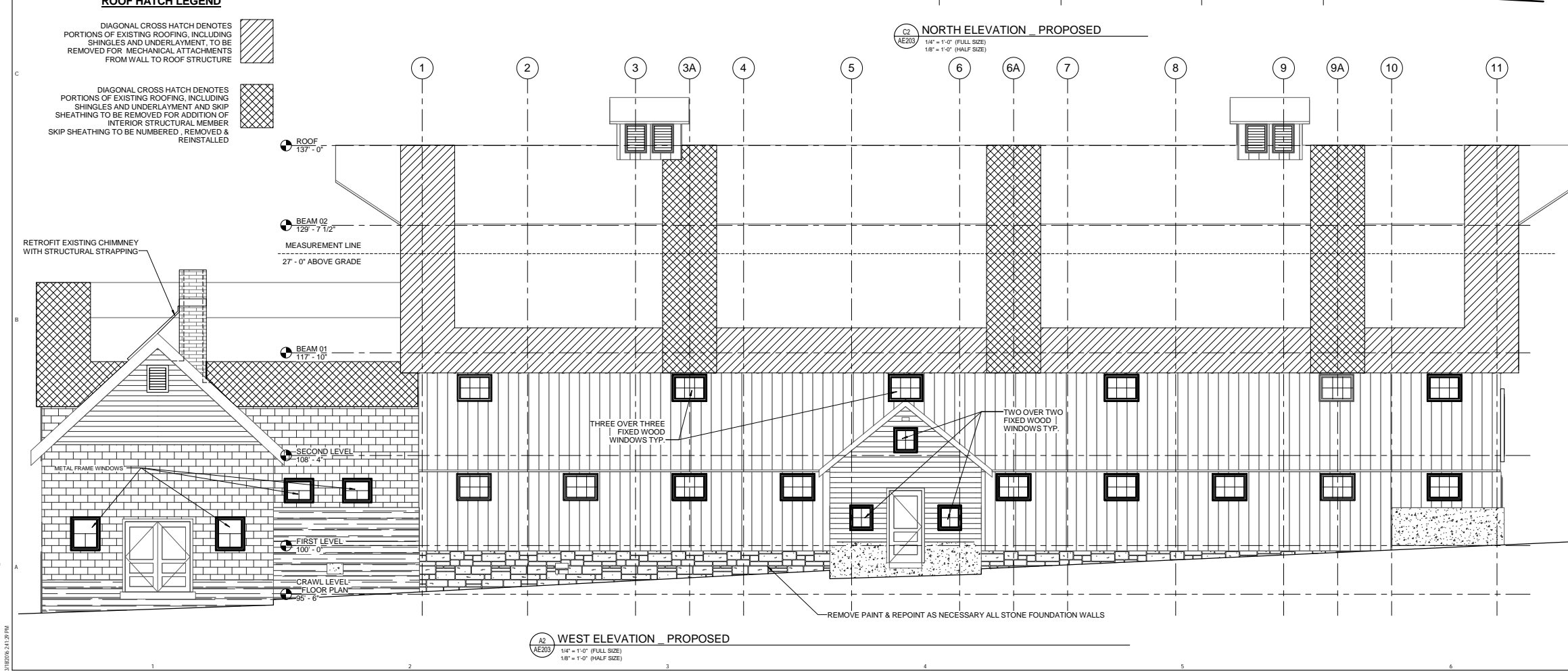
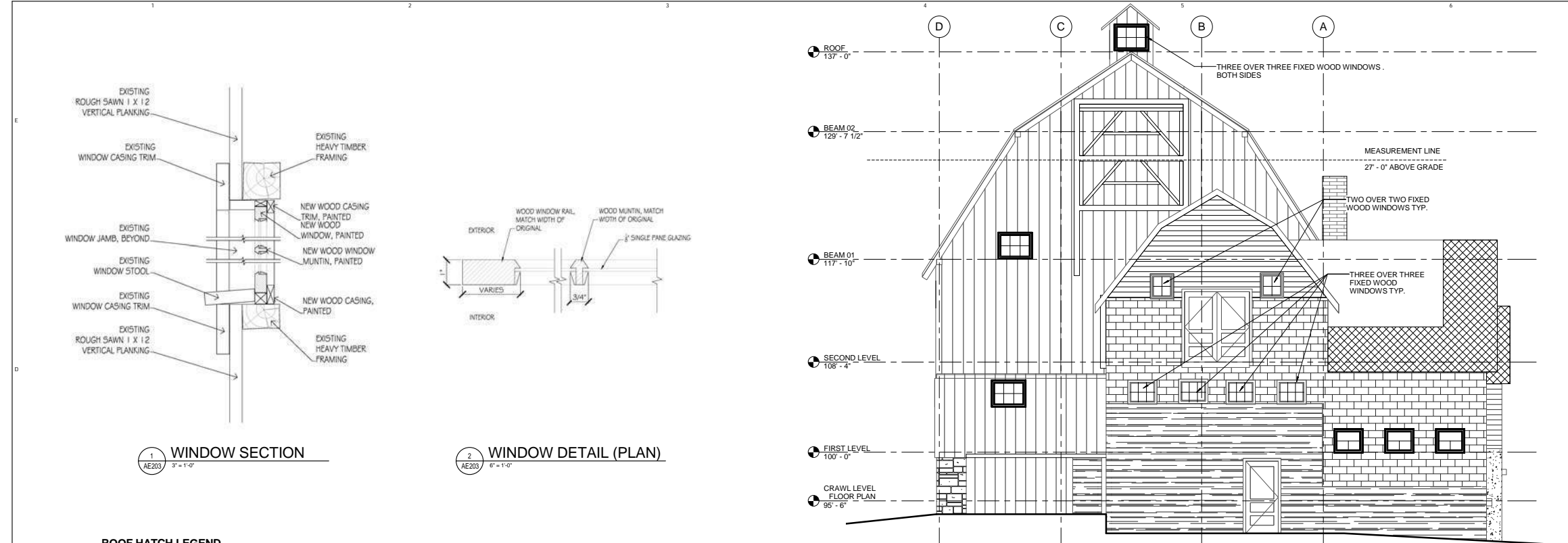
**PARK CITY MUNICIPAL  
 CORPORATION**

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LD	DRAWN BY: Author	CHECKED BY: Checker
AD		Issue Date: Project Status

**SOUTH & EAST EXTERIOR  
 ELEVATIONS \_ AS-BUILT**

**AE202**

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**ROOF HATCH LEGEND**

DIAGONAL CROSS HATCH DENOTES PORTIONS OF EXISTING ROOFING, INCLUDING SHINGLES AND UNDERLAYMENT, TO BE REMOVED FOR MECHANICAL ATTACHMENTS FROM WALL TO ROOF STRUCTURE

DIAGONAL CROSS HATCH DENOTES PORTIONS OF EXISTING ROOFING, INCLUDING SHINGLES AND UNDERLAYMENT AND SKIP SHEATHING TO BE REMOVED FOR ADDITION OF INTERIOR STRUCTURAL MEMBER SKIP SHEATHING TO BE NUMBERED, REMOVED & REINSTALLED

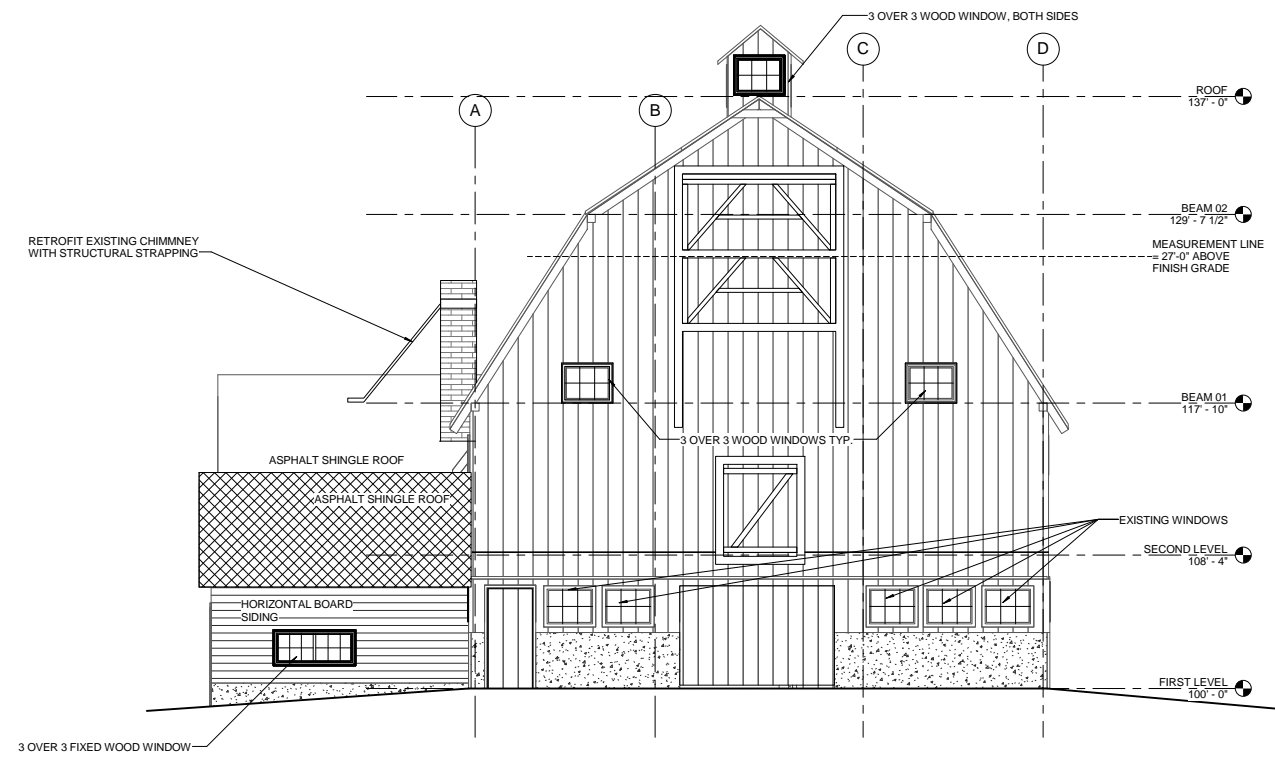
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**MCPOLIN BARN**  
**STRUCTURAL UPGRADE**  
 3000 Highway 224 Park City, Utah 84900

**PARK CITY MUNICIPAL CORPORATION**

PROJECT NUMBER: 815-093 FILE NAME:  
 DRAWN BY: Author CHECKED BY: Checker  
 Issue Date: Project Status

**NORTH & WEST EXTERIOR ELEVATIONS - PROPOSED**

**AE203**

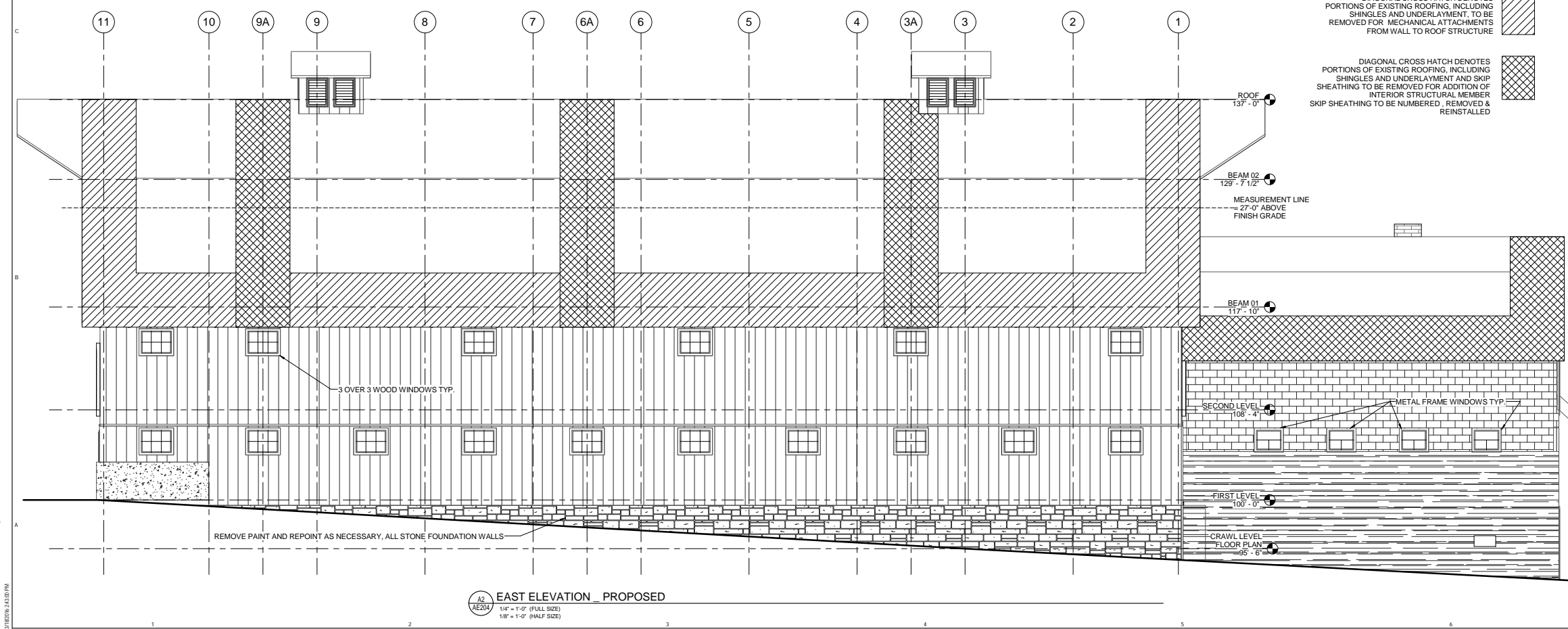


**SOUTH ELEVATION \_ PROPOSED**  
 1/8" = 1'-0" (FULL SIZE)  
 1/8" = 1'-0" (HALF SIZE)

**ROOF HATCH LEGEND**

DIAGONAL CROSS HATCH DENOTES PORTIONS OF EXISTING ROOFING, INCLUDING SHINGLES AND UNDERLAYMENT, TO BE REMOVED FOR MECHANICAL ATTACHMENTS FROM WALL TO ROOF STRUCTURE

DIAGONAL CROSS HATCH DENOTES PORTIONS OF EXISTING ROOFING, INCLUDING SHINGLES AND UNDERLAYMENT AND SKIP SHEATHING TO BE REMOVED FOR ADDITION OF INTERIOR STRUCTURAL MEMBER. SKIP SHEATHING TO BE NUMBERED, REMOVED & REINSTALLED



**EAST ELEVATION \_ PROPOSED**  
 1/8" = 1'-0" (FULL SIZE)  
 1/8" = 1'-0" (HALF SIZE)

ARCHITECT-ENGINEER STAMP

**MCPOLIN BARN  
 STRUCTURAL UPGRADE**  
 3000 Highway 224 Park City, Utah 84090

**PARK CITY MUNICIPAL  
 CORPORATION**

PROJECT NUMBER 615-093	FILE NAME
DRAWN BY: Author	CHECKED BY: Checker
Issue Date	Project Status

**SOUTH & EAST EXTERIOR  
 ELEVATIONS -  
 PROPOSED**

**AE204**





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**MCPOLIN BARN  
STRUCTURAL UPGRADE**

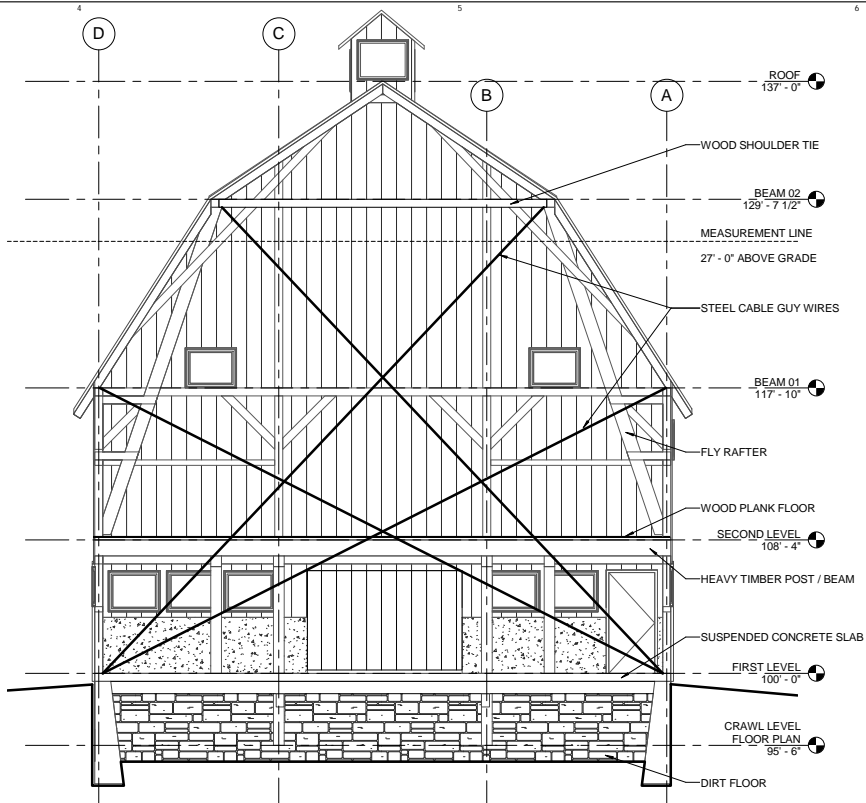
3000 Highway 224 Park City, Utah 84600

**PARK CITY MUNICIPAL  
CORPORATION**

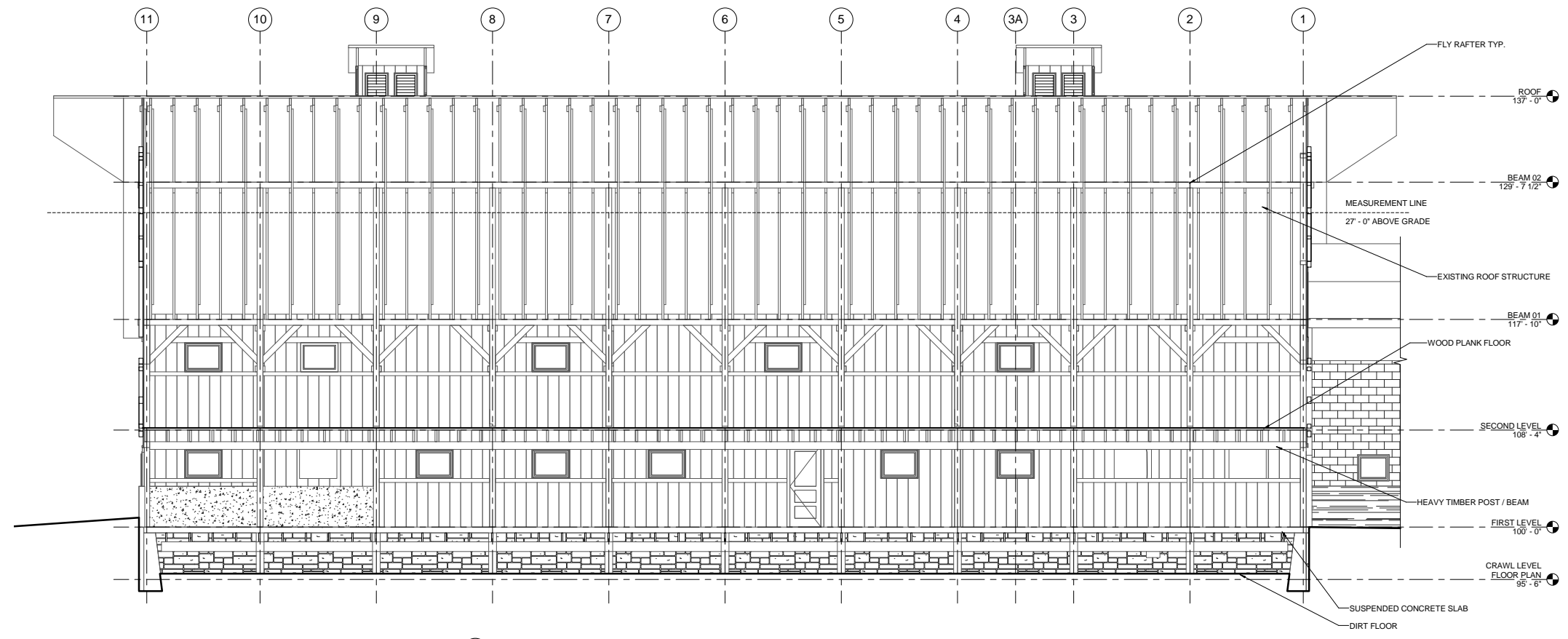
ID	Issue Date	Project Status

**BUILDING SECTIONS  
AS-BUILT**

**AE301**



**AE301**  
**TRANSVERSE SECTION \_ AS - BUILT**  
1/4" = 1'-0" (FULL SIZE)  
1/8" = 1'-0" (HALF SIZE)



**AE301**  
**LONGITUDINAL SECTION \_ AS - BUILT**  
1/4" = 1'-0" (FULL SIZE)  
1/8" = 1'-0" (HALF SIZE)

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ARCHITECT-ENGINEER STAMP

**MCPOLIN BARN  
 STRUCTURAL UPGRADE**

3000 Highway 224 Park City, Utah 84096

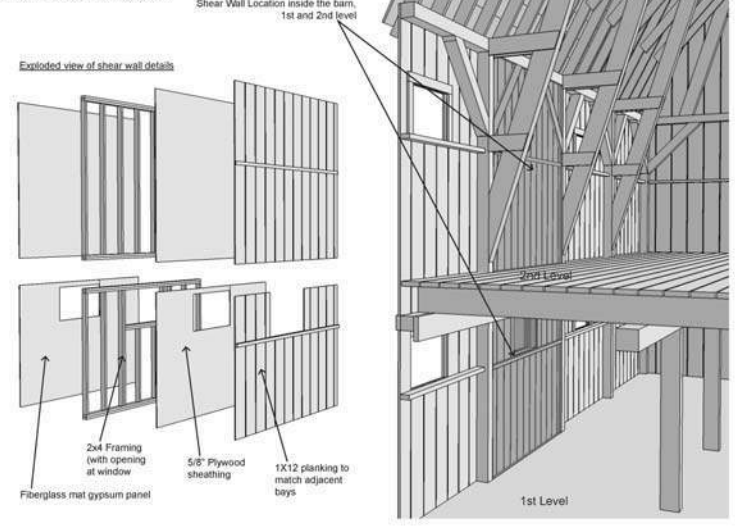
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 CORPORATION**

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ISSUE DATE:	PROJECT STATUS:

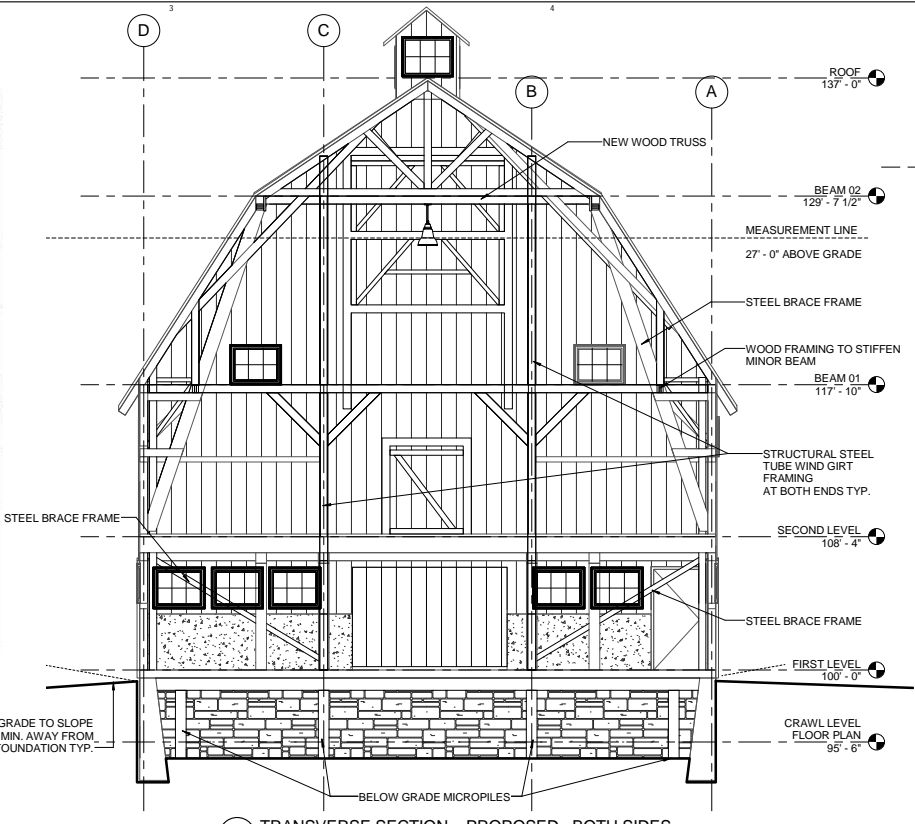
**BUILDING SECTIONS -  
 PROPOSED**

**AE302**

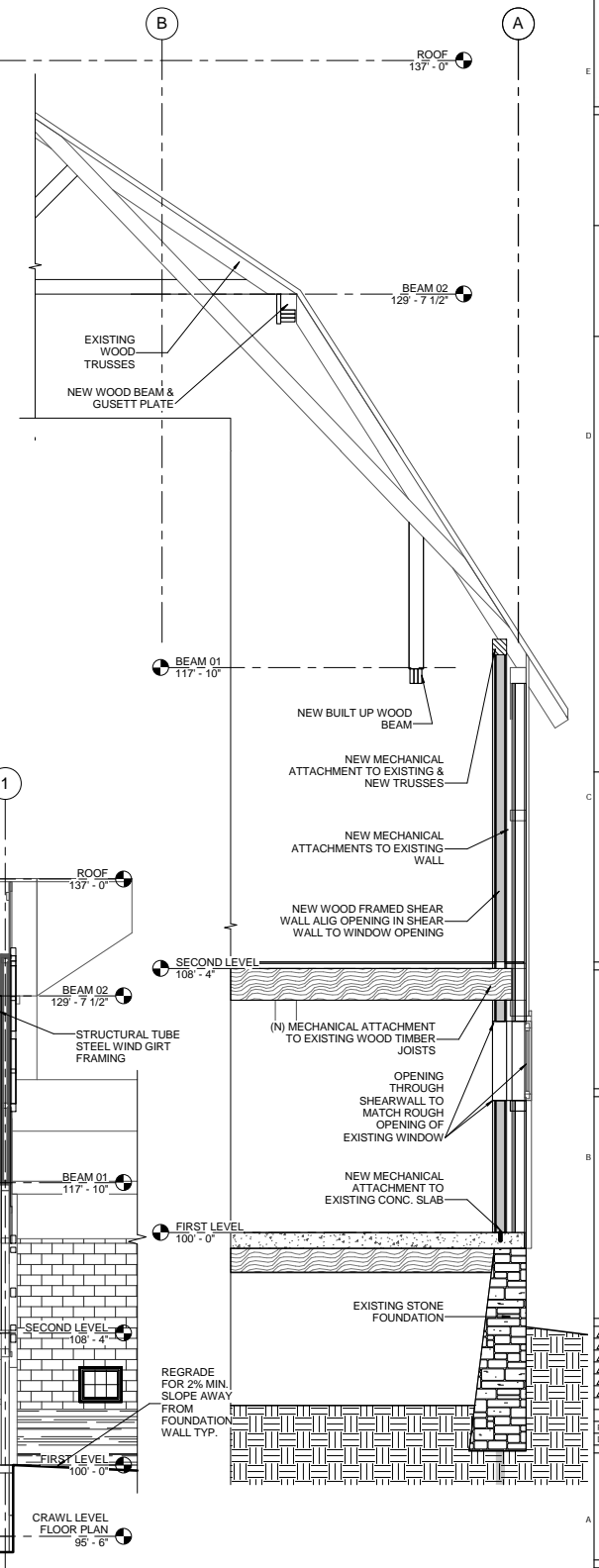
**Shear Wall Details**  
 \*all work to be done from inside of barn



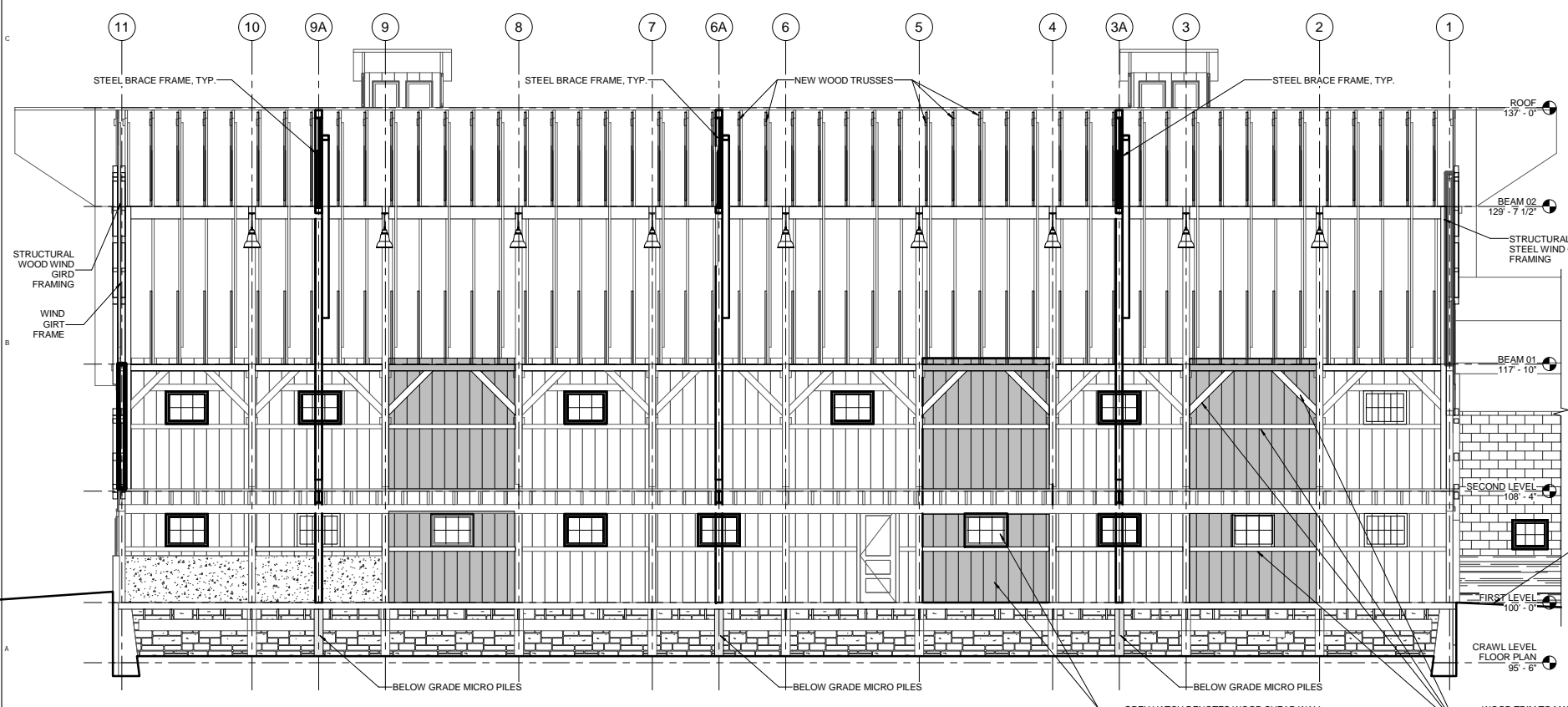
**2 SHEAR WALL DIAGRAM**  
 1/8" = 1'-0" (NO SCALE)



**C2 TRANSVERSE SECTION - PROPOSED - BOTH SIDES**  
 1/8" = 1'-0" (FULL SIZE)  
 1/8" = 1'-0" (HALF SIZE)



**A6 SHEAR WALL SECTION**  
 1/2" = 1'-0"



**A2 LONGITUDINAL SECTION - PROPOSED - BOTH SIDES**  
 1/4" = 1'-0" (FULL SIZE)  
 1/8" = 1'-0" (HALF SIZE)

# 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.

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

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

Drawings and Plans

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

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

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.):

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.1921-1954<sup>1</sup>

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.

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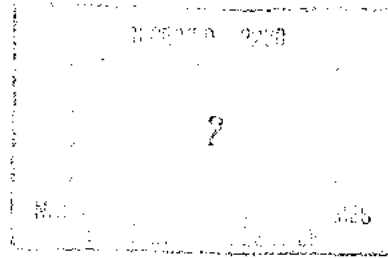
<sup>1</sup> Morrison, page .



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 127 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] SAPO Date 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] Signature of the Keeper Date of Action 8/14/03

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.)

**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

**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 enciling 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."<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.

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 4

McPolin Farmstead, Park City, Summit County, UT

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### 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 Grasselli 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.

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<sup>4</sup> Ibid.

# National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

McPolin Farmstead, Park City, Summit County, UT

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## 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.

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## 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,

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

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

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.



## National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

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/bbhbt.html](http://www.uvm.edu/~vhnet/hpres/publ/bamb/bbhbt.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.

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<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.

## National Register of Historic Places Continuation Sheet

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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.

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 2

McPolin Farmstead, Park City, Summit County, UT

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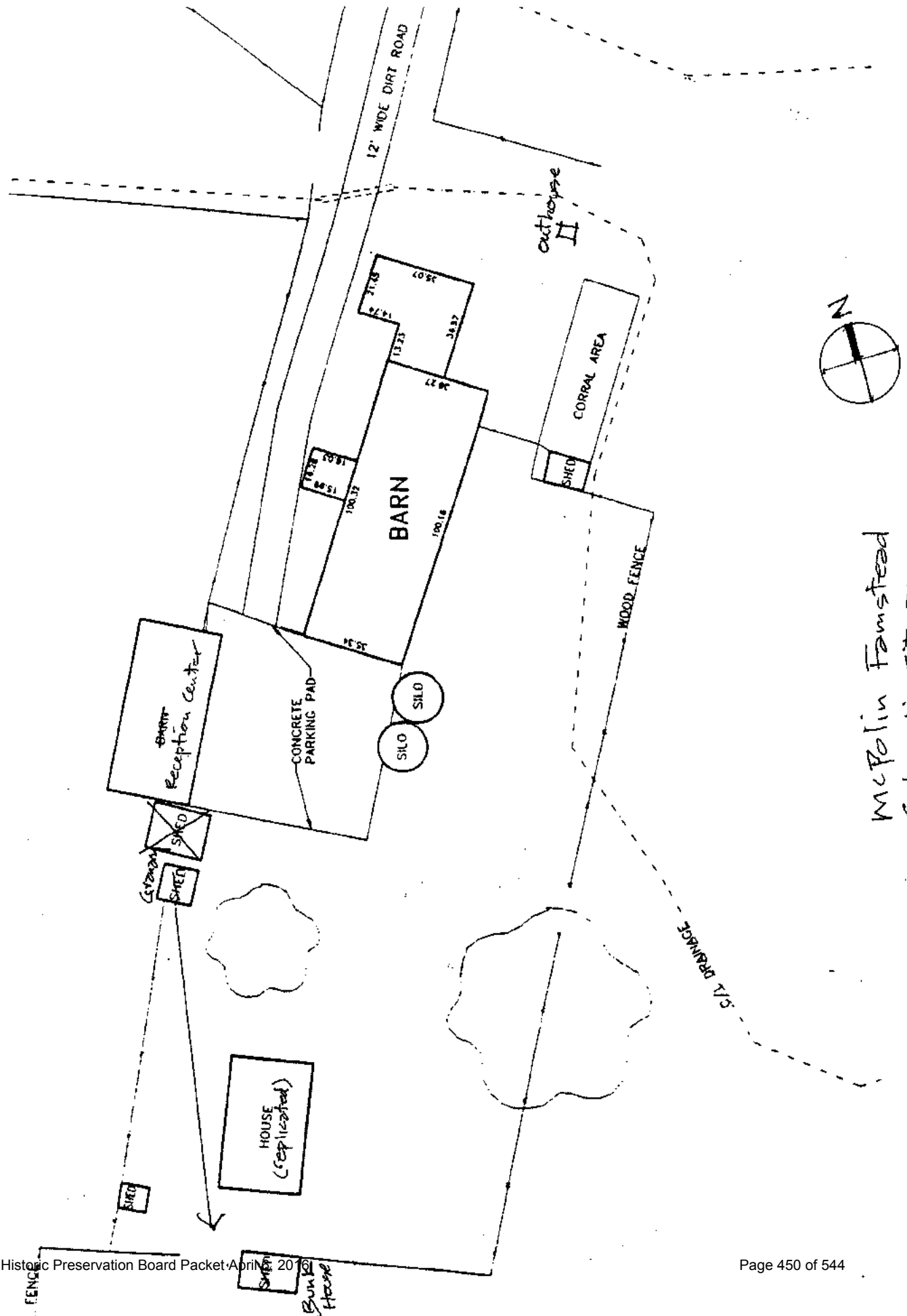
**Photo No. 12:**

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

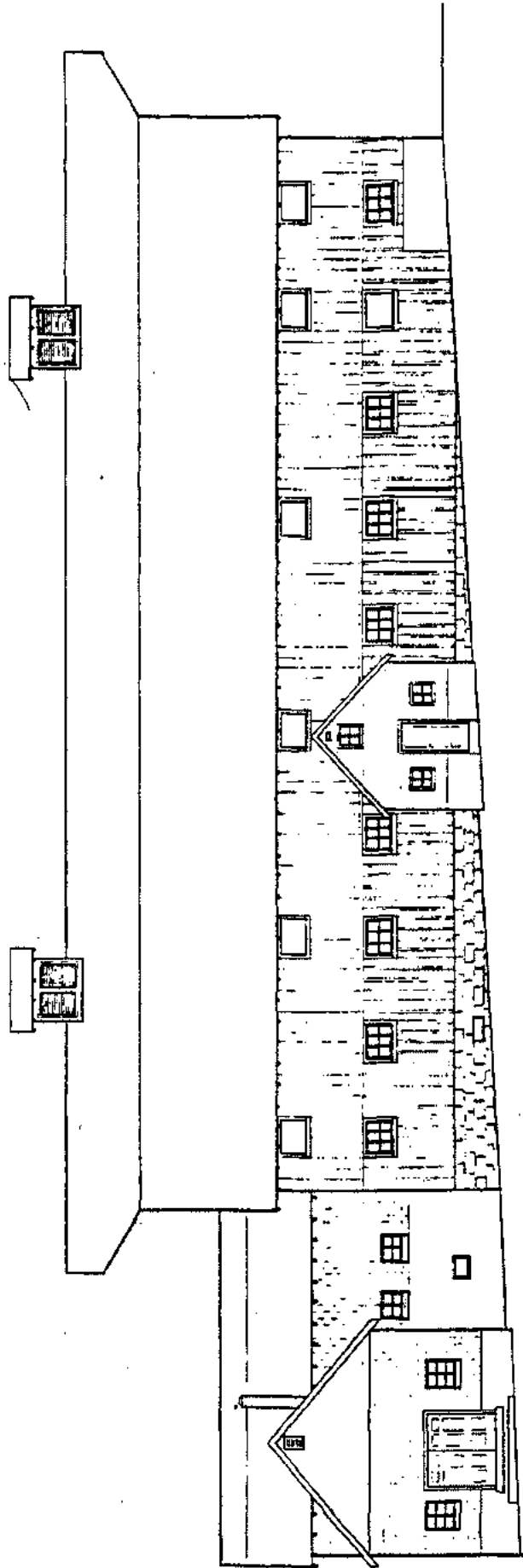
**Photo No. 13:**

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

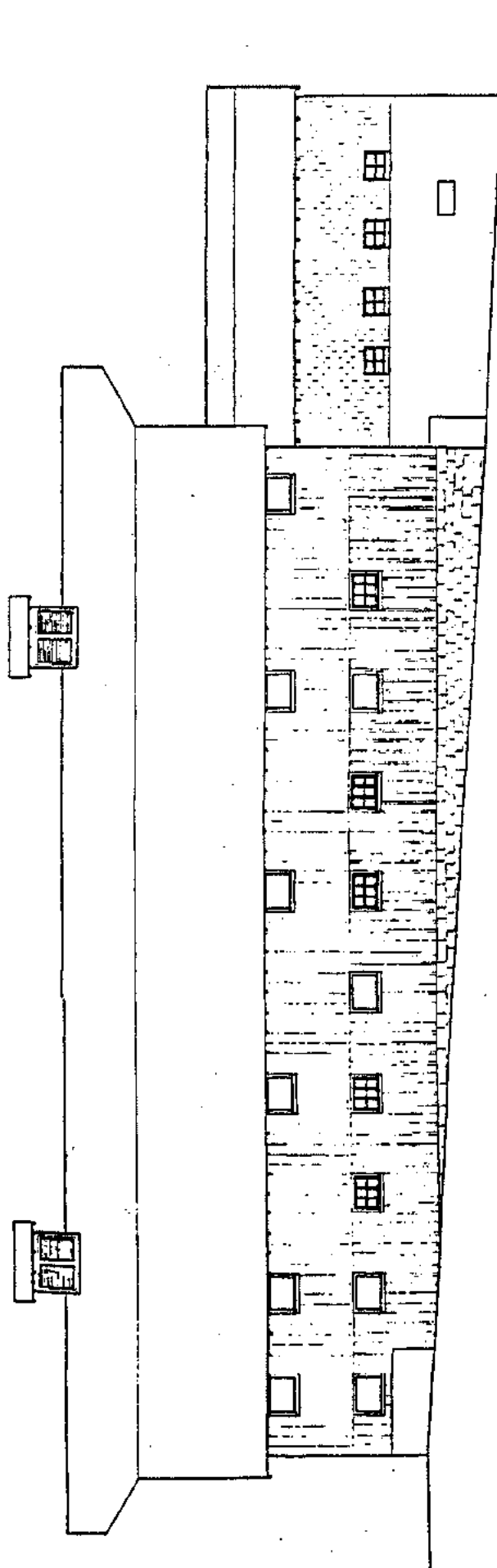




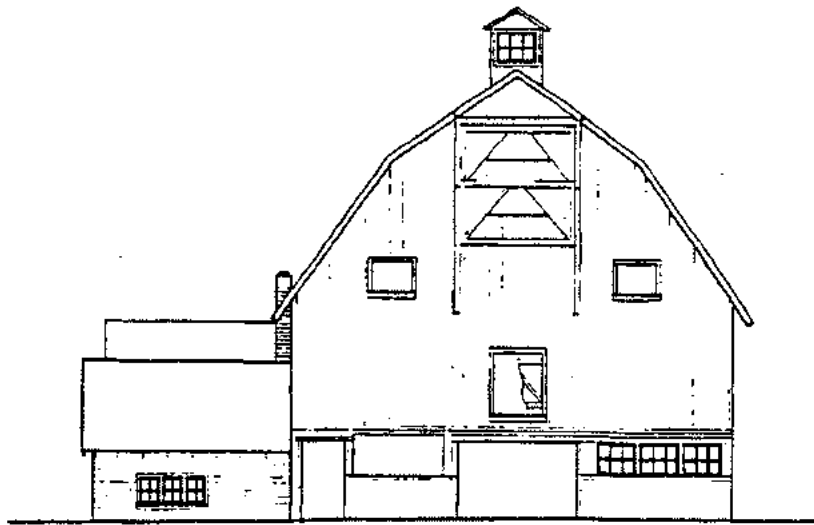
McPolin Farmstead  
 Schematic Site Plan  
 Showing Changes c. 2002



ELEVATION  
1/8" = 1'-0"



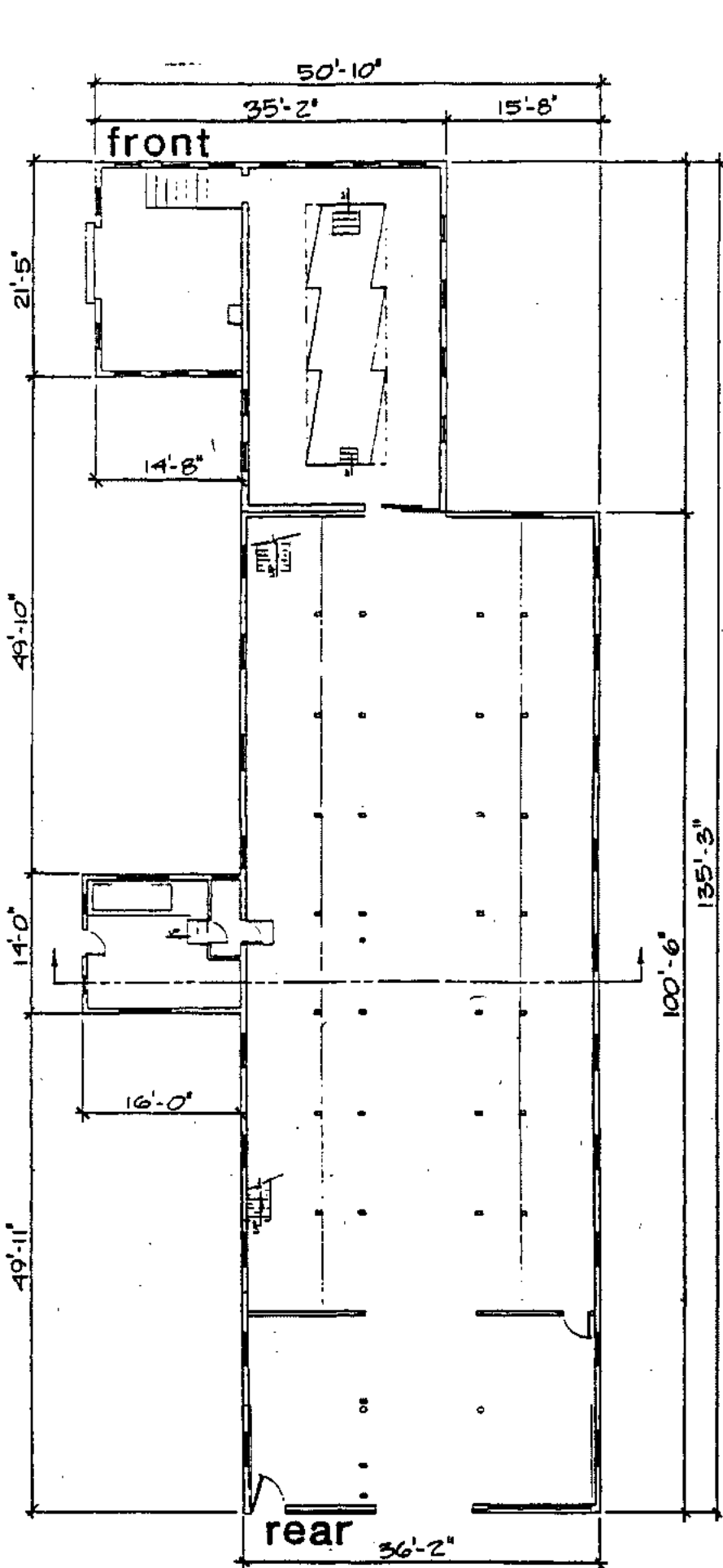
ELEVATION  
1/8" = 1'-0"



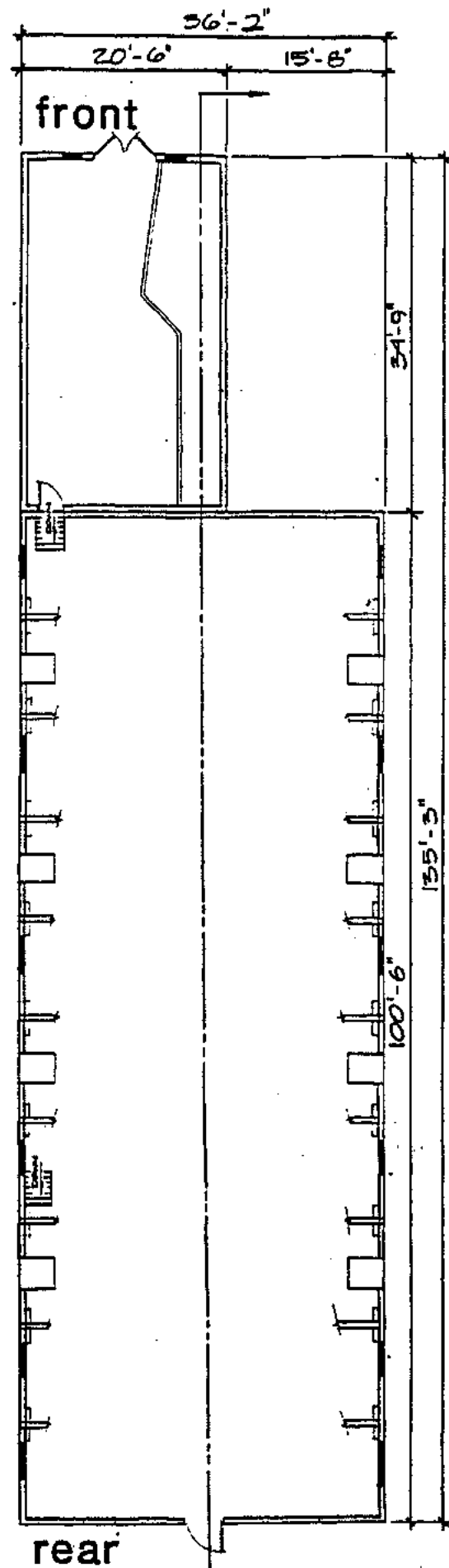
**REAR  
ELEVATION**



**FRONT  
ELEVATION**

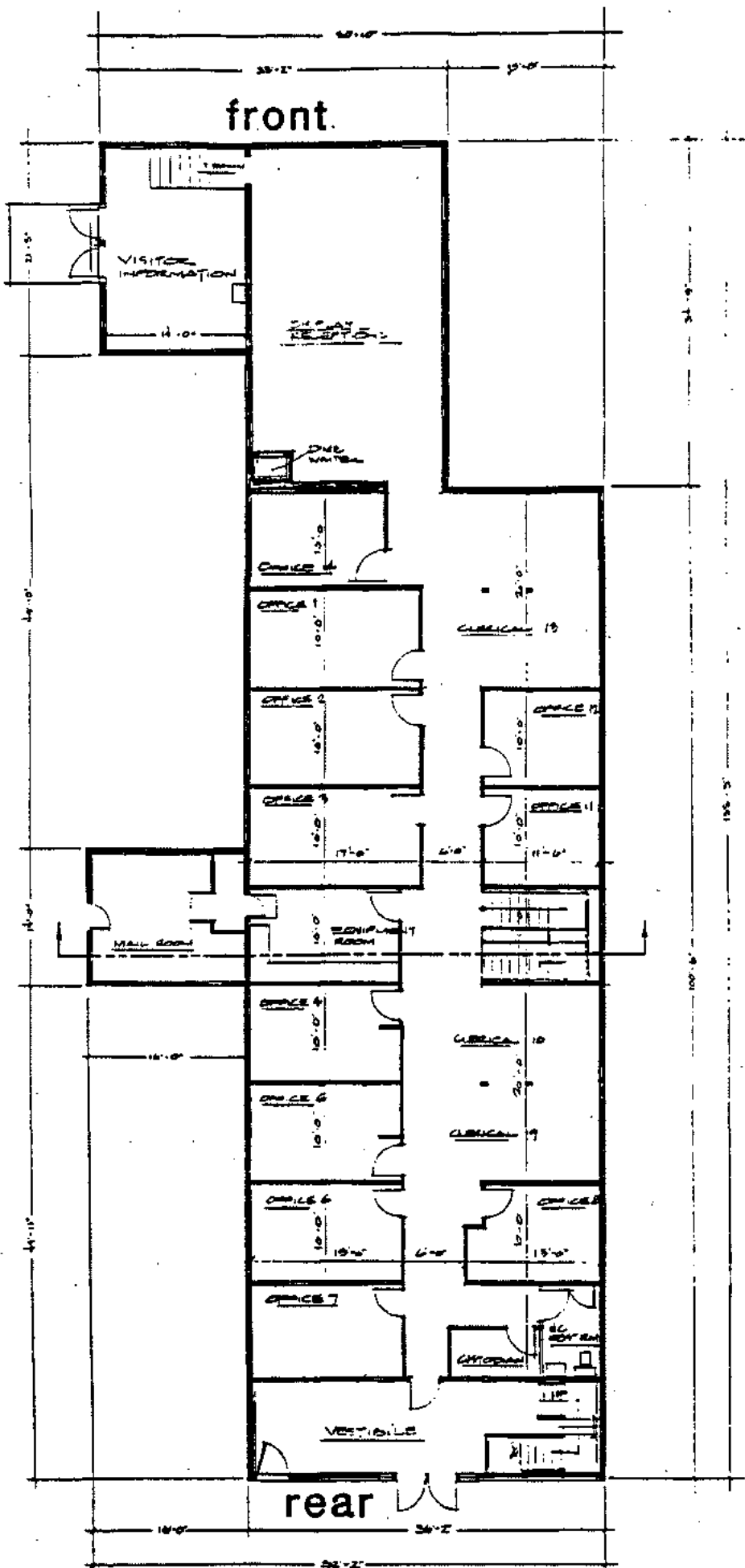


FIRST FLOOR PLAN



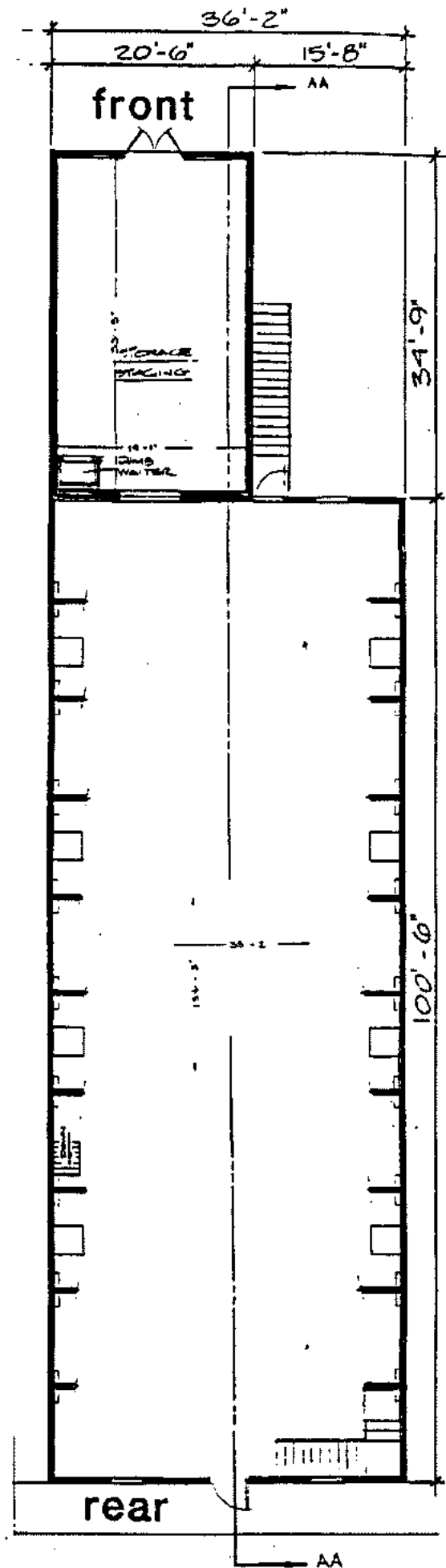
SECOND FLOOR PLAN





Historic Preservation Board Packet April 6, 2016

**FIRST FLOOR PLAN**  
area: 4885 sq ft



Page 455 of 544

**SECOND FLOOR PLAN**  
area: 4347 sq ft

















## City Council Staff Report

**Subject:** McPolin Barn Structural Upgrade -  
Historic District Design Review - Historic  
Preservation Board Review

**Author:** Matthew A. Twombly

**Department:** Sustainability

**Date:** March 24, 2016

**Type of Item:** Administrative – Award of Contract

### Summary Recommendations:

Allow staff to proceed with the McPolin Barn Structural Upgrade project's Historic District Design Review (HDDR), and have the Historic Preservation Board (HPB) participate in the HDDR beyond the required HPB approval for the Material Deconstruction work necessary outlined in Land Management Code (LMC) 15-11-12.5.

### Executive Summary:

On February 25, 2016, Council discussed the proposed structural upgrades as presented by CRSA and awarded the Construction Manager at Risk contract to Hogan Construction to proceed with the McPolin Barn Structural Upgrades. In order to proceed with the structural upgrades, the team submitted an HDDR application for Planning and HPB review. The structural upgrades to the McPolin Barn help to meet City Council's desired outcomes, notably historic preservation, on arguably the Community most iconic manmade historic structure.

### Acronyms in this Report:

HDDR	Historic District Design Review
HPB	Historic Preservation Board
PCMC	Park City Municipal Corporation
RFP	Request for Proposals

### Background:

In February 2015, Council expressed its overt commitment to protecting and preserving the McPolin Barn structure via a structural retrofit. At the June 11, 2015, Council meeting, staff presented a Manager's Report with an overview of the various retrofit options. Staff recommended a code level upgrade, which was consistent with the draft preservation plan being conducted by the City's Historic Planners in the City's Planning Department. The code level upgrade maintains existing uses, allows temporary occupation (guided tours only) of less than 50 people, and requires no new systems (i.e. mechanical) for human occupancy or uses such as offices or other. In other words, Council and staff agreed to maintain the existing level of uses for the historic and iconic structure. This level of upgrade, however, in no way precludes additional upgrades in the future if additional uses were necessary.



On February 25, 2016, Council reviewed the update from the design team of CRSA. The upgrades include the installation of steel framing at three locations on the interior of the building. The steel framing will be attached to new micropile footings in the crawl space under the Barn. The framing will also attach to new sheer walls from the foundation to the roof inside the building. There will also be new trusses installed on the inside to support the roof and attach to the steel framing. All of the work will be interior to the building except that sections of the roof and shingles will need to be de/reconstructed to install these improvements.

Staff believes the proposed upgrades best addresses Council direction to preserve and protect the Barn without requiring changing the existing Conditional Use Permit, while allowing a limited number of people to tour the inside of the barn. The upgrades will not allow the building to be “occupied” for any other uses such as an office, meetings... To upgrade for “occupancy” would be significantly impactful and expensive to bring the building up to all the Building Codes. Mechanical systems, electrical systems, plumbing, restrooms, lighting, elevator, insulation, flooring, finishes... It would no longer be an old barn.

#### **Analysis:**

In order to proceed with the structural upgrades to the Barn, staff has begun the Planning Department process which includes administrative HDDR) through Planning staff and HPB approval for dis/reassembly of a historic building on a Landmark Site. Material Deconstruction work outlined in Land Management Code (LMC) 15-11-12.5 shall be reviewed by the HPB as part of the HDDR approval process.

Per LMC 15-11-6(A), the HPB may, at the direction of City Council, participate in the design review of any City-owned project located within the designated Historic District. In the recent past and for example, the HPB has provided design review input on the Park City Library renovation. The Barn is not in the Historic District; however, staff felt it appropriate that the HPB provide design review input on the proposed structural upgrades as they will already review the material deconstruction work on the Landmark Building and the proposed upgrades help explain the de/reconstruction of the roof. Staff anticipates the HPB to review the McPolin Barn HDDR at the April 6, 2016, meeting.

#### **Department Review:**

This report has been reviewed by representatives of Sustainability, Legal, and the City Manager’s Office and their comments have been integrated into this report.

#### **Alternatives:**

##### **A. Approve:**

Approve the request, and allow the Historic Preservation Board to participate in the Historic District Design Review of the McPolin Barn: **(Staff recommendation)**

##### **B. Deny:**

Council could choose to not continue with the project at this time.

##### **C. Modify:**

Council could choose to modify the project, which would likely delay the schedule.





##### **D. Continue the Item:**

Council may feel there is not enough information to make a decision, which will delay the project and the proposed schedule.

**E. Do Nothing:**

Same effect as continuance.

**Significant Impacts:**

	<b>World Class Multi-Seasonal Resort Destination (Economic Impact)</b>	<b>Preserving &amp; Enhancing the Natural Environment (Environmental Impact)</b>	<b>An Inclusive Community of Diverse Economic &amp; Cultural Opportunities (Social Equity Impact)</b>	<b>Responsive, Cutting-Edge &amp; Effective Government</b>
Which Desired Outcomes might the Recommended Action Impact?	<ul style="list-style-type: none"> <li>+ Balance between tourism and local quality of life</li> <li>+ Varied and extensive event offerings</li> <li>+ Multi-seasonal destination for recreational opportunities</li> <li>+ Internationally recognized &amp; respected brand</li> </ul>	<ul style="list-style-type: none"> <li>+ Abundant preserved and publicly-accessible open space</li> <li>+ Enhanced conservation efforts for new and rehabilitated buildings</li> <li>~ Reduced municipal, business and community carbon footprints</li> </ul>	<ul style="list-style-type: none"> <li>+ Preserved and celebrated history; protected National Historic District</li> <li>+ Entire population utilizes community amenities</li> <li>+ Community gathering spaces and places</li> <li>+ Entire population utilizes community amenities</li> <li>+ Vibrant arts and culture offerings</li> </ul>	<ul style="list-style-type: none"> <li>+ Well-maintained assets and infrastructure</li> </ul>
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Very Positive 	Positive 	Very Positive 	Positive 
<b>Comments:</b>				

**Funding Source:**

There is currently approximately \$800,000 budgeted for the project, with additional funding requested in next year’s CIP request. McPolin Farm, Sustainability, Planning, Building, Budget, Public Utilities, Public Works and on a limited basis other City staff resources will be required to complete the project.

**Recommendation:**

Staff recommends that the City Council allow staff to proceed with the McPolin Barn Structural Upgrade project HDDR and have the HPB participate in the HDDR beyond the required HPB approval for Material Deconstruction work outlined in Land Management Code (LMC) 15-11-12.5.

## Historic Preservation Board Staff Report

**Subject:** Historic Preservation Updates  
**Author:** Anya Grahn, Historic Preservation Planner  
**Date:** April 6, 2016  
**Type of Item:** Regular Session

### Summary Recommendations

Staff will be meeting with City Council on April 14th to provide a quarterly update regarding the City's historic preservation efforts. Staff requests that the Historic Preservation Board (HPB) discuss and provide input on the following:

- HPB's progress on Design Guideline revisions
- Number of material deconstruction applications processed through HPB since passing the ordinance
- Pro-Cons of HPB doing design review
- HSI updates

### Background

Staff has committed to providing City Council a quarterly update regarding the City's preservation efforts. This work session was initially scheduled for March 2<sup>nd</sup>, but was continued during the last HPB meeting. Staff will be meeting with City Council during work session to discuss the topics outlined above during their April 14th meeting.

### Discussion

#### 1. Design Guideline Revisions

Staff has held several work sessions with the Historic Preservation Board (HPB) since September regarding compatible and subordinate additions as well as character zones. Staff has utilized the feedback we received from the HPB during these discussions to revise the Design Guidelines. Thus far, we are currently working on our review of the Universal Design Guidelines and Site Design Guidelines. In May, we hope to begin our review of Guidelines related to primary and accessory structures as well as additions to historic buildings and sites.

The Design Guidelines are adopted through a resolution by City Council. Because of this, the HPB has expressed interest in breaking up the Design Guideline revisions into two (2) sections—(1) Design Guidelines for Historic Residential and Commercial Structures and (2) Design Guidelines for New Residential and Commercial Infill. Staff anticipates the first section to be adopted by City Council in summer 2016 and the second section in late fall/winter 2016.

Staff has also begun holding lunchtime work sessions and office hours to engage the public in these Design Guideline revisions. The first of these workshops was held on March 16<sup>th</sup>; thirteen (13) professionals in the Design, Development, and Building Community attended the workshop. Staff has also developed a [webpage](#) in

order to promote our work on the Design Guidelines. Finally, staff is available from 1pm to 2pm on Mondays to meet with the public and discuss these revisions.

2. Material Deconstruction applications

Since adoption of Ordinance 15-53 in December 2015, staff has reviewed four (4) material deconstruction applications with the HPB. Prior to adoption of the ordinance, the HPB was the appeal body for Historic District Design Review (HDDR) applications. Subsequently, the new ordinance makes the appeal of HDDRs to the Board of Adjustment. During the implementation phase of the new ordinance there was some confusion about the HPB's role in material deconstruction applications as the review is limited to the material deconstruction / historic preservation impacts of the action. In addition, the HPB reviews relocation/reorientation of historic structures. The HPB is still not tasked with direct design review or land use decisions. As the ordinance now allows for the Board of Adjustment (BOA) to be the appeal body on HDDRs, there is no conflict by the HPB reviewing material deconstruction or relocation/reorientation of historic structures.

3. HPB conducting design reviews

During the Historic Preservation Board's last work session with City Council in July, there was mixed opinions about whether or not the HPB should be permitted to conduct Design Reviews. City Council asked staff to return to Council for more discussion on this in the future.

The Land Management Code establishes the Historic Preservation Board and provides the purposes of the HPB. In summary, the HPB has three (3) purposes: Historic Preservation, development and administration of the Design Guidelines, and safeguarding the heritage of the City's Historic resources.

The Land Management Code states that the purpose of the HPB is:

- (A) To preserve the City's unique Historic character and to encourage compatible design and construction through the creation, and periodic update of comprehensive Design Guidelines for Park City's Historic Districts and Historic Sites;
- (B) To identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land Uses;
- (C) To provide input to staff, the Planning Commission and City Council towards safeguarding the heritage of the City in protecting Historic Sites, Buildings, and/or Structures;
- (D) To recommend to the Planning Commission and City Council ordinances that may encourage Historic preservation;
- (E) To communicate the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors and tourists;
- (F) To recommend to the City Council Development of incentive programs, either public or private, to encourage the preservation of the City's Historic resources;
- (G) To administer all City-sponsored preservation incentive programs;

- (H) To review all appeals on action taken by the Planning Department regarding compliance with the Design Guidelines for Park City’s Historic Districts and Historic Sites; and
- (I) To review and take action on all designation of Sites to the Historic Sites Inventory Applications submitted to the City.

Historic preservation is about more than just the historic district, and the historic district is more complex than historic preservation. In reviewing these purpose statements, staff finds that the key role of the Historic Preservation Board is to protect the City Historic resources as a *districtist*. The role of a preservationist is to preserve the individual historic resources that make up our community; however, the role of a *districtist* is to sustain the political resources that allow us to preserve those historic resources. As *districtists*, the HPB works to maintain community support for the district (i.e. communicating benefits of historic preservation, recommending incentive programs such as the Historic District Grant, etc.) and providing staff the necessary tools to safeguard the individual components making up the district (i.e. Design Guideline revisions, managing the HSI, etc.) The HPB is balancing the needs of the community while supporting and promoting historic preservation.

The role of the HPB as an agency of preservation includes being the keeper of the Design Guidelines and overseeing the health of the district as a whole—both the historic and non-historic properties that make up the district. In order to ensure the preservation of historic structures and compatible infill design, the LMC has given the HPB the responsibility of managing the Design Guidelines. Staff must use their technical expertise and the Design Guidelines to ensure that the individual projects making up the whole are carried out accordingly and continue to support the overall health of the district. Rather than focusing on the individual projects that make up the whole district, the HPB has a top-down approach of guarding the district as a whole.

Staff will be presenting the pros and cons of the HPB doing Design Reviews on April 14th. These are:

Pros:	Cons:
<ul style="list-style-type: none"> <li>• Greater transparency in the decision-making process. Staff currently approves all HDDR applications administratively, and other than public input, the public does not get to see the deliberative process of the review. If the HPB were to do design reviews, the public would have greater opportunity to participate in the review process.</li> <li>• Expands the role of the HPB and provides greater interaction with</li> </ul>	<ul style="list-style-type: none"> <li>• The Design Review Team (DRT), which is comprised on the Historic Preservation Planner, Preservation Consultant, representative of the building department, and the planner, spend considerable time assisting the applicant in their preservation approach; the HPB could choose to overturn the decision of the DRT. This will cause confusion and distrust on the part of the applicant if they are forced to</li> </ul>



<p>the public.</p> <ul style="list-style-type: none"> <li>• In doing design review, the HPB would become more familiar with the Design Guidelines.</li> <li>• The HPB would also be more familiar with projects under construction as they would be the ultimate reviewer and decision-maker.</li> </ul>	<p>redesign.</p> <ul style="list-style-type: none"> <li>• The process of going through DRT and then the HPB can seem onerous to the applicant. The timeframe for the HDDR process would increase.</li> <li>• In the past, there were allegations by the public that the Historic District Commission was not uniform in its decision making which led to a distrust among applicants.</li> <li>• The Historic Preservation Board cannot become the “taste police” for individual buildings. This reduces the effectiveness of the HPB stewardship of the Historic districts as a whole.</li> <li>• The purpose of the HPB would shift to preservationist, which requires more specialized expertise in preservation by the HPB and may be detrimental to the General Plan and LMC guidance for compatibility of new construction in the Historic Districts.</li> <li>• Design review is a much narrower focus and prevents the HPB from being the overseer of the entire district as a whole.</li> <li>• Will require a much higher time commitment from the HPB. Currently HDDR reviews are taking place weekly.</li> </ul>
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Staff does not recommend that the HPB do design review. Staff finds that, as currently defined by the LMC; the purpose of the HPB is to fulfill the role of a *districtist* (in that the HPB must manage the complete suite of LMC purposes for the district and not just preservation of historic structures) over being preservationist. This allows the HPB to oversee the district as a whole, rather than focus on the individual projects that make up the district.

Staff received public comment on this topic prior to the March 2<sup>nd</sup> HPB meeting; it has been included as Exhibit A.

#### 4. Historic Site Inventory (HSI) Updates

CRSA has completed their Intensive Level Survey (ILS) of the City's two (2) National Register historic districts. Staff is working with CRSA to finalize the Historic Site Inventory forms maintained by the Planning Department. Staff intends to review the results of the survey with the HPB in May so that the HPB may forward a recommendation to City Council.

#### **Public Input**

The HPB may choose to take public input during this item, but it is not required.

#### **Recommendation**

Staff will be meeting with City Council on April 14th to provide a quarterly update regarding the City's historic preservation efforts. Staff requests that the Historic Preservation Board (HPB) discuss and provide input on the following:

- HPB's progress on Design Guideline revisions
- Number of material deconstruction applications processed through HPB since passing the ordinance
- Pro-Cons of HPB doing design review
- HSI updates

#### **Exhibits**

Exhibit A - Public Comment

March 2, 2016

To: Bruce Erickson, Anya Grahn  
Park City Planning Department

From: John Plunkett & Barbara Kuhr, 557 Park Avenue

Re: The Pros & Cons of HPB Design Reviews

Dear Bruce and Anya:

As you may know, Barbara and I have lived in Park City's Historic District for 25 years. During that time we have restored four 100-year old homes and built one new one. Three of the historic homes were rebuilt with the help of Park City's Historic Preservation Grant program.

During this time we've seen the civic pendulum swing back & forth on preservation controls — From the 90s through 2007 we experienced extra costs and delays because of over-regulation. But more recently we've seen the destructive results of under-regulation, with the loss of several 100-year old buildings. On balance, the extra time & costs are worth it to retain what is left of Park City's early days.

We'd like to add our enthusiastic support to restoring the HPB's role in conducting Design Reviews. We agree with the 'pro' in Staff's report: "Greater transparency in the decision-making process. Staff currently approves all HDDR applications ...and the public does not get to see the deliberative process of the review."

We would add another pro: Citizen Oversight of the Planning Process provides the necessary balance between Planner's professional theories and agendas, and the practical reality of day-to-day living in Park City's Historic Neighborhoods.

Consider one example, a Tale of Two Developers: (pictures attached)

Project A had a Dream Developer, who completely understood the meaning and value of his Historic buildings, to both the City and to his business. He went to great lengths, time & cost to preserve the buildings, and created a great, adaptive reuse. If every developer

was like this, Planning could work with them administratively and there would be no need for Citizen Oversight.

But unfortunately this developer is the exception not the rule. Most developers are not this sophisticated regarding the value of authentic, historic buildings. Most developers prefer to eliminate old structures and build new ones.

Project B is a sad example of this. We're familiar with the developer's rationales, but at the end of the day it's obvious that he didn't appreciate the Meaning & Value of this Historic Railroad building to both the City and to his business.

Because of its Park Avenue location, this building could have welcomed visitors by reminding them of Park City's authentic past. Instead, citizens watched the original building be demolished in plain sight, board by board, to be replaced by a 'tasteful' new building, devoid of all History and Authenticity. What a loss for our town, and what a missed opportunity for the developer!

That is why, as cumbersome, frustrating and difficult as it is, Citizen Oversight is a necessary part of the Preservation Process. An HPB public hearing would surely have Preserved this building, and allowed residents to participate in the process.

Thank-you as always for your consideration.

Sincerely,

John Plunkett & Barbara Kuhr  
557 Park Avenue

PS: Perhaps it's not too late to require (or inspire?) Project B's developer to replicate the yellow corrugated siding and red Rio Grande logo, and resuscitate this echo from our railroad past...

Project A





Project B







PLANNING DEPARTMENT

## Historic Preservation Board Staff Report

**Subject:** Annual Historic Preservation  
Award Program  
**Author:** Anya Grahn, Historic Preservation Planner  
**Date:** April 6, 2016  
**Type of Item:** Work Session  
**Project Number:** GI-15-02972

### Summary Recommendations

Staff recommends the Historic Preservation Board review staff's analysis of the Historic Preservation Awards program, discuss options for continuing the program, and direct staff to move forward with this year's award.

### Background

Since 2013, the Historic Preservation Board and City Council have jointly presented the annual Historic Preservation Award. The award has been presented in May, which is National Historic Preservation Month, to demonstrate the City Council and the Historic Preservation Board's mutual dedication and appreciation for historic preservation in our community. A more detailed background and history of the Historic Preservation Board's annual Historic Preservation Award is outlined in the February 2, 2016, staff report, attached as Exhibit A.

The HPB provided the following feedback in February regarding the award:

- Majority of the Historic Preservation Board was in favor of commissioning one (1) art piece per year to be displayed in City Hall as well as awarding plaques to property owners.
- The HPB wanted to award as many as four (4) plaques per year. The plaques should be large enough to see from the public right-of-way, but not so large that they distract from the historic building.
- The HPB was divided on how much information should be displayed on the plaques. Some found that the name of the historic resource and its date of construction were sufficient, while others wanted more of a narrative about its history.
- The HPB directed staff to work with the Park City Museum and Historical Society to see if there was a way to promote the awards together.

Since February, staff has:

- Contacted Metal Arts to provide two proposed plaque designs (Exhibit B).
- Discussed options for curating the Historic Preservation Award at City Hall with Library Director Adriane Herrick Juarez. This will better showcase the artwork and allow it to tell the story it intended as part of the Legacy

Gallery.

The Historic Preservation Board continued this item on March 2, 2016.

**Analysis**

Going forward, the HPB needs to:

1. Direct staff on their preference for the plaques—Option A or B.
2. Select up to four (4) plaque recipients and one (1) recipient for the painting.

Staff will recommend to City Council to revise Resolution No. 20-11 to reflect the modifications the HPB suggested during the last meeting, specifically that up to four (4) plaques be awarded annually and that the award be presented in May during National Historic Preservation month. Staff anticipates presenting this resolution to City Council when the 2015 annual Historic Preservation Award is presented to the recipients.

**Recommendation**

Staff recommends the Historic Preservation Board review staff's analysis of the Historic Preservation Award program, discuss options for continuing the program, and direct staff to move forward with this year's award.

**Exhibits**

Exhibit 1- 2.3.16 HPB Report (Minutes included in this packet)

Exhibit 2- Sample Plaques



PLANNING DEPARTMENT

## Historic Preservation Board Staff Report

**Subject:** Annual Historic Preservation  
Award Program  
**Author:** Anya Grahn, Historic Preservation Planner  
**Date:** February 3, 2016  
**Type of Item:** Administrative  
**Project Number:** GI-15-02972

### Summary Recommendations

Staff recommends the Historic Preservation Board review staff's analysis of the Historic Preservation Award program, discuss options for continuing the program, and direct staff to move forward with this year's award.

### Background

As part of their visioning goals in 2011, the Historic Preservation Board indicated their intent to implement a preservation awards program. The awards program was not meant to compete with the Historical Society's awards, but complement the existing joint preservation efforts already taking place and highlight the 2009 Historic District Design Guidelines (Design Guidelines). The HPB formed a subcommittee made up of Roger Durst, David White, and Sara Werbelow to discuss the parameters of the program, and this subcommittee greatly assisted the HPB in the launch of the program. (Exhibits 3 and 4 outline the progression of development of the program.)

The Historic Preservation Board had several goals for their Historic Preservation Award:

- Put the Historic Preservation Board in front of the public.
- Communicate the benefits of the Design Guidelines and provide the community with a visualization of how the Design Guidelines could be successfully translated into specific projects.
- Identify potential projects in town that contribute to the historic presence and character of the community.
- Create a legacy gallery of one-of-a-kind art pieces to be displayed in the Marsac Building.
- Award property owners with a plaque to be presented by the Historic Preservation Board, but allow the art work to be a worthy legacy to leave with the City.



They established criteria for the awards program; however, they also sought to avoid the program from being overly structured. They decided to nominate one (1) project per year based on the following themes or categories:

- Infill Development – New Construction
- Excellence in Preservation
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity and Site

The HPB considered limiting the awards by preventing awards for the same theme or category from being repeated within a two (2) year period; however, this was never formalized. They stipulated that the project did not have to occur in the year the award was being given.

The HPB intended to commission an artist each year to develop an art piece to be displayed at City Hall and also present a plaque to the property owner. The board intended to have a different artist every year in order to highlight the different mediums and engage with different artists within the community. The HPB recognized that plaques were costly, especially if the design had to be modified each year. Instead, they opted for a consistent plaque design so that only the award date would have to be modified. The artist stipend and plaque expenses would be covered by the Planning Department.

On July 21, 2011, City Council approved Resolution No. 20-11, establishing the Historic Preservation Board's Annual Preservation Award program (Exhibit 1). City Council added "Adaptive Reuse" as a theme to the HPB's list of categories.

The first award was presented to High West Distillery in August 2011 at the annual Historical Society gala. The Historic Preservation Board presented High West with a plaque at the gala, and commissioned Sid Ostergaard for the painting that is on display at City Hall today.

Since its inception, four (4) additional Historic Preservation Awards have been presented by the Historic Preservation Board:

- 2012: Washington School House Hotel (artist Jan Perkins)
- 2013: House at 929 Park Avenue (artist Dori Pratt) and Talisker on Main/515 Main Street (artist Bill Kranstover)
- 2014: Garage at 101 Prospect (artist Bill Kranstover)

These paintings are on display on the main and upper levels of the Marsac Building, in the public hallways where they can be enjoyed by visitors to City Hall. It is unclear why plaques were not awarded to these recipients after 2011; however, property owners have been presented with a framed copy of the artist's rendering each year.

Since 2013, the Historic Preservation Board and City Council have jointly presented the annual Historic Preservation Award. The award has been presented in May, which is National Historic Preservation Month, to demonstrate the City Council and the Historic Preservation Board's mutual dedication and appreciation for historic preservation in our community.

## **Analysis**

### *1. City Council Resolution*

Resolution No. 20-11 (Exhibit 1), stipulated that the Historic Preservation Board wished to identify and award exemplary historic projects in compliance with the Historic Guidelines on an annual basis, to be selected during the month of June. Awards are selected based on the following criteria; however, other criteria may be considered:

- Adaptive Re-Use
- Infill Development
- Excellence in Restoration
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity of Site

The Planning Department has not been consistent with the resolution's intent to select the award in June, and staff would advise that the HPB recommend to Council to revise the resolution so that the award recipient is selected in November. This time frame provides the HPB adequate time to interview and commission an artist and provide the artist time to complete the art piece prior to National Historic Preservation Month, celebrated in May. Staff recommends that the HPB continue to partner with City Council in May to celebrate and bring attention to Historic Preservation month.

The resolution does not specify whether or not the award is an art piece or plaque, only that the HPB grant a Preservation Award on an annual basis.

***Does the HPB wish to make a recommendation to City Council to amend the resolution in order to ensure the awards are presented in May, National Historic Preservation Month?***

### *2. Goals of the Historic Preservation Award*

As outlined above, the goals of the Preservation Award included promoting the Historic Preservation Board, the 2009 Design Guidelines, exemplary historic preservation projects in the community, and creating a legacy gallery of art pieces to be displayed at City Hall.

These goals are consistent with the purposes of the Historic Preservation Board to communicate the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors and tourists, as well as:

- Promote the City's preservation policy of encouraging excellence in the

preservation of Buildings, Structures, and Sites of Historic Significance in Park City

- Recognize the importance of Historic Districts and Historic Sites as an integral part of Park City's character
- Recognize the numerous historic preservation projects occurring in Park City's historic districts and work occurring to Park City's Historic Sites on an annual basis.
- Encourage the preservation of historic structures and to encourage construction of Historically Compatible Structures that contribute to the scale of the Historic District and to facilitate the continuation of the visual character and streetscape

### 3. *Success of the program*

Staff finds that the program has been largely successful. A total of five (5) awards have been presented since the program's inception in 2011. Award recipients have felt honored and appreciative to be recognized for their historic preservation efforts, whether it is the large scale rehabilitation of the Washington Schoolhouse or the smaller reconstruction of the garage at 101 Prospect Avenue. In some cases, the Preservation Award recipients have gone on to be recognized by Utah Heritage Foundation's statewide preservation award, such as 929 Park Avenue. High West's restoration of the National Garage set the pace for their future projects, such as their restoration of the bungalow at 651 Park Avenue.

Prior to the Preservation Award, no paintings were displayed in the hallways of the Marsac Building; however, today, there are five (5) paintings on display. These paintings not only promote exemplary historic preservation projects, but also the talent of our local artists. City Hall visitors often stop to admire the artwork, and staffers look forward to the addition of new paintings to adorn the hallways of our workplace.

Additionally, the paintings have been successful in establishing the "legacy gallery" at City Hall envisioned by the Historic Preservation Board in 2011. The art pieces serve as the institutional memory of past Preservation Award recipients, showcases our community's best historic resources, and reminds the community of the City's dedication to historic preservation. While plaques are beneficial to recipients, they are never remembered by the institution awarding the plaque, and they are easily overlooked by the public; paintings are remembered.

### 4. *Options for moving forward (Pro/CON)*

During the December 2015 meeting, the HPB suggested three (3) potential routes in moving forward with the 2015 Preservation Award:

- Art Work Only
- Art Work + Plaque
- Plaque Only

For the past four years, the HPB has formed a selection committee to select an artist and commission a piece of artwork. The artwork has always been a painting; however, it is not limited to two-dimensional art. All mediums of artwork are acceptable, provided they are within the budget for the award.

The Park City Museum has been successful in awarding plaques to their past award winners. In discussing the HPB's potential plaque program with the Museum, staff confirmed with Museum Director Sandra Morrison that they have not awarded plaques in the last few years and the HPB's plaques would not be competing with those of the Museum. The plaques could take one of two forms:

- (1) Standardized plaque – the plaque would be a standardized plaque with a logo for the Preservation Award and the year the award was granted. The plaque design would stay the same each year, with only the date changing. This is what the HPB initially intended in 2011, and staff's recommendation for moving forward on a plaque.
- (2) Historical Marker Plaque – the plaque would be a standardized dimension; however, the plaque's narrative would need to be researched, written, and revised each year to tell the history of the specific property honored by the Preservation Award.

In Breckenridge, Colorado, these historical markers are often installed on a post near the right-of-way so that pedestrians may read the marker as they walk by. One of the difficulties in this approach, however, is that the marker may be difficult to read if it is setback too far from the front property line. It could also be hazardous to the plaque or its post to have it in the ten foot (10') snow storage setback along the right-of-way as it could be buried in snow during the winter or even damaged by the snow plow. The owner may also wish not to display it in the front yard, and it would be onerous to set display standards on a plaque that is meant as an award.

Staff's recommendation is to commission a painting and present a standardized plaque to the award recipient that may be displayed on the historic structure.

***Does the HPB wish to move forward with awarding a painting and a plaque to the annual Historic Preservation award recipient?  
If the HPB awards a plaque, does the Board wish it to be a standardized award plaque or a historical marker plaque, as described above?***

##### ***5. Financing the Award***

The Planning Department has funded past Preservation Awards. The budget for this each year has been set at \$3,500. This year, staff finds that there

would be funds available for both one (1) art piece and five (5) plaques. (Staff recommends awarding a plaque and dedicating an art piece to this year's award winner as well as presenting plaques to the previous award winners to commemorate the five (5) year anniversary of the Preservation Award.)

Staff has contacted Metal Arts, and they would charge the following:

- 6"x6"x3" bronze plaque \$200.00/ea.
- 10"x10"x3" bronze plaque \$350.00/ea.

Should the HPB elect to provide both plaques and a painting, the Planning Department could offer a commission of \$1,500 for the painting. In the past, the Planning Department has offered a commission of \$800 to \$1,000 per art piece, and the HPB has expressed concern that the commission is too low for professional artists. (The selection for the art work is open to both professional and hobby artists.) Staff finds that artists generally do not just do this for the commission, but also the sense of pride in having their paintings displayed at City Hall.

### **Recommendation**

Staff recommends the Historic Preservation Board review staff's analysis of the Historic Preservation Award program, discuss options for continuing the program, and direct staff to move forward with this year's award.

### **Exhibits**

- Exhibit 1- Resolution No. 20-11
- Exhibit 2- 7.21.11 City Council Report + Minutes
- Exhibit 3- 6.15.11 HPB Report + Minutes
- Exhibit 4- 7.20.11 HPB Work Session Minutes
- Exhibit 5- 12.2.15 HPB Staff Report



**Resolution No. 20-11**

**A RESOLUTION ESTABLISHING THE HISTORIC PRESERVATION BOARD'S ANNUAL PRESERVATION AWARD PROGRAM**

**WHEREAS**, the purpose of the HPB is to preserve the City's unique Historic character and to encourage compatible design and construction through the creation, and periodic update of comprehensive Design Guidelines for Park City's Historic Districts and Historic Sites;

**WHEREAS**, the purpose of the HPB is to recommend to the Planning Commission and City Council ordinances that may encourage Historic preservation;

**WHEREAS**, the purpose of the HPB is to communicate the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors and tourists;

**WHEREAS**, Park City's preservation policy is to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City;

**WHEREAS**, the Historic Preservation Board recognizes the importance of the Historic Districts and Historic Sites as an integral part of Park City's character;

**WHEREAS**, the Historic Preservation Board recognizes and numerous historic preservation projects occurring in Park City's historic districts and work occurring to Park City's Historic Sites on an annual basis;

**WHEREAS**, the Purpose Statements of the Land Management Code's historic district zones are to encourage the preservation of historic structures and to encourage construction of Historically Compatible Structures that contribute to the scale of the Historic District and to facilitate the continuation of the visual character and streetscape;

**NOW THEREFORE BE IT RESOLVED** by the City Council of Park City, Utah as follows:

The Historic Preservation Board wishes to identify and award exemplary historic projects in compliance with the Historic Guidelines on an annual basis, to be selected during the month of June, in the form of a Preservation Award based on criteria not limited to:

- Adaptive Re-Use
- Infill Development
- Excellence in Restoration
- Sustainable Preservation

- Embodiment of Historical Context
- Connectivity of Site

**EFFECTIVE DATE.** This resolution shall become effective upon adoption.

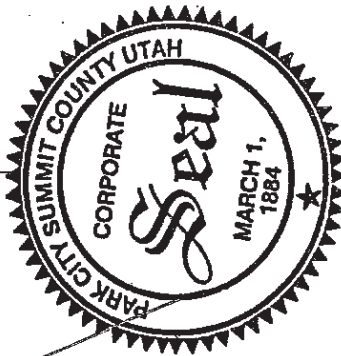
Passed and adopted this 21<sup>st</sup> day of July, 2011.

PARK CITY MUNICIPAL CORPORATION

  
\_\_\_\_\_  
Mayor Dana Williams

Attest:

  
\_\_\_\_\_  
Janet M. Scott, City Recorder



Approved as to form:

  
\_\_\_\_\_  
Mark D. Harrington, City Attorney

## City Council Staff Report



**Subject:** Annual Historic Preservation Award Program  
**Author:** Kayla Sintz – Architect/Planner  
**Date:** July 21, 2011  
**Type of Item:** Legislative - Resolution  
**Project Number:** GI-11-00124

### Summary Recommendations

Staff recommends the City Council hold a public hearing and consider adopting the attached Resolution for the Park City Historic Preservation Board's annual Preservation Award.

### Background

Over the course of the last year, the Historic Preservation Board has indicated as part of their Visioning goals the intent to implement a preservation award program. The award program was to be based on a Project utilizing the Historic Guidelines and the focus of the award could change from year to year. The Board also agreed the HPB Preservation Award should not compete with any of the Historic Society's awards, but complement the existing joint preservation efforts already taking place and highlight the Historic District Guidelines by which all development in the Historic Districts must comply. The Historic Preservation Board formed a subcommittee made up of Roger Durst, David White and Sara Werbelow to meet and discuss parameters of the program; to review and recommend historic preservation projects; and to nominate a recipient of the 2011 award to the rest of the Historic Preservation Board.

On May 4, 2011, the sub-committee reported back to the Board the recommendation for the 2011 recipient be based on 'adaptive re-use' of a historic structure and unanimously recommended the High West Distillery located at 703 Park Avenue, the property previously known as the National Garage.

The Board discussed that possible future themes may be:

- Infill Development – New Construction
- Excellence in Preservation
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity and Site

The Board also indicated they could award a future recipient for Adaptive Re-Use again, but that no award for the same category or theme should repeat within a two (2) year period. Further, the project need not occur in the year the award was being given and the Board also wanted to make sure that site and landscaping

elements also be considered.

The Board agreed with the sub-committee's recommendation to highlight the annual award recipient with a rendering of the selected property which would be displayed at City Hall (location to be determined). The selected property owner would receive a plaque to be presented by the Historic Preservation Board. The Historic Preservation Board felt this would be a worthy legacy to leave with the City.

Members of the Board met with the Arts Advisory committee to select an artist to provide the rendering for the 2011 Award. Sid Ostergaard was selected for the 2011 artist. The Board indicated a desire to have a different artist each year in order to highlight different art mediums and engage different artists within the community. It is anticipated that members of the Board will continue to follow the same procedure for artist procurement in the coming years. The stipend for the rendering has been identified to come out of the Planning Department's Historic Preservation Board budget.

The Board gave staff direction to come back at their next scheduled meeting with a Resolution to take action and adopt the awards program. On June 15, 2011 the Historic Preservation Board forwarded a positive recommendation of the draft Resolution to City Council for their consideration.

The Board has already indicated their selection for the 2011 award if Council chooses to adopt the recommended resolution. The HPB has arranged for the 2011 award to be presented in conjunction with the Historic Society annual events scheduled for mid to late August.

The HPB sub-committee has since recommended the wording for the 2011 plaque be as follows:

*HIGH WEST DISTILLERY  
PARK CITY HISTORIC PRESERVATION 2011 AWARD  
WINNER for EXEMPLARY ADAPTIVE RE-USE  
Park City Historic Preservation Board and City Council*

### **Significant Impacts**

There are no significant impacts associated with adopting the Resolution. Staff time and all award related costs will be covered within the existing budget.

### **Recommendation**

Staff recommends the City Council review the attached Resolution as written and consider adopting the Resolution for the Annual Historic Preservation Award Program.

### **Exhibits**

Resolution – Historic Preservation Board Annual Award Program

**Resolution No. 11-**

**A RESOLUTION ESTABLISHING THE HISTORIC PRESERVATION BOARD'S ANNUAL PRESERVATION AWARD PROGRAM**

**WHEREAS**, the purpose of the Historic Preservation Board (HPB) is to preserve the City's unique Historic character and to encourage compatible design and construction through the creation, and periodic update of comprehensive Design Guidelines for Park City's Historic Districts and Historic Sites;

**WHEREAS**, the purpose of the HPB is to recommend to the Planning Commission and City Council ordinances that may encourage Historic preservation;

**WHEREAS**, the purpose of the HPB is to communicate the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors and tourists;

**WHEREAS**, Park City's preservation policy is to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City;

**WHEREAS**, the Historic Preservation Board recognizes the importance of the Historic Districts and Historic Sites as an integral part of Park City's character;

**WHEREAS**, the Historic Preservation Board recognizes and numerous historic preservation projects occurring in Park City's historic districts and work occurring to Park City's Historic Sites on an annual basis;

**WHEREAS**, the Purpose Statements of the Land Management Code's historic district zones are to encourage the preservation of historic structures and to encourage construction of Historically Compatible Structures that contribute to the scale of the Historic District and to facilitate the continuation of the visual character and streetscape;

**NOW THEREFORE BE IT RESOLVED** by the City Council of Park City, Utah as follows:

The Historic Preservation Board wishes to identify and award exemplary historic projects in compliance with the Historic Guidelines on an annual basis, to be selected during the month of June, in the form of a Preservation Award based on criteria not limited to:

- Adaptive Re-Use
- Infill Development
- Excellence in Restoration
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity of Site



**EFFECTIVE DATE.** This resolution shall become effective upon adoption.

Passed and adopted this \_\_\_\_ day of July, 2011.

PARK CITY MUNICIPAL CORPORATION

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Mayor Dana Williams

Attest:

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Janet M. Scott, City Recorder

Approved as to form:

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Mark D. Harrington, City Attorney

2. Consideration of an Ordinance approving the 929 Park Avenue plat amendment located at 929 Park Avenue, Park City, Utah – Kirsten Whetstone explained that the request is to combine two standard Old Town lots with two adjacent remnant parcels or the back 25 feet of lots that are adjacent but located on Woodside Avenue. An historic house sits across the lot lines. The Planning Commission conducted a public hearing, continued the item to obtain more information from the applicant, reopened the public hearing and now forwards a positive recommendation. Approval was conditioned that the building footprint be reduced from the 1,888 reached by using the formula outlined in the LMC and reducing it to 1,688 square feet. The applicant consented to the reduction in footprint. In response to questions from Ms. Simpson, Kirsten Whetstone explained that no substandard lots will be created on Woodside Avenue. The average house size in the area is 1,625 square feet but the Planning Commission considered the condominiums in the area and the applicant's willingness to reduce the house size. Moving the historic home back to its original location after construction was discussed. The Mayor opened the public hearing; there was no public input and the hearing was closed. Joe Kernan, "I move we approve New Business Item No. 2". Cindy Matsumoto seconded. Motion unanimously carried.

3. Consideration of Resolution establishing the Historic Preservation Board's Annual Preservation Award Program – Kayla Sintz stated that although Roger Durst is no longer on the Historic Preservation Board, he was instrumental in creating this project. The High West Distillery has been selected as the award recipient this year and each year a different artist will be selected by the subcommittee to depict the property. It is the intent that the art work would be displayed in the Marsac Building. The owner and the architect will be presented with a plaque to coincide with this year's Historical Society's home tour program. Mr. Durst felt that the program will bring awareness to the community and publicly thanked Ken Martz for his participation. The presentation to High West is scheduled on August 18.

Liza Simpson thanked them for creating the program and including the Historical Society in the process. She liked the expansion of criteria including in-fill development, new construction, excellence in preservation, sustainable preservation and embodiment of historical context and connectivity on-site. The Mayor opened the public hearing; there were no comments from the audience and the public hearing was closed. Dick Peek, "I move we adopt the Resolution for the Historic Preservation Board's Annual Preservation Award". Liza Simpson seconded. Motion unanimously carried.

4. Consideration of an appeal of the Planning Commission's June 8, 2011 denial of an appeal of the administrative extension of the Conditional Use Permit for the North Silver Lake Subdivision Lot 2B and the North Silver Lake Lodge Development - appellant Lisa Wilson, represented by the law firm Miller Guymon – The Mayor explained that Council has the discretion to expand the scope of the appeal or strictly adhere to the grounds of the appeal. He described the order of presentations, including questions and public input. Liza Simpson, "I move we limit the review of this appeal to

## Historic Preservation Board Staff Report



**Subject:** Annual Historic Preservation Award Program  
**Author:** Kayla Sintz  
**Date:** June 15, 2011  
**Type of Item:** Legislative - Resolution  
**Project Number:** GI-11-00124

### Summary Recommendations

Staff recommends the Historic Preservation Board hold a public hearing and consider forwarding a positive recommendation to City Council for the adoption of the attached Resolution for the Park City Historic Preservation Board's annual Preservation Award.

### Background

Over the course of the last year, the Historic Preservation Board has indicated as part of their Visioning goals the intent to implement a preservation awards program. The awards program was to be based on a Project utilizing the Historic Guidelines and the focus of the award could change from year to year. The Board also agreed the HPB Preservation Award should not compete with any of the Historic Society's awards, but complement the existing joint preservation efforts already taking place and highlight the Historic District Guidelines by which all development in the Historic Districts must comply. The Historic Preservation Board formed a subcommittee made up of Roger Durst, David White and Sara Werbelow to meet and discuss parameters of the program; to review and recommend historic preservation projects; and to nominate a recipient of the 2011 award to the rest of the Historic Preservation Board.

On May 4, 2011, the sub-committee reported back to the Board the recommendation for the 2011 recipient be based on 'adaptive re-use' of a historic structure and unanimously recommended the High West Distillery located at 703 Park Avenue, the property previously known as the National Garage.

The Board discussed that possible future themes may be:

- Infill Development – New Construction
- Excellence in Preservation
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity and Site

The Board also indicated they could award a future recipient for Adaptive Re-Use again, but that no award for the same category or theme should repeat within a

two (2) year period. Further, the project need not occur in the year the award was being given and the Board also wanted to make sure that site and landscaping elements also be considered.

The Board agreed with the sub-committee's recommendation to highlight the annual award recipient with a rendering of the selected property which would be displayed at City Hall. The selected property owner would receive a plaque to be presented by the Historic Preservation Board and the art work would be displayed at City Hall (location to be determined). The Historic Preservation Board felt this would be a worthy legacy to leave with the City.

Members of the Board met with the Arts Advisory committee to select an artist to provide the rendering for the 2011 Award. The Board indicated a desire to have a different artist each year in order to highlight different mediums and engage different artists within the community. It is anticipated that members of the Board will continue to follow the same procedure for artist procurement in the coming years. The stipend for the rendering has been identified to come out of the Planning Department's Historic Preservation Board budget.

The Board gave staff direction to come back at their next scheduled meeting with a Resolution to take action and adopt the awards program. A proposed Resolution is attached.

The Board has already indicated their selection for the 2011 award if Council chooses to adopt the recommended resolution. Staff recommends a formal vote be taken at tonight's meeting so that the 2011 award may be presented in conjunction with the Historic Society annual events scheduled for mid to late August.

### **Recommendation**

Staff recommends that the Historic Preservation Board review the attached Resolution and forward a positive recommendation to City Council to adopt the Resolution as written.

### **Exhibits**

Resolution – Historic Preservation Board Annual Award Program

**Resolution No. 11-**

**A RESOLUTION ESTABLISHING THE HISTORIC PRESERVATION BOARD'S ANNUAL PRESERVATION AWARD PROGRAM**

**WHEREAS**, the purpose of the Historic Preservation Board (HPB) is to preserve the City's unique Historic character and to encourage compatible design and construction through the creation, and periodic update of comprehensive Design Guidelines for Park City's Historic Districts and Historic Sites;

**WHEREAS**, the purpose of the HPB is to recommend to the Planning Commission and City Council ordinances that may encourage Historic preservation;

**WHEREAS**, the purpose of the HPB is to communicate the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors and tourists;

**WHEREAS**, Park City's preservation policy is to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City;

**WHEREAS**, the Historic Preservation Board recognizes the importance of the Historic Districts and Historic Sites as an integral part of Park City's character;

**WHEREAS**, the Historic Preservation Board recognizes and numerous historic preservation projects occurring in Park City's historic districts and work occurring to Park City's Historic Sites on an annual basis;

**WHEREAS**, the Purpose Statements of the Land Management Code's historic district zones are to encourage the preservation of historic structures and to encourage construction of Historically Compatible Structures that contribute to the scale of the Historic District and to facilitate the continuation of the visual character and streetscape;

**NOW THEREFORE BE IT RESOLVED** by the City Council of Park City, Utah as follows:

The Historic Preservation Board wishes to identify and award exemplary historic projects in compliance with the Historic Guidelines on an annual basis, to be selected during the month of June, in the form of a Preservation Award based on criteria not limited to:

- Adaptive Re-Use
- Infill Development
- Excellence in Restoration
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity of Site



**EFFECTIVE DATE.** This resolution shall become effective upon adoption.

Passed and adopted this \_\_\_\_ day of June, 2011.

PARK CITY MUNICIPAL CORPORATION

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Mayor Dana Williams

Attest:

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Janet M. Scott, City Recorder

Approved as to form:

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Mark D. Harrington, City Attorney

Historic Preservation Board  
Minutes of June 15, 2011

Simpson noted that Mr. Peek was a member of the former Historic District Commission and he is well versed in Historic District issues.

Council Member Peek stated that his introduction to public involvement began with construction of historic homes and he was eventually recruited to the Historic District Commission.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action.

1. Historic Preservation Awards Program – Resolution for Adoption  
(Application #GI-11-00124)

Chair Durst stated that the Board met several times and eventually selected the High West Distillery building as the recipient of the first award. Since the last meeting the subcommittee interviewed and commissioned an illustrator to do a painting of the building that would be suitable for hanging. The intent is to continue with an award each year and to create a gallery of historic buildings and preservation in the City. Chair Durst noted that the award presentation would occur on August 18<sup>th</sup> at a Historical Society event. He noted that several categories were created for the award.

Planner Sintz noted that page 67 of the Staff report lists the themes that were previously discussed. The categories were infill development, new construction, excellence in preservation, sustainable preservation, embodiment of historical context, connectivity and site, adaptive use. She noted that the 2011 award was selected for adaptive use.

Chair Durst requested a motion to forward a resolution to the City Council for adoption.

Board Member Werbelow could not recall a discussion among the Board that one theme would not be repeated within a two year period. Planner Sintz noted that she had taken that comment from the minutes where Chair Durst had suggested mixing up the themes to avoid repeating the same one. The Board could change that if they wished. It was noted that the two-year reference was not stated in the resolution. Board Member Werbelow liked the idea of different themes, but she was not comfortable with being bound to a specific time period. Since the time period was not included in the resolution, Board Member Werbelow did not believe it would be an issue.

MOTION: Board Member Werbelow moved to forward a POSTIVE recommendation to the City Council to adopt the Annual Historic Preservation Award Program. Board Member White seconded the motion.

VOTE: The motion passed unanimously.

Planner Sintz asked about process. Assistant City Attorney McLean replied that once the resolution is adopted the program would be in place and the Historic Preservation Board could present the award. The HPB would have the option of asking the City Council to present the award the night the resolution is adopted, they could present it at the next HPB meeting, or it could be presented as discussed at the Historical Society event in August. At a minimum, once the program is in place the Staff could help with a press release to let people know about the award and the results for this year.

Historic Preservation Board  
Minutes of June 15, 2011

Chair Durst noted that in addition to a plaque on the illustration, a plaque would be mounted at the recipient's location. Chair Durst stated that the subcommittee met with the illustrator and he is revising the sketches based on their comments. The illustrator would send Chair Durst a copy that would be distributed to the HPB. He welcomed comments prior to the final illustration.

Chair Durst provided a brief summary of the artist selection process. The subcommittee asked the Park City Arts Board for recommendations. They were given the names of five local artists, but only two applicants responded. Both presented very good work and the subcommittee made their selection. Chair Durst emphasized that the intent is to solicit a different artist each year from four local applicants.

Planner Sintz would inform the Board members when the resolution is scheduled to be heard by the City Council.

Board Member Martz asked if the subcommittee had made a decision on the plaque. He noted that plaques are expensive, particularly if they have to be changed each year. He noted that the Historical Society and the City have done plaques in the past and he suggested that they look at how the HPB could fit in with their approach. Chair Durst stated that the award would be from the City and given by the Historic Preservation Board. The plaque would not change except for the date.

Board Member Werbelow remarked that timing was an issue and the Board could not wait another month to discuss the details for the plaque. Director Eddington understood that there would be a plaque on the actual piece of art and the City would provide the frame. In addition, the recipient would be given a plaque to hang inside their building. The Board concurred that the subcommittee could work out the details.

2. 919 Woodside Avenue – Appeal of Staff's Determination to deny the movement of a historic structure. Application #PL-11-01253)

Chair Durst recused himself from this item and turned the chair over to Vice-Chair Ken Martz. Board Member Werbelow recused herself from this item.

Ken Martz assumed the Chair.

Assistant City Attorney McLean noted that the HPB would lack a quorum of members who attended this meeting to approve the minutes at the next meeting. Craig Elliott, representing the applicant, asked if there was a legal reason why the three remaining members could not vote on the minutes. Ms. McLean explained that typically a quorum is required to move forward. If the applicant stipulates that three voting members would be acceptable, it should not be a problem. Ms. McLean remarked that the Board could also offer the applicant the option to request a continuation to the next meeting. Mr. Elliott stated that if it was not illegal for three members to confirm the meeting, he was comfortable moving forward this evening.

Planner Sintz reported that the Historic Preservation Board was being asked to conduct a quasi-judicial hearing on an appeal of Planning Staff's determination of non-compliance with the Design Guidelines for Historic Districts and Historic Sites for the proposed relocation of the historic structure located at 919 Woodside Avenue. The

PARK CITY MUNICIPAL CORPORATION  
HISTORIC PRESERVATION BOARD  
MINUTES OF JULY 20, 2011

BOARD MEMBERS IN ATTENDANCE: Sara Werbelow, Alex Natt, Puggy Holmgren, Judy McKie, Dave McFawn, Katherine Matsumoto-Gray

EX OFFICIO: Kayla Sintz, Polly Samuels McLean, Patricia Abdullah

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Board Member Werbelow presided over the meeting as the Chair Pro Tem until a Chair was elected later in the meeting. The meeting was called to order at 5:02 p.m.

Chair Pro Tem Werbelow welcomed the new Board members and asked each one to provide a brief introduction.

Alex Natt stated that he was happy to be part of the Board. As a new member he would be learning at the beginning, but he intended to be a significant contributor.

Puggy Holmgren stated that she was a returning member. She loves the Historic Preservation Board and was happy to be back.

Katherine Matsumoto-Gray stated that she was a new member to the HPB. She lives at 823 Norfolk Avenue and was excited to contribute to Old Town.

#### WORK SESSION

Note: The annual Open and Public Meetings Act training scheduled for work session was moved to the end of the regular session.

#### Presentation of High West Building for the Historic Preservation Award.

Chair Pro Tem Werbelow updated the new members on the awards program that was instituted by the HPB. She understood that the City Council was being asked to consider a resolution to adopt this awards program at their meeting the next evening.

Chair Pro Tem Werbelow explained that the HPB created a subcommittee a year ago comprised of her, Roger Durst, and David White, to devise an awards program from the HPB in tandem with the Historic Society that would highlight residential or commercial projects in town for a variety of different elements. Those elements were highlighted in the minutes from the last meeting. It would be an annual award determined from a list of categories that highlight different aspects of historic preservation in town that are important to the HPB.

Chair Pro Tem Werbelow stated that the High West Distillery project was the first recipient chosen by the HPB, and the theme was exemplary adaptive reuse. On August 18<sup>th</sup> the Historic Society was having a fundraiser at the Museum and all the Board members were invited. Sandra Morrison would allow the committee to say a few words about the awards program and to present the art piece that was commissioned and the plaque. Chair Pro Tem Werbelow noted that the plaque says "Historic Preservation

Board and Council". She understood that it was envisioned to be a Historic Preservation Award from the HPB.

Planner Kayla Sintz reiterated that the resolution to adopt the awards program was scheduled as the third item on the agenda for the City Council meeting. She invited all the Board members, as well as former members Roger Durst and Ken Martz, to attend. Planner Sintz had copies of the resolution and her report to the City Council available if anyone was interested. She explained that the Staff report contained draft language for the plaque. Once the City Council approves the resolution, the actual language could be fine-tuned before it goes on the plaque.

Chair Pro Tem Werbelow introduced Sid Ostergaard, the artist who was commissioned to do the artwork for the award presented to High West Distillery.

Mr. Ostergaard stated that it was an honor to be the selected artist to do the painting. He has been working in Park City and Summit County for the last 15 years. Professionally he is a land planner/landscape architect and has done a number of illustrations, including the St. Regis. Mr. Ostergaard presented a number of iterations to show the progress he has made, as well as the view, angle and setting that was chosen. The setting was more of a night/winter to show off how warm and inviting the building is today.

Chair Pro Tem Werbelow remarked that in the early stages of discussion, the intent was to show the connection between the two structures because it highlights the adaptive reuse concept. She was pleased with what Mr. Ostergaard had done so far. Board Member Matsumoto Gray agreed.

Chair Pro Tem Werbelow read the six award categories; adaptive reuse, infill development, excellence in restoration, sustainable preservation, embodiment of historical context, and connectivity of site. She felt it was important for the public to understand what the HPB was trying to recognize through these awards. Planner Sintz remarked that the actual resolution leaves it loose and summarizes the process that the subcommittee and the HPB went through in analyzing what might be an applicable award recipient. Therefore, the draft resolution recognizes the importance of an awards program.

Chair Pro Tem Werbelow suggested that the Board members begin thinking of forming a new subcommittee to find a candidate for the award next year.

Roger Durst reported that he had ordered the plaques. One would be placed on the High West Distillery and the second would be mounted on the illustration. He also suggested that the architect for the High West Distillery project be invited to the reception.

Chair Pro Tem Werbelow expressed regret for not being able to attend the City Council meeting. Board members McKie and McFawn would try to attend. It was noted that Roger Durst was very instrumental in bringing the awards program to fruition. Mr. Durst stated that he would attend the City Council meeting the next evening.

REGULAR MEETING – Discussion, Public Hearing and Possible Action





## Historic Preservation Board Staff Report

**Subject:** Annual Historic Preservation Award Program  
**Author:** Anya Grahn, Historic Preservation Planner  
**Date:** December 2, 2015  
**Type of Item:** Administrative  
**Project Number:** GI-15-02972

### Summary Recommendations

Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award. Staff will return to the HPB at a later date to discuss the commemorative plaques in greater detail.

### Background

During the November 18<sup>th</sup> HPB meeting, the HPB members expressed interest in also considering 562 Main Street as a 2015 Historic Preservation Award recipient in addition to the other award nominees, which included:

- 337 Daly Avenue—Infill Development
- 651 Park Avenue—Adaptive Re-Use
- 343 Park Avenue—Excellence in Restoration

Staff has included the November 18<sup>th</sup> staff report as Exhibit B; the staff report provides background on the Historic Preservation Award and these specific projects.

562 Main Street was a contender for the 2014 Historic Preservation Board award; however, work had not yet been completed at the time of the selection for the award. 562 Main Street was completed in late-2014. Staff recommends that the project be nominated for its Excellence in Restoration:

- 562 Main Street—Excellence in Restoration  
 The “Landmark” structure is protected by a façade easement that required City Council to review and approve any exterior changes. The project’s design team also provided an extensive engineering report that demonstrated the need for panelization. Staff worked closely with the construction crew to ensure that the panelization was completed as specified per the plans. Staff also routinely inspected the site to guarantee that all salvageable historic materials, such as the wood siding, were preserved and safeguarded during the construction. The project is nearing completion and is expected to be finished prior to Sundance.

**Recommendation**

Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award.

**Exhibits**

Exhibit A- 562 Main Street Photos + Historic Site Inventory Form

Exhibit B- 11.18 Staff Report

Exhibit A



562 Main Street

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **Raddon Dye Works**

Address: 562 MAIN ST

AKA: 566 Main Street

City, County: Park City, Summit County, Utah

Tax Number: CARR-A

Current Owner Name: 562 MAIN ST LLC

Parent Parcel(s): PC-309, PC-309-A

Current Owner Address: 14400 N 76TH PL, SCOTTSDALE, AZ 85260

Legal Description (include acreage): LOT A CARR REPLAT SUBDIVISION, 0.05 AC

## 2 STATUS/USE

### Property Category

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

### Evaluation\*

- Landmark Site  
 Significant Site  
 Not Historic

### Reconstruction

- Date:  
Permit #:  
 Full  Partial

### Use

- Original Use: Commercial  
Current Use: Commercial

\*National Register of Historic Places:  ineligible  eligible  
 listed (date: 03/07/1979 - Park City Main Street Historic District)

## 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.

Longstreth, Richard. *The Buildings of Main Street; A Guide to Commercial Architecture*. Updated edition. Walnut Creek, CA:

Alta Mira Press, a division of Rowman & Littlefield Publishers, Inc., 2000.

Notarianni, Philip F., "Park City Main Street Historic District." National Register of Historic Places Inventory, Nomination Form. 1979.

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

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: 2-Part Block

No. Stories: 2

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

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

General Condition of Exterior Materials:

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

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

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

Foundation: Not verified.

Walls: Drop siding with cornice brackets.

Roof: Shed roof form.

Windows/Doors: Single and paired double-hung sash type, large display windows flanking a center recessed entryway.

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 two-story frame 2-pat block remains as it was described in the National Register nomination and as seen in early photographs. The site retains its original design character.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is typical of a mining era commercial core; buildings are located adjacent to one another and abut the sidewalk or street edge.

**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 from the period that defines this as a typical Park City mining era commercial building are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the recessed entrance and display windows, the restrained ornamentation, and the plain finishes.

**Feeling** (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of the commercial activity in 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 two-part block is one of the most common commercial building types constructed in Park City during the mining era.

This site was listed as a contributing building on the National Register of Historic Places in 1979 as part of the *Park City Main Street Historic District*. It was built within the historic period (1868-1929), is associated with the mining era, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1922<sup>1</sup>

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:

<sup>1</sup> Notarianni, page 126.



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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's commercial buildings represent the best remaining metal mining town business district in the state. The buildings along Main Street, in particular, provide important documentation of the commercial character of mining towns of that period, including the range of building materials, building types, and architectural styles. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining business district<sup>2</sup>.

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:** Southwest oblique. Camera facing northeast, 2008.

**Photo No. 2:** West elevation. Camera facing east, 2008.

**Photo No. 3:** Northwest oblique. Camera facing southeast, 2008.

**Photo No. 4:** West elevation. Camera facing east, 2006.

**Photo No. 5:** West elevation. Camera facing east, 1995.

**Photo No. 6:** Southwest oblique. Camera facing northeast, tax photo.

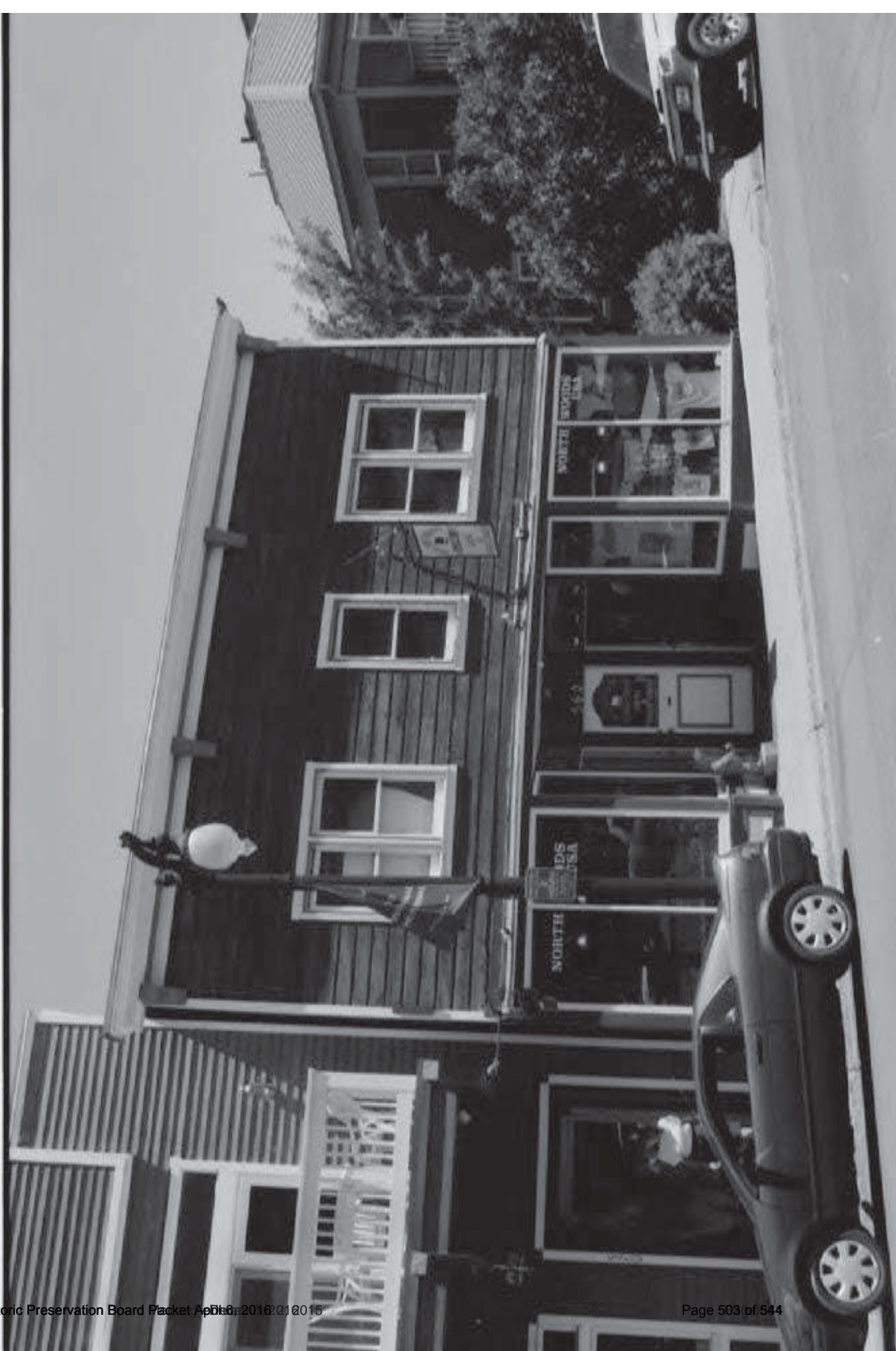
Park City Historical Society & Museum has an extensive library of historic photographs; time constraints did not permit review of available historic photographs for this report.

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<sup>2</sup> From "Park City Main Street Historic District" written by Philip Notarianni, 1979 and "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

20 309

















Chloe Lane

562





## Historic Preservation Board Staff Report



**Subject:** Annual Historic Preservation Award Program  
**Author:** Anya Grahn  
**Date:** November 18, 2015  
**Type of Item:** Administrative  
**Project Number:** GI-15-02972

### Summary Recommendations

Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award, select three (3) members to form an Artist Selection Committee, and discuss awarding commemorative plaques.

### Background

The Historic Preservation Board (HPB) has indicated as part of their Visioning goals the intent to continue the Preservation Awards program. The awards program is to be based on a Project utilizing the *Design Guidelines for Historic Districts and Historic Sites*, adopted in 2009, and the focus of the award may change from year to year. The Board has agreed that the HPB Preservation Award should not compete with any of the Historical Society's awards, but complement the existing joint preservation efforts already taking place and highlight the *Design Guidelines for Historic Districts and Historic Sites* by which all development in the Historic Districts must comply.

Properties are selected for this award based on the following categories:

- Adaptive Re-Use
- Infill Development
- Excellence in Restoration
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity of Site

Previous award winners include:

- 2011: High West Distillery (artist Sid Ostergaard)
- 2012: Washington School House Hotel (artist Jan Perkins)
- 2013: House at 929 Park Avenue (artist Dori Pratt) and Talisker on Main/515 Main Street (artist Bill Kranstover)
- 2014: Garage at 101 Prospect (artist Bill Kranstover)

All five (5) of these paintings are showcased in City Hall, on the main and second levels. Owners of these sites have received a frame copy of the art work as part of the award.



In the past, the Historic Preservation Board has discussed commemorating these award recipients with a plaque. This award is not intended to compete with any of the Historical Society's awards, and staff has confirmed with the Park City Museum that they are currently not awarding plaques to property owners.

If the Historic Preservation Board is interested in awarding plaques to past and future Historic Preservation Award recipients, staff will return to the HPB to discuss these options more fully. ***Would the Historic Preservation Board be interested in either of the following?***

1. Customized plaque with limited text stating the property address, Historic Preservation Award Recipient, and the year the site received the award. The plaque would measure no more than ten inches by seven inches (10"x7").
2. Customized plaque with headline that states the property address, Historic Preservation Award Recipient, and the year the site received the award. Additionally, the plaque would also provide a short history of the site. Staff has heard from several property owners and Old Town residents that a short history of sites would help the community better connect and promote the history of Old Town.

This is the fifth (5<sup>th</sup>) year that the Historic Preservation Board is honoring projects in Old Town. If the HPB chooses to present property owners with a commemorative plaque, staff recommends that we invite the past award winners to attend the City Council ceremony in which we honor this year's award winner as well as past Historic Preservation Award recipients. The plaques could be distributed at this City Council ceremony in May, in honor of Historic Preservation Month.

The Historic Preservation Award is intended to honor those projects completed under the 2009 *Design Guidelines*. Staff recommends that the HPB consider the following projects as an award recipient this year:

1. **337 Daly Avenue.** This new structure is Infill Development. The applicant utilized the Design Guidelines to build new compatible construction that reflects vernacular Park City architecture in its use of a cross-wing form, simple posts, double-hung windows and panel doors, stacked stone and vertical siding. Despite the large size of the house, the volumes have been broken up to reflect the mass and scale of adjacent historic houses. The owner has completed most of the construction work himself, and he intends for the project to be completed in December 2015.
2. **651 Park Avenue.** This structure is an example of Adaptive Re-Use. High West renovated and added a small kitchen addition to the rear of this bungalow. The site is currently used as event space for the distillery. Construction was completed late-2014, so this property was not

considered for an award last year. The site is designated as “Landmark” on the City’s Historic Site Inventory and is eligible for the National Register of Historic Places.

3. **343 Park Avenue.** This project is an example of Excellence in Restoration. In 2014, the Historic Preservation Board awarded a Historic District Grant in the amount of \$30,000 to fund the renovation of this site. Work included pouring a new foundation, structural upgrades, and window/door restoration. The work was completed in 2015, and the house is designated as Landmark on the City’s Historic Site Inventory and was listed on the National Register of Historic Places in 1984.

Staff would recommend that the HPB focus on choosing one (1) of the above nominees for their annual Historic Preservation Award.

### **Recommendation**

Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award, select three (3) members to form an Artist Selection Committee, and discuss awarding commemorative plaques.

### **Exhibits**

Exhibit A- Photographs of 337 Daly Avenue

Exhibit B- HSI Form for 651 Park Avenue + Current Photographs

Exhibit C- HSI Form for 343 Park Avenue + Current Photographs



Exhibit A- 337 Daly Avenue



Exhibit B– 651 Park Avenue







# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **House at 651 Park Avenue**

Address: 651 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: BA-ALL

Current Owner Name: MOORE ANNE HADLEY TRUSTEE

Parent Parcel(s):

Current Owner Address: 2274 S 1300 E #G15-323, SALT LAKE CITY, UT 84106

Legal Description (include acreage) ALL THE BADASS SUBDIVISION; CONT 3749.8 SQ FT OR 0.09 AC

## 2 STATUS/USE

### Property Category

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

### Evaluation\*

- Landmark Site  
 Significant Site  
 Not Historic

### Reconstruction

- Date:  
Permit #:  
 Full  Partial

### Use

Original Use: Residential  
Current Use: Commercial

\*National Register of Historic Places:  ineligible  eligible  
 listed (date: )

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:  
 prints:  
 historic: c.

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

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

### Drawings and Plans

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

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

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.  
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.  
Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.  
Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Bungalow type

No. Stories: 1

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

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

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)

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

- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

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

Foundation: Tax cards indicate a concrete foundation.

Walls: Narrow wood novelty siding.

Roof: Main-hipped roof form; porch-truncated low-pitched gable sheathed in standing-seam metal.

Windows/Doors: Large rectangular fixed casement type.

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 one-story frame bungalow remains as it was described in the National Register nomination (see Structure/Site Form, 1983). Minor changes--the front steps and lattice porch skirt--are minor and do not affect the sites original design integrity.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been altered from what is seen in early photographs.

**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 from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

**Feeling** (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in 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 bungalow was a common house type built in Utah during the early twentieth century.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: ) Date of Construction: c. 1925<sup>1</sup>

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)

<sup>1</sup> National Register nomination.



Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.<sup>2</sup>

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:** East elevation. Camera facing west, 2006.

**Photo No. 2:** Southeast oblique. Camera facing northwest, 1995.

**Photo No. 3:** Southeast oblique. Camera facing northwest, 1983.

**Photo No. 4:** Southeast oblique. Camera facing northwest, tax photo.

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<sup>2</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Location \_\_\_\_\_  
 Kind of Bldg. Res St. No. 651 Park  
 Class \_\_\_\_\_ Type 1 2 3 4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		841		\$ 2389
	x x				
	x x				

Gar.—Carport x Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None _____	
Ext. Walls _____ <u>Siding</u>	
Insulation—Floors _____ Walls _____ Cigs. _____	
Roof Type _____ Mtl. _____	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. <u>1</u> Large _____	50
Porches—Front _____ 96 @ 150	173
Rear _____ 65 @ 120	78
Porch _____ @	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr: _____ @	
Planters <u>Rail 40</u> @	
Cellar-Bamt. — ¼ ½ ¾ Full _____ <u>None</u>	
Bamt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing {	Class <u>2</u> Tub <u>1</u> Trays _____
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____
	Dishwasher _____ Garbage Disp. _____
Built-in-Appliances _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd _____	
Floor—Fir _____ Hd. Wd <u>2</u> Other _____	60
Cabinets <u>1</u> Mantels _____	
Tile—Walls _____ Wainscot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
Total Additions	771

Year Built _____	Avg. Age <u>32</u>	Current Value	\$ 3159
Inf. by <u>Owner</u> <u>Tenant</u> <u>Neighbor</u> <u>Record</u> <u>Est.</u>		Commission Adj.	%
Remodel Year _____	Est. Cost _____	Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 <u>55</u> %	
		Current Value Minus Depr.	\$ 1737
Garage—Class _____	Depr. 2% 3% _____	Carport—Factor _____	
Cars _____	Floor _____ Walls _____	Roof _____ Doors _____	
Size— _____ x _____	Age _____	Cost _____ x _____ %	
Other _____			



26 100  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_

Location \_\_\_\_\_

Kind of Bldg. Res St. No. 651 Park

Class 5- Type 1 2 3 4. Cost \$ 5283 x 94%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	323	6"	\$ 4966	\$
	x x				
	x x				

Att. Gar. - C.P.  Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings

Foundation - Stone \_\_\_\_\_ Conc.  Sills \_\_\_\_\_

Ext. Walls sid

Roof Type Hip Mtl. Shy

Dormers - Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_

Bays - Small  Med \_\_\_\_\_ Large \_\_\_\_\_

Porches - Front \_\_\_\_\_ 50 @ 2<sup>nd</sup> 160

Rear \_\_\_\_\_ 65 @ 2<sup>nd</sup> 130

Porch \_\_\_\_\_ @ \_\_\_\_\_

~~Stairs~~ Rail 40' @ .50 20

Ext. Base. Entry \_\_\_\_\_ @ \_\_\_\_\_

Cellar-Bsmt. - 1/4 1/2 3/4 Full \_\_\_\_\_ Floor NONE

Bsmt. Gar. \_\_\_\_\_

Basement-Apt. \_\_\_\_\_ Rms. \_\_\_\_\_ Fin. Rms. \_\_\_\_\_

Attic Rooms Fin. \_\_\_\_\_ Unfin. \_\_\_\_\_

Plumbing { Class 2 Tub 1 Trays \_\_\_\_\_

Basin 1 Sink 1 Toilet 1 650

Wtr. Sfr. \_\_\_\_\_ Shr. St. \_\_\_\_\_ O.T. \_\_\_\_\_

Dishwasher \_\_\_\_\_ Garbage Disp. \_\_\_\_\_

Heat - Stove  H.A. \_\_\_\_\_ FA \_\_\_\_\_ HW \_\_\_\_\_ Stkr \_\_\_\_\_ Elec. \_\_\_\_\_

Oil \_\_\_\_\_ Gas  Coal \_\_\_\_\_ Pipeless \_\_\_\_\_ Radiant \_\_\_\_\_

Air Cond. - Full \_\_\_\_\_ Zone \_\_\_\_\_

Finish - Fir. 1 Hd. Wd. \_\_\_\_\_ Panel \_\_\_\_\_ 80

Floor - Fir. \_\_\_\_\_ Hd. Wd. 2 Other \_\_\_\_\_

Cabinets \_\_\_\_\_ Mantels \_\_\_\_\_

Tile - Walls \_\_\_\_\_ Wainscot \_\_\_\_\_ Floors \_\_\_\_\_

Storm Sash - Wood D. 1 S. \_\_\_\_\_; Metal D. 1 S. \_\_\_\_\_ 55

Awnings - Metal \_\_\_\_\_ Fiberglass \_\_\_\_\_

Total Additions 1165

Year Built 1925 Avg. 1. Replacement Cost 611

Age 2. Obsolescence

Inf. by { Owner - Tenant Adj. Bid. Value

{ Neighbor - Record - Est. Conv. Factor 118

Replacement Cost - 1940 Base 1165

Depreciation Column 3 4 5 6 524

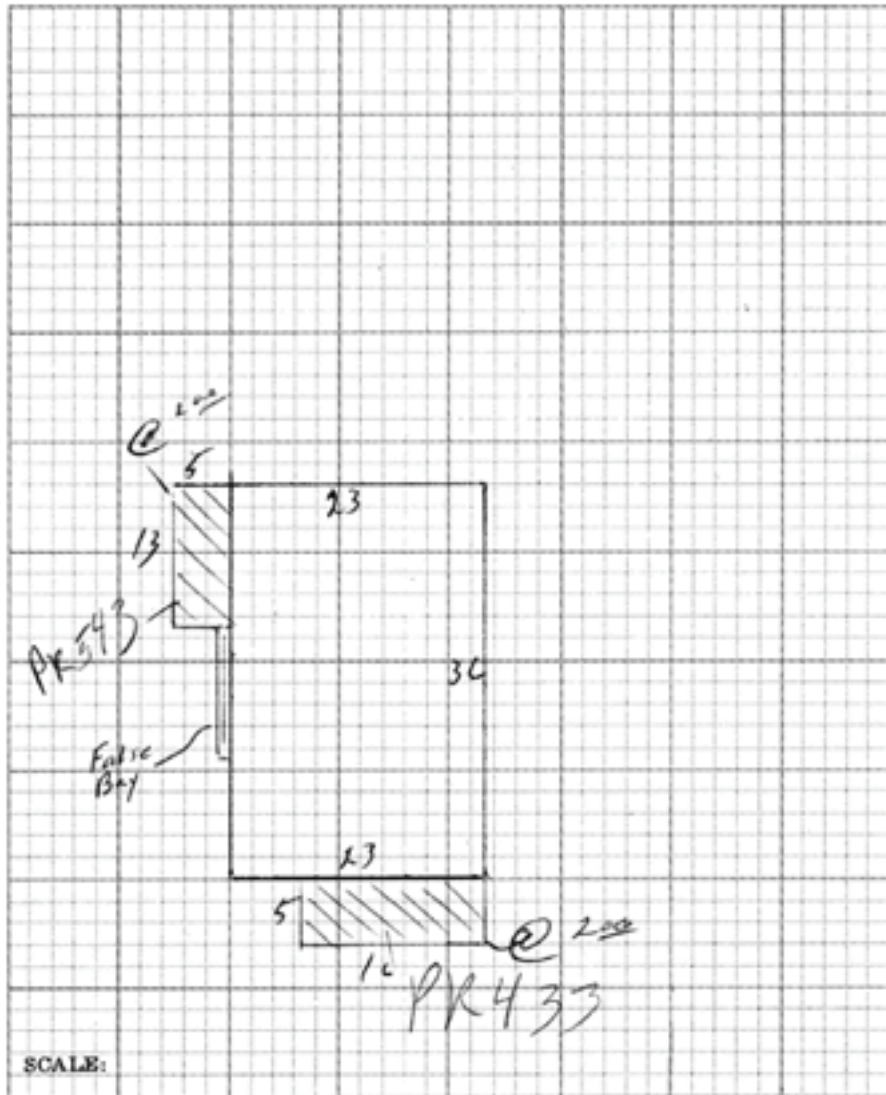
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$ 5717

DEC 17 1938





RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_

Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_

Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_

\_\_\_\_\_ 1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

Total \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



TC-541 (M-20) (URBAN LAND CARD)

Sarah A White &  
Maureen Brown  
P.O. Box 242  
Park City, Utah 84060

PC-100  
VarLB6UWD-  
357 JQC108  
M82-414 OUT

(Serial No.-Owner-Add.-Desc. of Property)

PC 100 All lots 12-13-25 & 26 Blk  
6 Park City Survey

*sq. ca 1300 sq. ft. @ 0.54*

PARCEL NO.	FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	VALUE
	50 ft. (175')	1.000	65 1/4			3250
	50 ft. (152 ft. approx)	0.740	40 1/4			1480
	val. lot sq. 25 + 26					- 702
<b>TOTAL</b>						4028
<b>ASSESSED VALUE</b>						805

PG 100

X-7



Property Type:

Historic Preservation Research Office

Structure/Site Information Form

Street Address: 651 Park  
Park City, Summit County, Utah  
Name of Structure: House at 651 Park

UTM: 12 457940 4499390  
T. R. S.

Present Owner: Maureen Brown and Sarah White  
Owner Address: P.O. Box 242, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Tax #: PC 100  
Legal Description: Kind of Building:

All of Lots 12, 13, 25, and 26 Block 6, Park City Survey.  
Less than one acre.

Original Owner: Lila Nelson Construction Date: c. 1925 Demolition Date:

Original Use: Residential rental Present Use:

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

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

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:  
Views:  Front  Side  Rear  Other Views:  Front  Side  Rear  Other

Research Sources:

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

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

Hanley, Gerald. Telephone interview, May 1, 1984, Park City, Utah.  
Park Record, May 25, 1939, p. 1. Lila Nelson obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Bungalow

Description of physical appearance & significant architectural features:  
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame bungalow with a hip roof. Characteristic of a bungalow is the low pitch of the hip roof and the prominent front porch. The facade is almost symmetrical with a door set slightly off-center between two large plate glass windows. The porch is set off-center, spanning just two thirds of the facade. It has a clipped gable roof, porch piers that are original, and a balustrade that is a more recent addition. The balustrade is unobtrusive and is in keeping with the character of the building. Because the porch is positioned off-center it creates the impression of asymmetry. The siding of this house is narrow novelty siding, like a majority of Park City's bungalows. The house is raised slightly off the ground, and has lattice panels along the lower edges. A square bay projects from the south side to which a small half frame half screen porch is attached at the west end. The house is in fair condition, and except for the replacement of the balustrade, has no exterior alterations. It, therefore, maintains its original integrity.

Statement of Historical Significance:

Construction Date: c. 1925

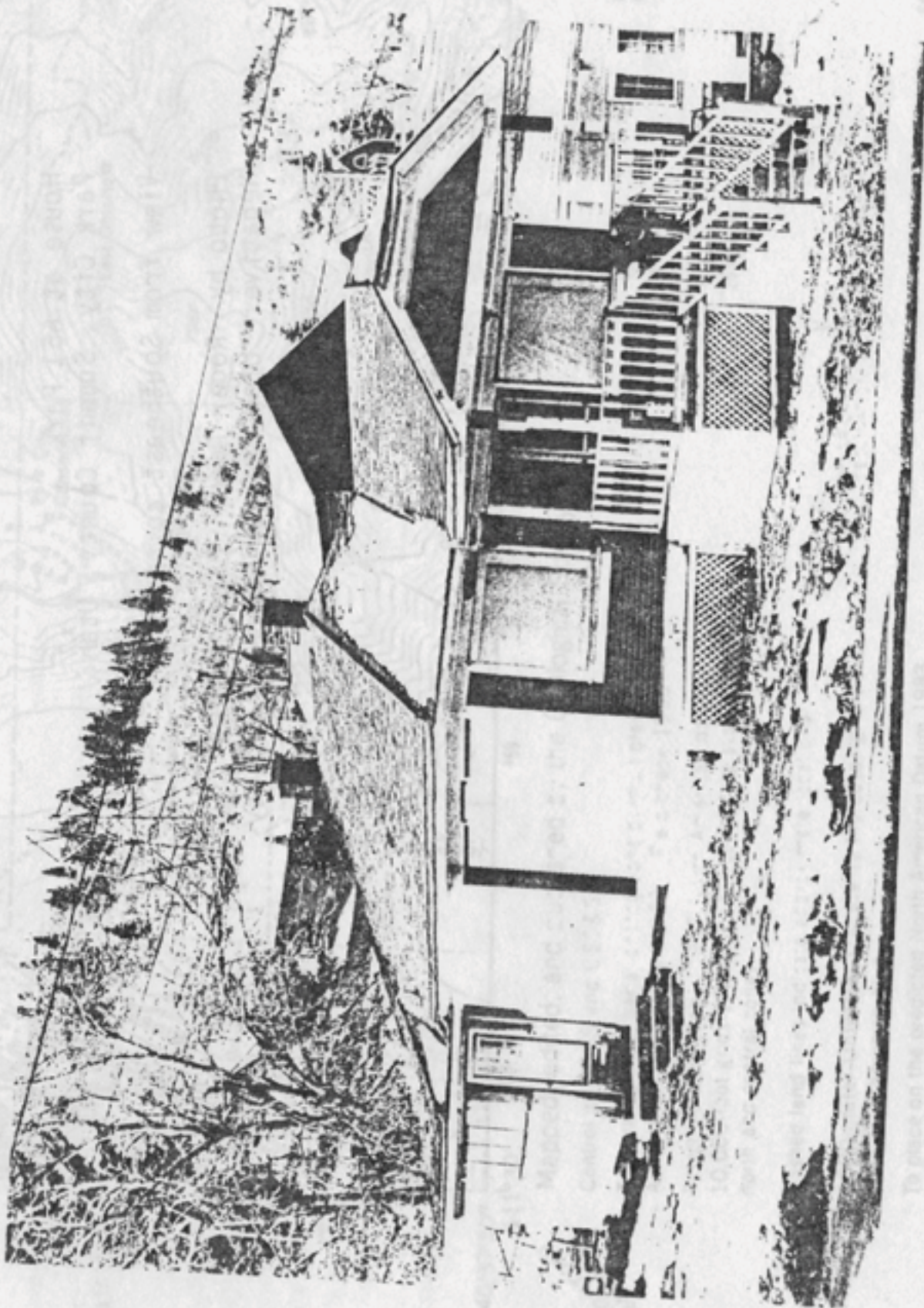
Built c. 1925, the house at 651 Park is architecturally significant as one of 18 extant bungalows in Park City, eight of which are included in this nomination. The bungalow is the major Park City house type that was built between 1907 and the end of the mining boom period, and significantly contributes to the character of the residential area.

This house was built c. 1925 as investment property for Lila Nelson,<sup>1</sup> a daughter of one of the early settlers of Park City. Her parents were Col. John A. and Eliza C. Nelson, who came to Park City in the mid-1870s and were prominent in the mining, social, and business affairs of the community. Lila was born in 1868 in Virginia City, Montana, graduated from the Sacred Heart Academy in Ogden, Utah, and for several years served as treasurer of a large theatrical chain in the East. She also taught school for a time in Montana and spent two years in Alaska during the gold rush with her brother, John, before returning to take up her permanent residence in Park City. Lila's residence was on Nelson Hill (now the location of the headquarters of the Park City Ski Resort). She died in 1939. This house remained in the Nelson family until 1953, when it was purchased by William P. Hanley. The Hanleys owned it until the current owners bought it in 1976.

The basic styling of this house is similar to that of other bungalows in town which were built in the late 1920s, two examples being the houses at 1100 and 1110 Woodside.

<sup>1</sup>Telephone interview with Gerald Hanley, brother of William Hanley, May 1, 1984, Park City, Utah. Mr. Hanley's statement that this house was built in the 1920s as investment property for Lila Nelson is supported by all the available evidence.





To assist in the preservation of the historic character of the street, the photograph shows 8 meters north and 64 meters east as shown by dashed corner lines.











Exhibit C– 343 Park Avenue



# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 343 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-44

Current Owner Name: NEELY BLAKE IV & BETH H/W (JT)

Parent Parcel(s):

Current Owner Address: 15720 WOODVALE RD, ENCINO, CA 91436

Legal Description (include acreage): ALL LOT 11 & S1/2 LOT 12 BLK 3 PARK CITY SURVEY; Acres 0.07

## 2 STATUS/USE

### Property Category

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

### Evaluation\*

- Landmark Site
- Significant Site
- Not Historic

### Reconstruction

- Date: \_\_\_\_\_
- Permit #: \_\_\_\_\_
- Full  Partial

### Use

- Original Use: Residential
- Current Use: Residential

- \*National Register of Historic Places:  ineligible  eligible
- listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)

## 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.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

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

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Foursquare

No. Stories:

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

Number of associated outbuildings and/or structures:  accessory building(s), # \_\_\_\_\_;  structure(s), # 1.

General Condition of Exterior Materials:

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

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- POOR (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

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

Site: Stone retaining wall runs the length of frontage; line is broken to accommodate steps to entry porch.

Foundation: Tax cards indicate no foundation, not verified.

Walls: Drop siding.

Roof: Hipped roof form sheathed in asphalt shingles.

Windows/Doors: Paired double-hung sash type.

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 one-story frame foursquare remain unchanged from the description provided in the National Register nomination form (see Structure/Ste Form, 1983).

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting remains unchanged from what is described in the National Register nomination form.

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 from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in 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 foursquare was a common house type built in Utah during the mining era.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: ) Date of Construction: c. 1898

Builder:  Not Known  Known: (source: )

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

### 1. Historic Era:

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



Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.<sup>1</sup>

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: East elevation. Camera facing west, 2006.

Photo No. 2: East elevation. Camera facing west, 1995.

Photo No. 3: Northeast oblique. Camera facing southwest, 1983.

Photo No. 4: Southeast oblique. Camera facing northwest, tax photo.

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<sup>1</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

**SERIAL NO.**  
**RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name \_\_\_\_\_  
 Owner's Address \_\_\_\_\_  
 Location \_\_\_\_\_  
 Kind of Building Res Street No. 342 Park  
 Schedule 1 Class 4 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>2114</u>	<u>\$ -</u>	<u>\$ 2396</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 4 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone <u>12x11x15</u> Conc. <u>None</u> ✓		<u>156</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Cbrs _____		
Roof—Type <u>Hip</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>110° @ 1.10</u>	<u>121</u>	
Rear _____		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		<u>45</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing—{ Class <u>1</u> Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftms _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <u>H. A.</u> Steam _____ S. Flr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____ Fir. _____ Conc. _____		
Cabinets <u>1</u> Mantels _____		<u>125</u>
Tile—{ Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>Wetbedding Kit with bulbs 4 @ 70°</u>		<u>120</u>
<b>Total Additions and Deductions</b>	<u>121</u>	<u>446</u>
<b>Net Additions or Deductions</b>	<u>-121</u>	<u>2396</u>

OK

Ave Age 45 Yrs. by { Est. Owner \_\_\_\_\_  
Tenant \_\_\_\_\_  
Neighbors \_\_\_\_\_  
Records \_\_\_\_\_

REPRODUCTION VALUE \$ 2071  
 Depr. 1-2-3-4-5-6 58/42 % \$ \_\_\_\_\_  
 Reproduction Val. Minus Depr. \$ 870

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$ \_\_\_\_\_  
 Garage—S & C \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_ Obsolescence \_\_\_\_\_ \$ \_\_\_\_\_  
 Cars \_\_\_\_\_ Walls \_\_\_\_\_ Out Bldgs. \_\_\_\_\_ \$ \_\_\_\_\_  
 Roof \_\_\_\_\_ Size \_\_\_\_\_ v \_\_\_\_\_ Age \_\_\_\_\_ \$ \_\_\_\_\_  
 Floor \_\_\_\_\_ Cost \_\_\_\_\_ Depreciated Value Garage \_\_\_\_\_ \$ \_\_\_\_\_

Remarks (2) per Sec. 440 (1941) Total Building Value \$ \_\_\_\_\_





Serial No. PC44

Location \_\_\_\_\_  
 Kind of Bldg. Rgn St. No. 343 Park  
 Class 3 Type 1 2 3 4 4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		844		\$ 1709
	x x				
	x x				

Gar.—Carport x Fir. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions
Foundation—Stone _____ Concr. _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors _____ Walls _____ Cigs. _____	
Roof Type <u>Imp</u> Mtl. <u>Alu</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>110</u> @ <u>12</u> <u>110</u>	
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Collar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor _____	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sft. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	350
Built-in-Appliances _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____ Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets _____ Mantels _____	
Tile—Walls _____ Wainscot _____ Floors _____	
Storm Sash—Wood D. <u>S</u> ; Metal D. <u>S</u>	
Total Additions	460

Year Built _____	Avg. Age <u>53</u>	Current Value	\$ 2169
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj.	%
Remodel Year _____	Est. Cost _____	Bldg. Value	
		Depr. Col. <u>1</u> 2 3 4 5 6 <u>34</u> %	
		Current Value Minus Depr.	\$ 737
Garage—Class _____	Depr. 2% 3%	Carport—Factor _____	
Cars _____	Floor _____ Walls _____	Roof _____ Doors _____	
Size—x _____	Age _____	Cost _____ x _____ %	
Other _____			
		Total Building Value	\$

Appraised 12-3-1959 By 1331

PC 44  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_  
 Location \_\_\_\_\_  
 Kind of Bldg Res St. No. 343 Park Ave  
 Class 3 Type  1  2  3  4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

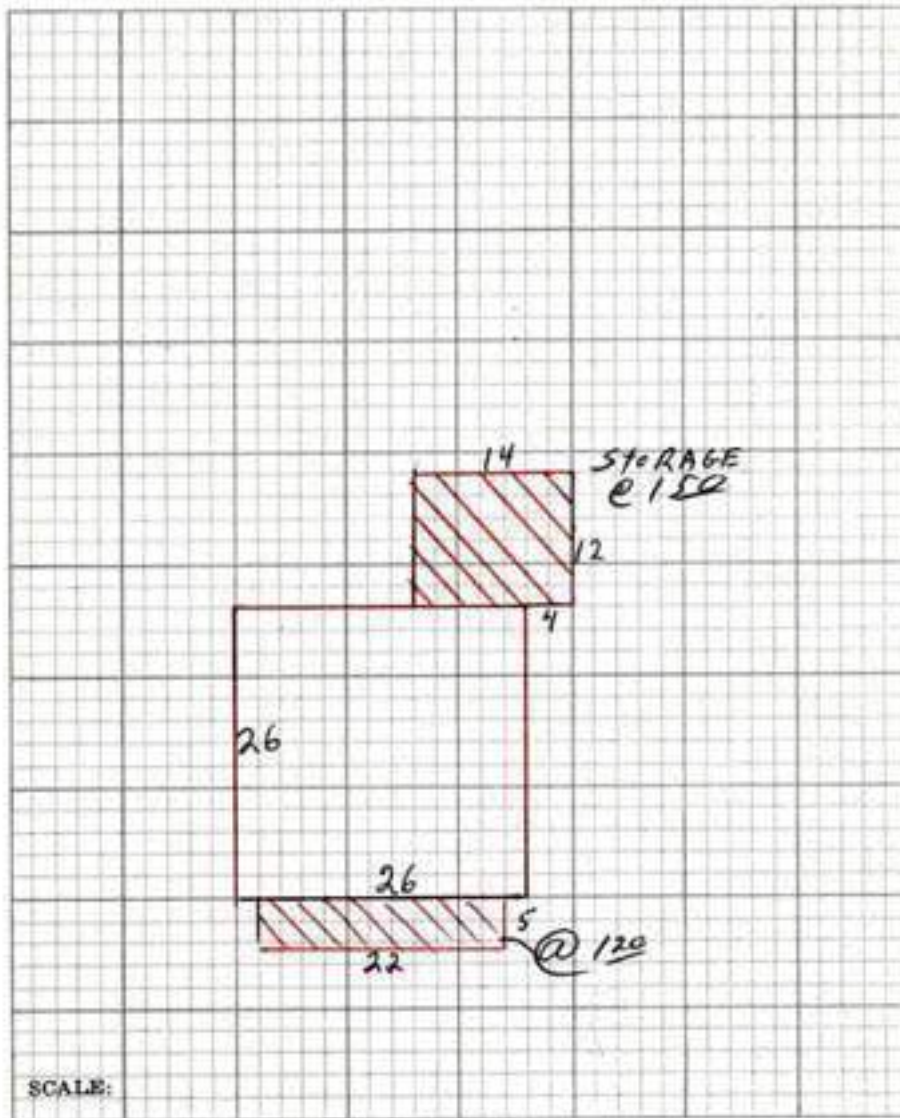
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	676		\$ 2970	\$
	x x				
	x x				

Att. Gar.—C.P.  Fir.  Walls  Cl.

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills _____		
Ext. Walls _____ Sid <u>(A)</u>		
Roof Type <u>HIP</u> Mtl. <u>Pat + Alum</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ <u>110</u> <u>120</u> <u>132</u>		
Rear _____		
Porch _____		
Planters _____		
Ext. Base Entry _____		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u>NONE</u>		
Bsmt. Gar. _____		
Basement-Apt. _____ Rm. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing	Class <u>1</u> Tub <u>1</u> Trays _____	550
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove <u>H.A.</u> <u>FA</u> <u>Y</u> <u>HW</u> <u>Stkr</u> <u>Elec.</u> _____	313	
Oil _____ Gas <u>Y</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>/</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>/</u> Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Saab—Wood D. _____ S. _____; Metal D. <u>1</u> S. _____	30	
Awnings — Metal _____ Fiberglass _____		
<u>108</u> <u>4 STORAGE @ 1.50</u>	252	
Total Additions		1277
Year Built <u>1904</u>	Avg. <u>1.74</u>	Replacement Cost <u>4247</u>
	Age <u>2.</u>	Obsolescence _____
Inf. by <u>Owner - Tenant -</u>		Adj. Bid. Value _____
<u>Neighbor - Record - Est.</u>		Conv. Factor <u>1.16</u>
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value \$ _____		

Appraised @ \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_





RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class \_\_\_\_\_ Depr. 2% 2% \_\_\_\_\_

Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_

Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_

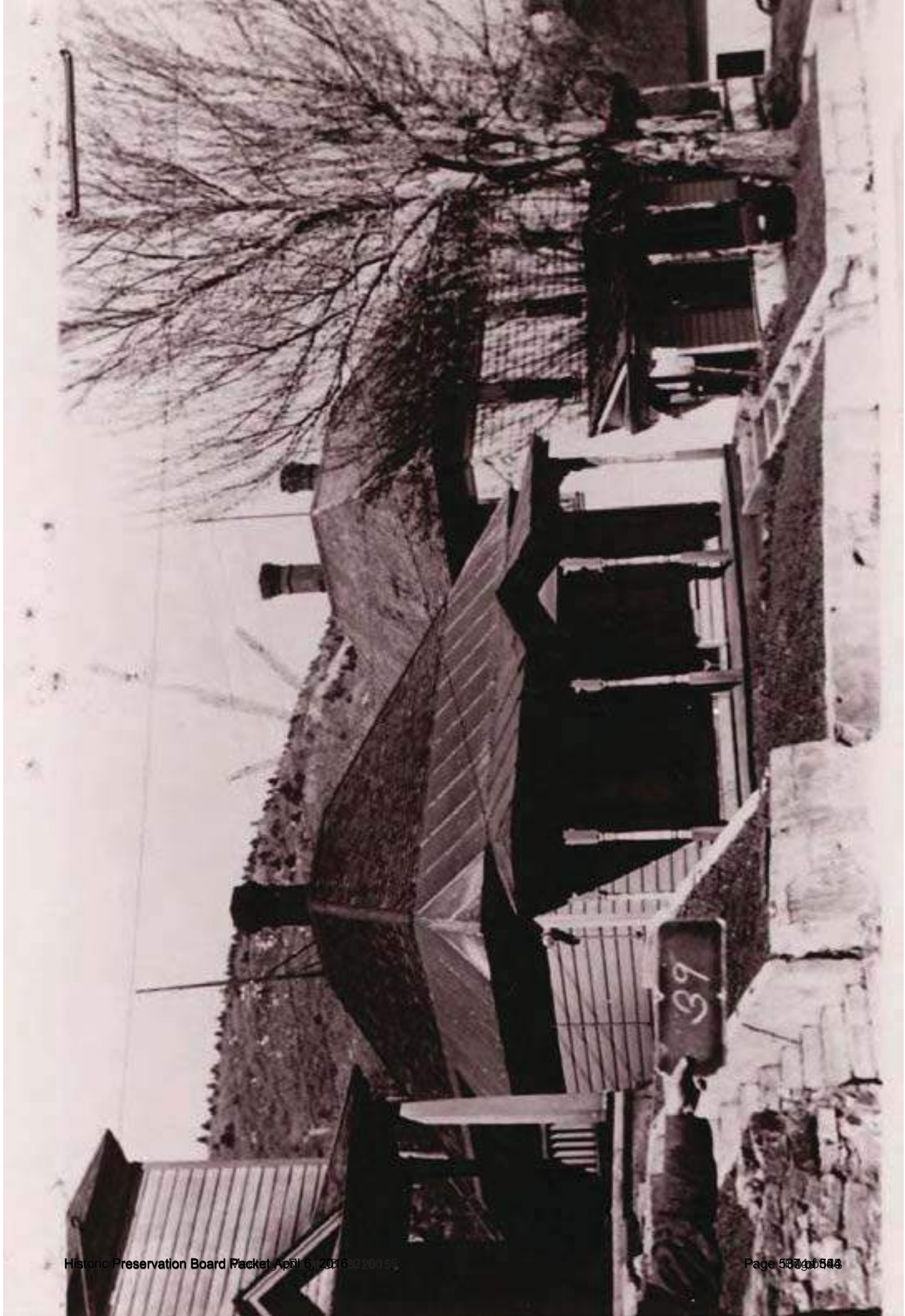
\_\_\_\_\_ 1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

Total \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





**Structure/Site Information Form**

1 IDENTIFICATION

Street Address: 343 Park Park City, Summit County, Utah UTM: 12 458120 4498980  
 Name of Structure: House at 343 Park T. R. S.  
 Present Owner: Robert W. Thielke  
 Owner Address: 1026 Hillview Drive, Salt Lake City, Utah 84117  
 Year Built (Tax Record): Effective Age: Tax #: PC 44  
 Legal Description: Kind of Building:  
 All Lot 11 and South half Lot 12 Block 3, Park City Survey  
 Less than one acre.

2 STATUS/USE

Original Owner: probably Walter and Ann W. Wilcocks Construction Date: c. 1898 Demolition Date:  
 Original Use: Residence Present Use:  
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:  
 Excellent  Site  Unaltered  Significant  Not of the  National Landmark  District  
 Good  Ruins  Minor Alterations  Contributory  Historic Period  National Register  Multi-Resource  
 Deteriorated  Major Alterations  Not Contributory  State Register  Thematic

3 DOCUMENTATION

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:  
 Views:  Front  Side  Rear  Other Views:  Front  Side  Rear  Other  
 Research Sources:  
 Abstract of Title  Sanborn Maps  Newspapers  U of U Library  
 Plat Records/Map  City Directories  Utah State Historical Society  BYU Library  
 Tax Card & Photo  Biographical Encyclopedias  Personal Interviews  USU Library  
 Building Permit  Obituary Index  LDS Church Archives  SLC Library  
 Sewer Permit  County & City Histories  LDS Genealogical Society  Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):  
 1900 Census Records. Summit County, Park City Precinct. p. 156-A.  
Deseret News. March 12, 1930, p. 10. Ann Wilcocks obituary.  
Salt Lake Tribune. June 20, 1898, p.1.

Architect/Builder: unknown

Building Materials: wood

Building Type/Style: Pyramid House

## Description of physical appearance &amp; significant architectural features:

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

This house is a one story frame pyramid house with a truncated hip roof. Typical of the pyramid house is the square plan, the generally symmetrical facade with the door set slightly off center between pairs of double hung sash one over one light windows, the truncated hip roof, and the porch supported on lathe turned piers that spans the facade. The windows are framed with a common type of Victorian molding, one that is grooved and has decorative corner blocks. There is a rear shed extension on the northwest corner of the building, which in scale and materials complements the original section, and may in fact be original. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. This house has received no major alterations and is in excellent condition. It maintains its original integrity.

Photos:

## Statement of Historical Significance:

Construction Date: c. 1898

Built c. 1898, the house at 343 Park is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, 11 are true pyramid houses and 17 are variants of the basic type. This house is one of the true pyramid houses. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. It appeared early on, but continued to be built with variations longer than the other two types.

This house was built by at least 1900, as indicated by the Sanborn Insurance Maps, having probably been built c.1898 as investment property by Walter and Ann W. Wilcocks, who lived down the block at 363 Park. William Scoble, Ann Wilcocks' brother, sold them the property in 1888, at which time there was a different house located there. That house was probably destroyed in the fire of 1898, which burned many of the houses in town, including some along this the west side of Park Avenue.<sup>1</sup> Ann Wilcocks, widowed in 1900, probably rented out this house until selling it in 1905 to her 21 year old nephew, William J. Scoble (a son of William Scoble). The 1900 census records indicate that at that time this house was probably occupied by William Boyd, a druggist, and his family. William J. Scoble, who had previously lived with the Wilcocks in their neighboring house, owned this house until 1924, although it is unclear whether or not he ever lived here. Other owners of the house include Willard R. Jones (1924-26), Henry and Corina Tuggle (1926-49), and Robert W. Thielke (1949-c.1980).

<sup>1</sup>Salt Lake Tribune, June 20, 1898, p. 1.







House at 343 Park  
Park City, Summit County, Utah

View from Northeast corner

Photo by Roger Roper, October 1983  
Negative: Utah State Historical Society









Please note that the plaques will say "Park City Historic Preservation Board" not "Park City Historical Society"

