McPolin Farm Historic Preservation Plan

Prepared for

Park City Municipal Corporation

Prepared by

Park City Municipal Corporation

and

SWCA Environmental Consultants

January 2016

MCPOLIN FARM HISTORIC PRESERVATION PLAN

Prepared for

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EXECUTIVE SUMMARY

The McPolin Farm is an iconic site on the north approach to Park City, Utah, adjacent to State Route (SR) 224. Park City Municipal Corporation (PCMC, or "the City") has owned and managed the property on behalf of the local community since the 1990s, during which time it has used the property for recreational trail development, interpretation of local history, limited agricultural activities, and special events.

The extant historic buildings and structures at the McPolin Farm were constructed between about 1920 and 1954, and include a large, gambrel-roofed dairy barn; a corral with an associated corrugated-metal animal shelter; a board-and-batten granary; a wood-framed tool shed; a three-person outhouse; a small bunkhouse; two concrete grain silos; and, on the opposite side of the highway, a wood-framed machine shed. Two buildings were reconstructed in 1999: a one-story, pyramidal-roofed farmhouse and a shed-roofed machine building now used as a reception center. The historic significance of the farm derives from its establishment and ownership under the McPolin family and the early years of the Osguthorpe family's tenure. The McPolin family's improvements to the farm prior to the 1940s reflect early standards for dairying, while later changes by the Osguthorpes illustrate the advancing philosophy and availability of technology in the dairy industry during the mid-twentieth century. The McPolin Farm was listed on the National Register of Historic Places in 2004, when it was recognized for the integrity of its buildings, structures, and landscape features.

In 1992, immediately after purchase, 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 access or use. PCMC then developed the *Entryway Corridor Master Plan* (master plan) that remains 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 not only the historic quality of the barn but the historic nature of the property as an agricultural setting for the barn (PCMC 1995).

Today, an administrative policy guides the farm's management. A PCMC Conditional Use Permit (CUP) allows up to 12 City-sponsored special events each year; these are limited in number and group size to prevent interference with the farm's open-space character. The barn remains closed to the public. City management of the property is supported by the Friends of the Farm (FOF), a City-sponsored volunteer board that was formed in 2001 to foster community use of the McPolin Farm.

The 1995 master plan provided a Capital Improvements Schedule to be implemented over a 5-year period, and nearly all tasks have been accomplished. These include paving the access road, installing an alarm system and fire suppression system in the barn, constructing recreational trails through the property, and reconstructing the McPolin farmhouse. Additional non-scheduled improvements have included repairing and restoring the granary, tool shed, outhouse, and bunkhouse; replacing the McPolin machine shed with a reception center and restroom facility of similar design; and constructing a trailhead parking lot and highway underpass.

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 to, uninterpreted for, and unused by the public. 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 resist snow and wind loads. Windows have not yet been restored, and window openings remain boarded. 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. This preservation plan was designed to provide a multidisciplinary planning tool for the property, one that establishes a framework for the City to consider short- 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 would impact the historic fabric and character of the barn and the farm.

This plan is organized into two main parts:

- Part I is a developmental history, and includes the historical background and historical context of the property, an architectural description, an existing conditions assessment, a code and accessibility review, summaries of several structural evaluations, and an evaluation of existing systems.
- Part II is a discussion of treatment and use, and includes the recommended treatment philosophy for the site, potential future uses and interpretation options, treatment recommendations for buildings and structures, cost estimates for those treatment options, and a maintenance plan.

In summary, a preservation treatment philosophy (as opposed to restoration or rehabilitation) is recommended for the farm from this point forward, which should focus on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. This aligns with national standards, and is supported by both the PCMC City Council and the FOF; preliminary responses from the public indicate that most community members would support a preservation approach as well. Preservation has multiple advantages, and is appropriate because the farm's distinctive buildings, features, and spaces are intact and thus convey its historic significance. The preservation approach is also in accord with existing zoning, the 1995 master plan, and subsequent strategic plans. PCMC has made essential repairs and improvements since purchasing the property and,

under this approach, no additional extensive repairs or replacements are required other than structural upgrades and window restoration for the barn, repairs to the Osguthorpe shed, and possibly repairs to the silos. Improvements to the barn would allow for some degree of public access and increased interpretation. The preservation approach also leaves options open for the future, should rehabilitation of one or more buildings become a priority.

Under a preservation treatment philosophy, the use and interpretation of the McPolin Farm would remain essentially the same as at present. The current policy of passively interpreting the farmhouse, granary, tool shed, outhouse, bunkhouse, and grain silos aligns with PCMC's vision, and appears adequate for public use and interest. Increasing public events to meet the present CUP maximum of 12, or even expanding to 24 events per year, would have little impact on the historic resources because events are typically hosted in the reception center and adjacent plaza, or in other open-space areas of the farm. Expanding the use of the farm to permit a limited number of private events like weddings and/or functions hosted by local non-profit groups would likewise have little impact on historic resources.

Aside from routine maintenance, no improvements or upgrades to most buildings or structures would be required under the preservation philosophy. The one significant change would involve expanding the use and interpretation of the barn by opening it to the public on a limited basis, which is strongly supported by City Council, FOF, and respondents to a public input survey. This would require both removal of the cable bracing system and structural upgrades to the barn to improve both seismic stability and resistance to snow and wind loading. As a corollary, other smaller improvements would be required, like cleaning the barn's interior and repairing or stabilizing interior finishes; repairing or restoring dairy equipment, particularly in the milk houses and milking parlor; adding interpretive signage and displays to supplement guided tours; improving or replacing the staircase to allow for safe access to the hayloft and upper level of the milking parlor; and addressing minor accessibility issues.

A number of additional projects are recommended to ensure the short-term stabilization, long-term preservation, and continued public enjoyment of the McPolin Farm. Some of these were identified in the most recent strategic plan for the farm, while additional tasks have been identified as a result of the assessments conducted for this preservation plan. This plan concludes with a comprehensive, prioritized list of short-term tasks with cost estimates when available; if possible, these tasks should be implemented in the next 1 to 3 years. Highest priority is given to tasks that will help ensure the safety of individuals, protect the architectural integrity of the buildings by preventing further deterioration, and solicit public input as part of the decision-making process. Long-term recommendations are also presented, and these should be implemented in the next 3 to 5 years to improve the condition of the buildings and site, improve visitor experiences, and increase public use and community investment.

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PART I

DEVELOPMENTAL HISTORY

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CHAPTER 1. INTRODUCTION

In 1886, Harrison P. McLane and his wife obtained a homestead of 160 acres north of Park City, Utah, along what is now State Route (SR) 224. Eighty acres of this original homestead were sold to Dan McPolin and Patrick McAleeman for $600 in 1897, following the death of McLane. McPolin purchased additional property for $750 from the McLane estate in 1901 to support the cattle ranching operation he had established. Following Dan McPolin's death in 1922, the property passed to his son Patrick, who grew the farm substantially and specialized in dairying prior to selling the property to Dr. D.A. Osguthorpe for $35,000 in 1947. 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 at 3000 SR 224 to the Park City Municipal Corporation (PCMC, or "the City") for $4.4 million. Since the 1990s, the City has used the farm property for trail development, agricultural purposes, and special events. In spring 2014, when discussing its future use, the Park City Council requested the preparation of a preservation plan for the McPolin Farm.

The extant historic buildings and structures at the McPolin Farm were constructed between about 1920 and 1954, and include a large, gambrel-roofed dairy barn; a corral with associated corrugated-metal animal shelter; a board-and-batten granary; a wood-framed tool shed; a three-person outhouse; a small bunkhouse; two concrete grain silos; and, on the opposite side of the highway, a wood-framed machine shed (Figures 1–9). Two buildings were reconstructed in 1999: a one-story, pyramidal-roofed farmhouse, and a shed-roofed machine shed, which is now used as a reception center (Table 1; Figures 10 and 11). The tool shed and bunkhouse were also relocated at about that time, as evident in a comparison of site plans (see Figure 1; Figures 12a–12c).

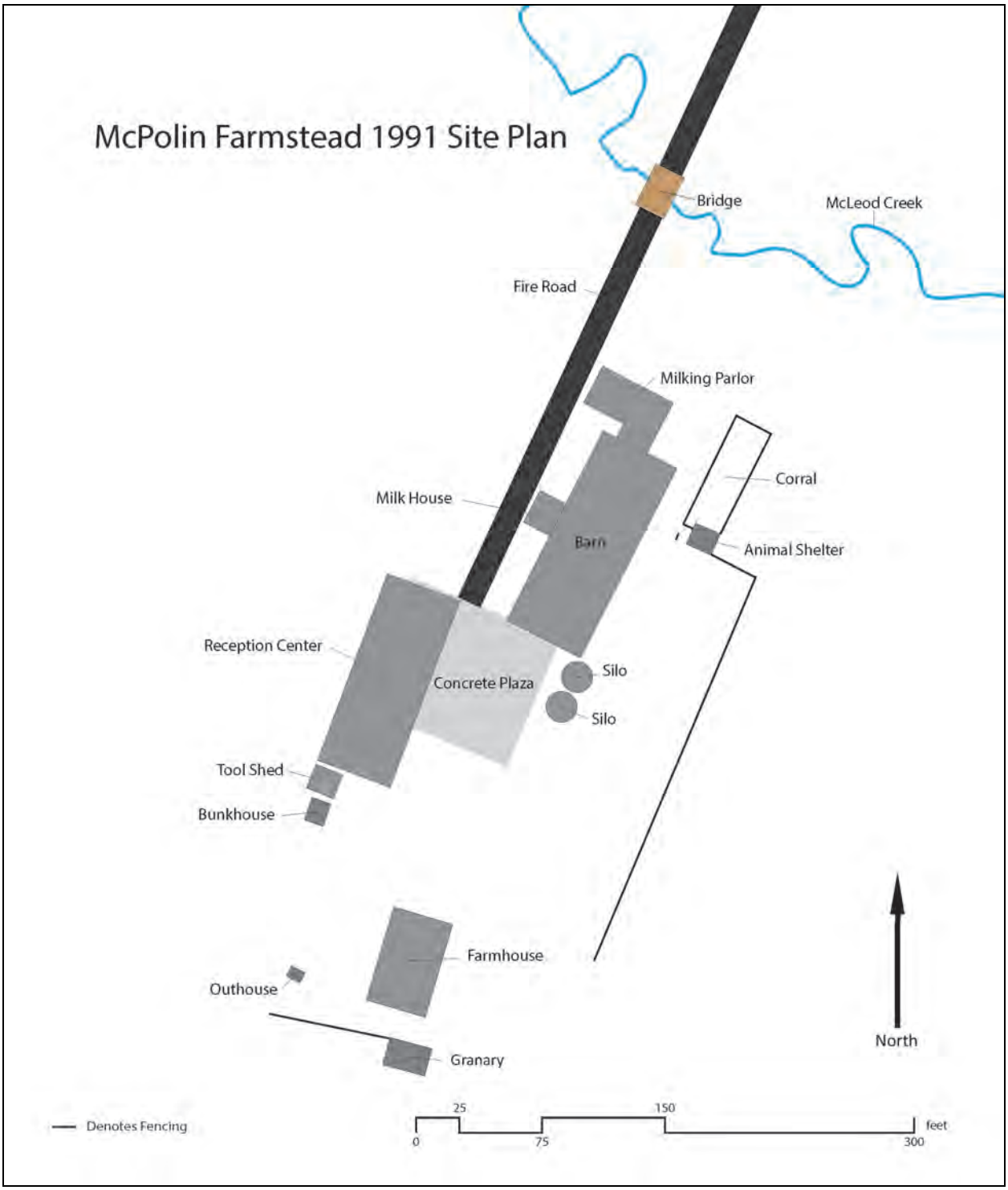

Figure 1. McPolin Farm site plan, 1991.

Figure 2. McPolin barn, facing southeast.

Figure 3. Corral with animal shelter, facing south.

Figure 4. Granary, facing east.

Figure 5. Tool shed, facing west.

Figure 6. Outhouse, facing southeast.

Figure 7. Bunkhouse, facing southwest.

Figure 8. Grain silos, facing northwest.

Figure 9. Osguthorpe shed, facing northeast.

Figure 10. Farmhouse, facing southwest.

Figure 11. Corral with animal shelter, facing southwest.

The historic significance of the farm derives from its establishment and ownership under the McPolin family and the early years of Osguthorpe's tenure. After suffering from a mining accident in 1890, Irish immigrant Dan McPolin, along with his wife Isabelle, became a prosperous entrepreneur in the Park City community. In addition to the cattle ranch, the McPolins owned a number of businesses, including bars, restaurants, a bottling works, a lumberyard, and even a meat market on Main Street. The shift from cattle ranching to dairy farming in the early 1920s by son Patrick McPolin was driven by the growing demand for dairy products in Summit County. Patrick McPolin's improvements to the farm prior to the 1940s reflect early standards for dairying, while later changes by Osguthorpe illustrate the advancing philosophy and availability of technology in the dairy industry during the mid-twentieth century. From the specificity of the site layout to the construction

of the barn and later milk house additions, the McPolin Farm is a historic reminder of past trends in dairy agriculture as well as the demands of dairying on an individual farmer.

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 (Appendix A). 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.

In 1992, immediately after purchase, 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 master plan's emphasis 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" (PCMC 1995:1). 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 (PCMC 1995:9). 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 a community resource that is open for public uses, and includes the following features:

- 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 (PCMC 1995:3)

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; these are discussed further in Chapter 8.

Property management is supported by 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 City-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.

Table 1. Buildings and Structures at the McPolin Farm, with Approximate Dates of Construction, Reconstruction, and/or Intensive Restoration

Building or Structure	Original Construction Year	Restoration or Reconstruction Year
Barn	ca. 1920–1922	–
Milk house addition	ca. 1930s	–
Milking parlor addition	1954	–
Corral with animal shelter	ca. 1920	–
Granary	ca. 1920	(restoration)*
Toolshed	ca. 1920	2002 (restoration)
Outhouse	ca. 1920	2002 (reconstruction)
Bunkhouse	1932	2002 (restoration)
Grain silos	1953	–
Osguthorpe shed	1954	–
Farmhouse	ca. 1900†	1999 (reconstruction)
Reception center	1950	1999 (reconstruction)

*Date Unknown. †Originally the assay office at the Grasselli Mine; moved to farm in 1923.

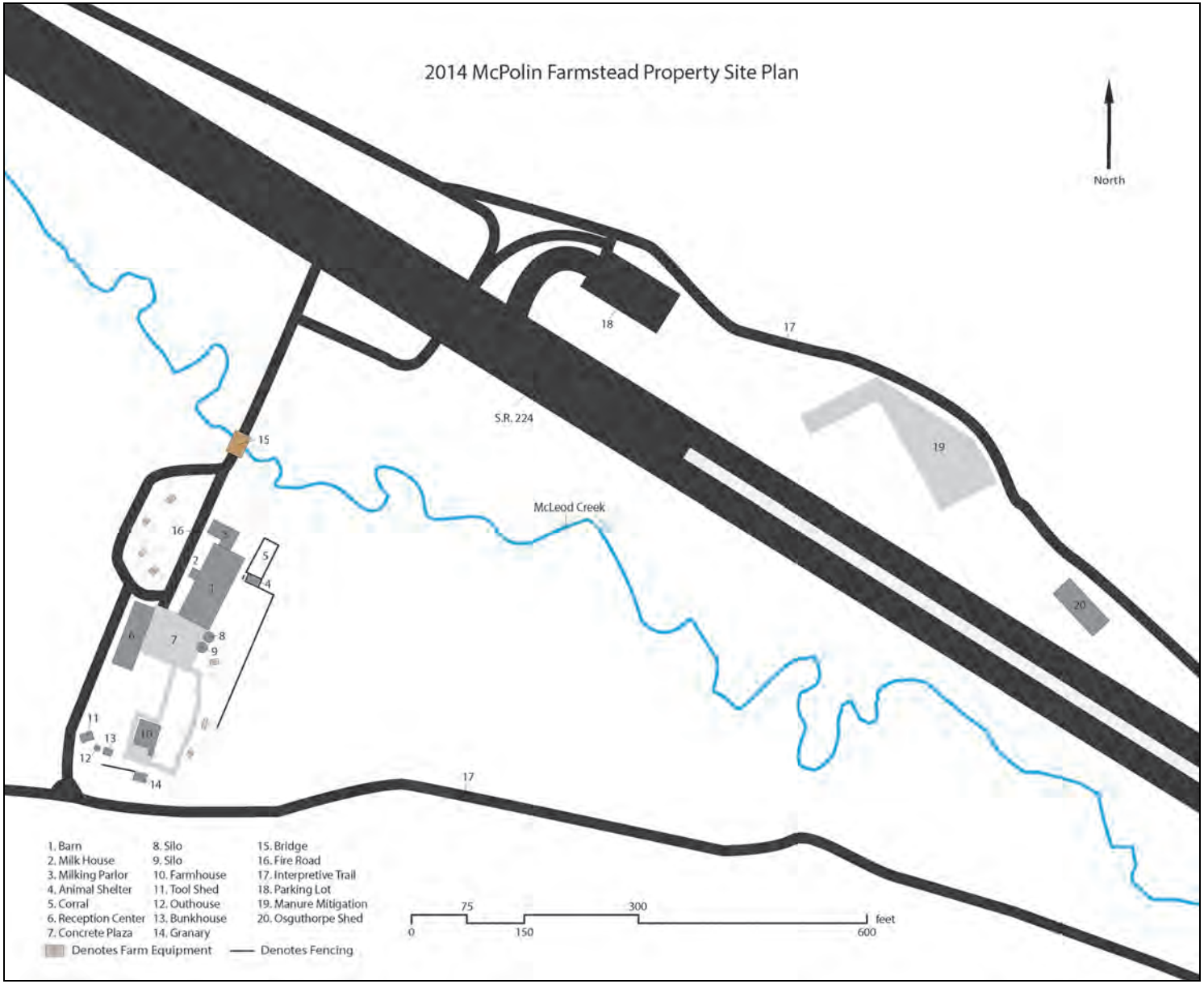

Figure 12a. McPolin Farmstead property site plan, 2014.

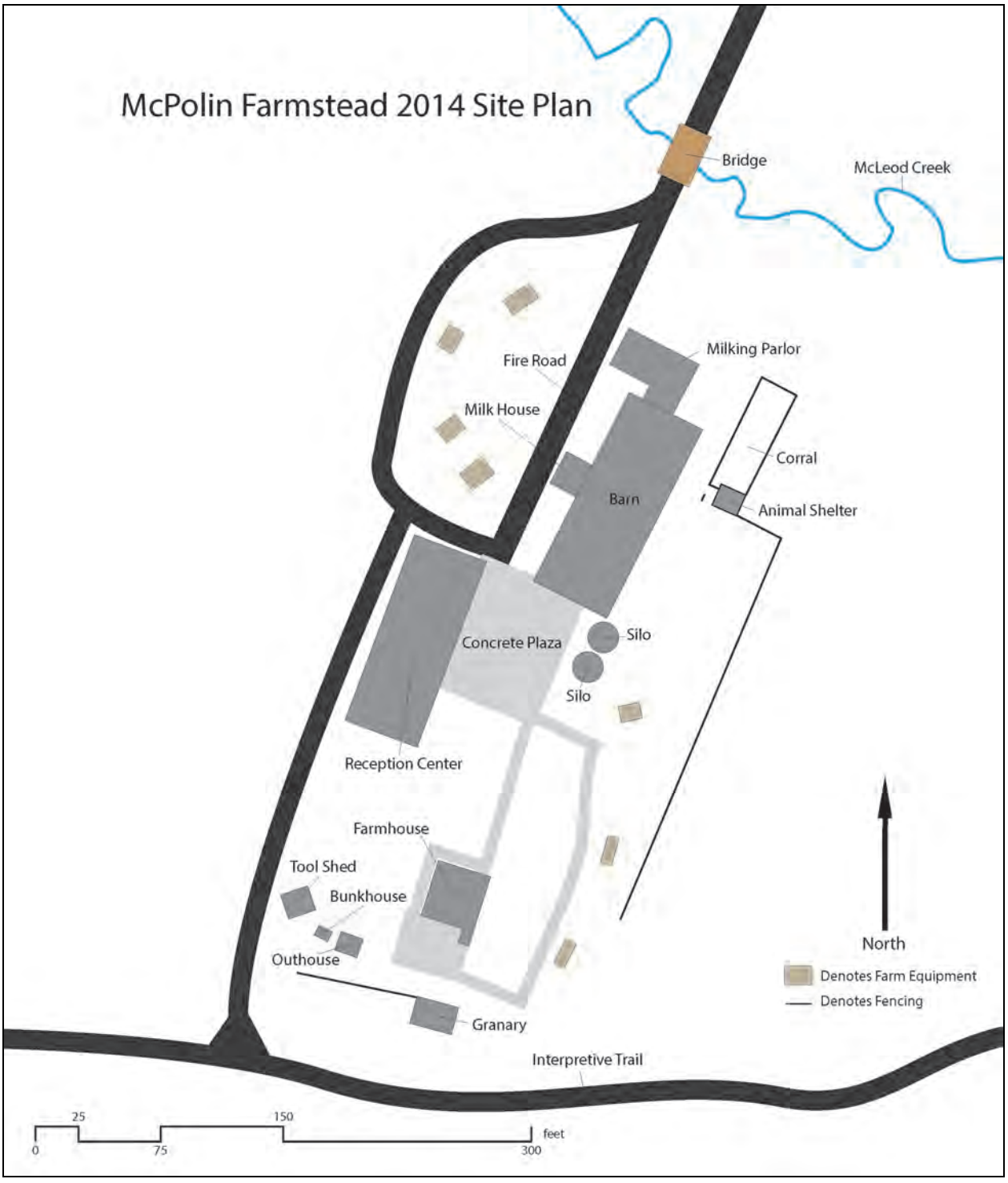

Figure 12b. McPolin Farmstead site plan, detail of barn area, 2014.

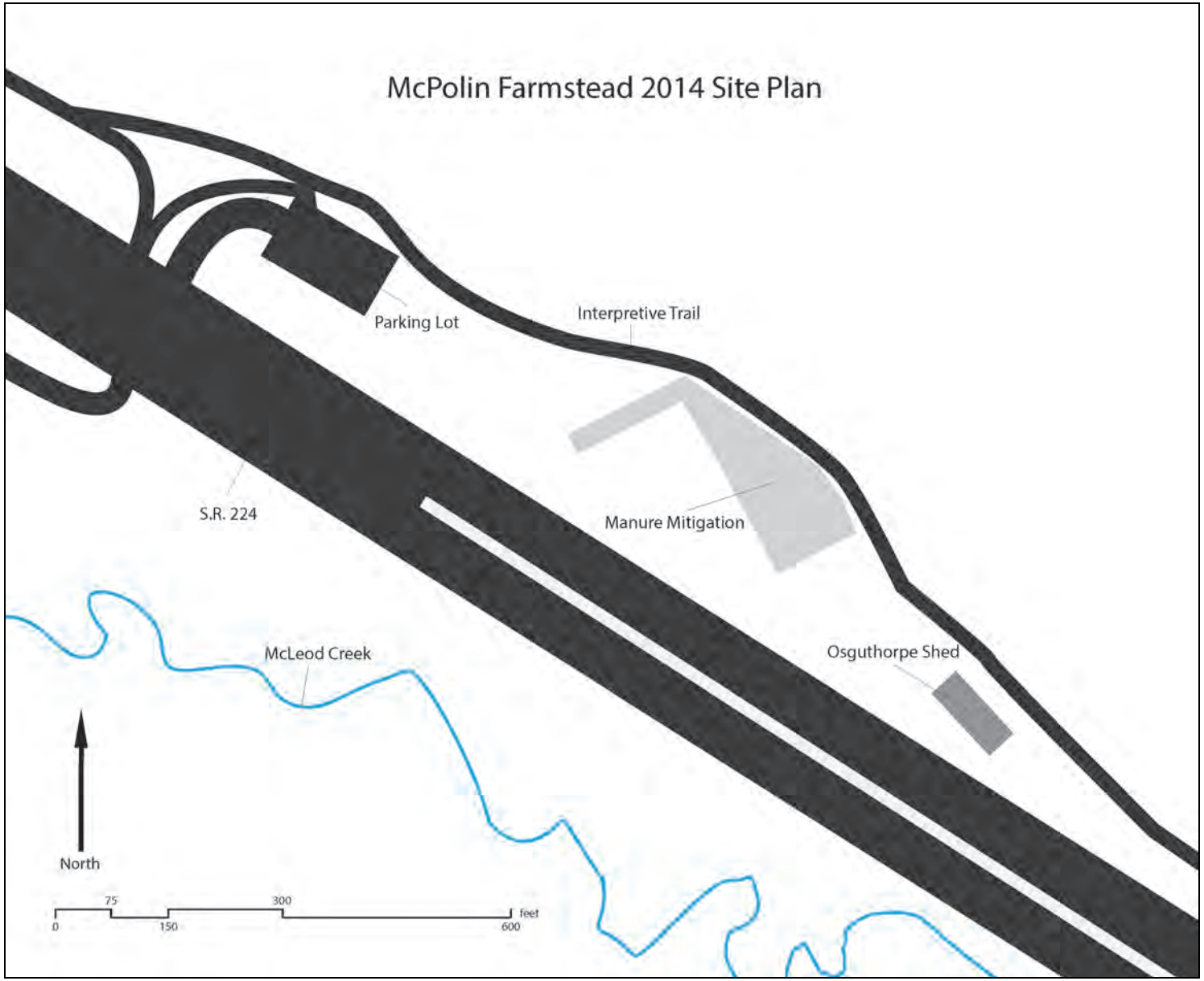

Figure 12c. McPolin Farmstead site plan, detail of Osguthorpe shed area, 2014.

The master plan provided a Capital Improvements Schedule to be implemented over a 5-year period, and nearly all tasks have been accomplished. These include paving the access road, installing an alarm system and fire suppression system in the barn, constructing recreational trails throughout the property, and reconstructing the McPolin residence (originally intended to house a caretaker). Additional non-scheduled improvements have included repairing and restoring the granary, tool shed, outhouse, and bunkhouse; replacing the McPolin machine 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 semiannually by 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. The property as a whole is also 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, the creation of a preservation plan was spearheaded by Ms. Carey with the support of the Park City Council; funding was provided by the Park City Planning Department (Planning Department) and McPolin Farm events revenue. The purpose of the plan is to provide a multidisciplinary planning tool for the property that establishes a framework for the City to consider short- 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 would impact the historic fabric and character of the barn and the farm.

The plan is organized into the following three sections:

- Part I is a developmental history, and includes the historical background and historical context of the property, an architectural description, an existing conditions assessment, a code and accessibility review, a summary of the structural evaluation, and a summary of existing systems evaluations.

- Part II is a discussion of treatment and use, and includes the recommended treatment philosophy for the site, potential future uses and interpretation options, treatment recommendations for buildings and structures, cost estimates for those treatment options, and a maintenance plan.
- Appendices form the last section and are included on compact disc only; these include the NRHP nomination for the farm (Appendix A); copies of historic photographs in the collection of the Park City Historical Society and Museum (Appendix B); measured drawings (Appendix C); supplemental photographs of buildings and current conditions (Appendix D); PCMC reviews of accessibility, public use, and building systems (Appendix E); a number of structural engineering reports (Appendices F, G, H, and I); results of a public survey on the current and future use of the Farm (Appendix J); and general recommendations for the future treatment of historic buildings and materials (Appendix K).

The preservation plan was researched and written jointly by PCMC staff and SWCA Environmental Consultants (SWCA), the consulting historic preservationist specialists. Specifically, PCMC Planning Department Historic Preservation Planner Anya Grahn and intern (subsequently PCMC Planner) Hannah Turpen prepared much of the written material in Part I, with contributions from the PCMC Building Department and ongoing input from Ms. Carey. Anne Oliver, Historic Preservationist with SWCA, prepared much of the written material in Part II, and SWCA's technical editing group provided editorial services. AJC Architects (AJC) prepared architectural drawings, and BHB Consulting Engineers, PC (BHB) prepared structural engineering reports. Three meetings were held to solicit input about the short- and long-term vision for the farm: one with the FOF board and two with the Park City Council. This input was used to guide the development of the treatment philosophy and recommendations in Part II. The final document was formatted and produced by SWCA.

CHAPTER 2. HISTORICAL BACKGROUND AND CONTEXT

Mormon settler and church leader Parley Pratt discovered the "park-like" meadow for which Park City was later named in 1848 (Morrison 1990). Pratt believed that Emigration Canyon, at that time the only entrance to Salt Lake City through the Wasatch Mountains, was too difficult a route for the increasing numbers of pioneers and gold seekers headed to California. Despite a failed petition to Salt Lake City for $800 to construct a new road through Big Canyon Creek in 1848, Pratt obtained the deed to the canyon and began constructing his road the following year (Church of Jesus Christ of Latter-day Saints 2014). The canyon became known as Parley's Canyon, and the gold miners using the new road affectionately dubbed it the "Golden Pass."

In addition to Pratt, Mormon settlers J.M. Grant, H.C. Kimball, and Samuel C. Snyder also grazed their cattle in the basin meadows. In 1849, Pratt sold his squatter's rights to Snyder in exchange for a yoke of oxen. Snyder's large polygamous family developed a sawmill, supplying lumber to the growing construction boom in Salt Lake City as well as timbering much of the old growth forests; the area was later named Snyderville (Morrison 1990). The establishment of the Weber Stage Station at Echo and the construction of the Kimball Hotel in 1862 in what was to become Kimball Junction drew stagecoach travelers, pioneers, and miners to the Snyderville Basin as well (Park City Museum 2014). Due to the short growing season, limited arable land, and variable stream flows, the Snyderville Basin was largely reserved for cattle grazing. Between 1870 and 1930, the number of cattle in Utah quadrupled, and by 1930, one-eighth of the state's farms were dairy (Morrison 1990).

Though federal troops were initially sent to Utah to suppress the Mormon Rebellion in 1858, Colonel Patrick Conner's troops began prospecting in 1862 with the intent of attracting newcomers to Utah and diluting the Mormon population (Park City Museum 2014). In late October 1868, soldiers crossed over from Big Cottonwood Canyon and discovered silver in the Park City area (Morrison 1990). A bandana on a stake marked the silver vein that was renamed the Flagstaff Mine upon their return in the spring. The Flagstaff Mine was the first to ship silver ore from the region; however, others would soon follow. The Ontario Mine, which opened in 1874, ignited the boomtown atmosphere of Park City. The Ontario Mine would become the region's largest silver producer.

Unlike the other self-sufficient, cooperative, Mormon-established communities of the state, Park City grew out of a mine camp. The opening of the West with the completion of the Transcontinental Railroad at Promontory Point in May 1869 drew many Chinese railroad laborers, immigrants, and adventurers to Park City. To support and profit from the mining boom, many businessmen opened general stores, saloons, hotels and boarding houses, and other service shops to support the mining boom. Further, the expansion of railroads into Park City in 1890 provided greater access to markets in Salt Lake City and beyond due to the reduced transportation costs.

2.1. Farm Establishment and Early Years, 1897 to 1921

Dan McPolin, born in Cork County, Ireland, ca. 1861, was one of the many immigrants who flocked to Park City with the hope of striking it rich in the mines; however, a mining accident in 1890 left him unable to continue his mining career (Morrison 1990). McPolin had likely profited from his work in the mines because he soon sent for his future wife and fellow Irish immigrant Isabelle Clark; during their courtship in the United States, Isabelle worked for her brother, a Catholic priest in Eureka (Figure 13).[1] They married in 1893.

Figure 13. Dan and Isabelle McPolin. Image no. ED200711-1. Courtesy Park City Historical Society and Museum.

[1]Betty McPolin Burt recalls that her grandmother was a mail-order bride from Ireland (personal communication to Anya Grahn and Hannah Turpen, January 9, 2015).

Like many hardworking immigrants, the McPolins became successful entrepreneurs. The couple owned and operated a number of businesses, including the Bank Saloon on Main Street, a hotel and saloon (1893), a restaurant (1897), the Park City Bottling Works (1899), a confectionary (1903), a lumber yard, a coal yard, and a boarding house (Figures 14 and 15). The Boarding House Law of 1901 prohibited mining companies from requiring that their employees live in company-owned boarding houses, and the McPolin boarding house likely profited from this ruling.

Figure 14. Park City Bottling Works, owned by Dan McPolin. Image no. 1984281. Courtesy Park City Historical Society and Museum.

Figure 15. Park City Hotel, one of several businesses owned by Dan and Isabelle McPolin. Image no. 19841143. Courtesy Park City Historical Society and Museum.

In 1896, Dan McPolin also managed a meat market on Main Street, which may have prompted him to purchase 80 acres of land for $600 in 1897 to raise livestock. This was half of the old Harrison P. McLane homestead, which was valued to have $1,250 in improvements at the 1892 tax assessment; McPolin purchased additional property for $750 from the McLane estate in 1901 (Betty McPolin Burt, personal communication to Anya Grahn and Hannah Turpen, January 9, 2105). Until the 1920s, the family used the land to graze beef cattle and raise hogs. Historical accounts recall that the creek often ran red to Kimball Junction due to the number of animals butchered at the McPolin Slaughter Farm (Shorr 1994:15).

2.2. The McPolins and the Move to Dairy Farming, 1922 to 1947

Park City's growing population and increased demands for dairy products may have encouraged the McPolins to abandon cattle ranching for dairying at the beginning of the 1920s. A granary as well as a combined corral and shelter were constructed in 1920, prior to Dan McPolin's death from gastrointestinal cancer in September 1922. The dairy barn, one of the largest in Summit County, was completed in 1922, and incorporated the latest scientific methods that combined hay storage, livestock, and dairy operations under one roof (Figure 16). It was not uncommon for mines to sell their assets as technology advanced, mines consolidated, or mine claims were abandoned altogether, and the McPolin barn was constructed from salvaged mine timbers as well as lumber from Briggs Mill and McPolin's own lumberyard. The milk house on the northwest side of the barn was constructed after the dairy barn and by 1930 (Figure 17). Similarly, the assay office of the Grasselli Mine, located in present-day Bonanza Park, is reported to have been moved in two pieces by wagon to the farm in 1923; a lean-to addition and front porch were added as part of its renovation to a farmhouse (Shorr 1994:15). Patrick McPolin also constructed the outhouse at this time. Other upgrades included bringing electricity to the farm in 1928 and installing indoor plumbing in the farmhouse during the 1930s. Farmers typically viewed painting their buildings as frivolous; however, one 1917 agricultural publication endorsed the use of paint to protect wood surfaces and promote sanitation (Walker 1917). The McPolin barn received its first coat of paint in 1932. That same year, Patrick McPolin's son James constructed the bunkhouse next to the house; it was used to house seasonal workers on the farm. (See Appendix B for additional historic photographs of the farm and McPolin family.)

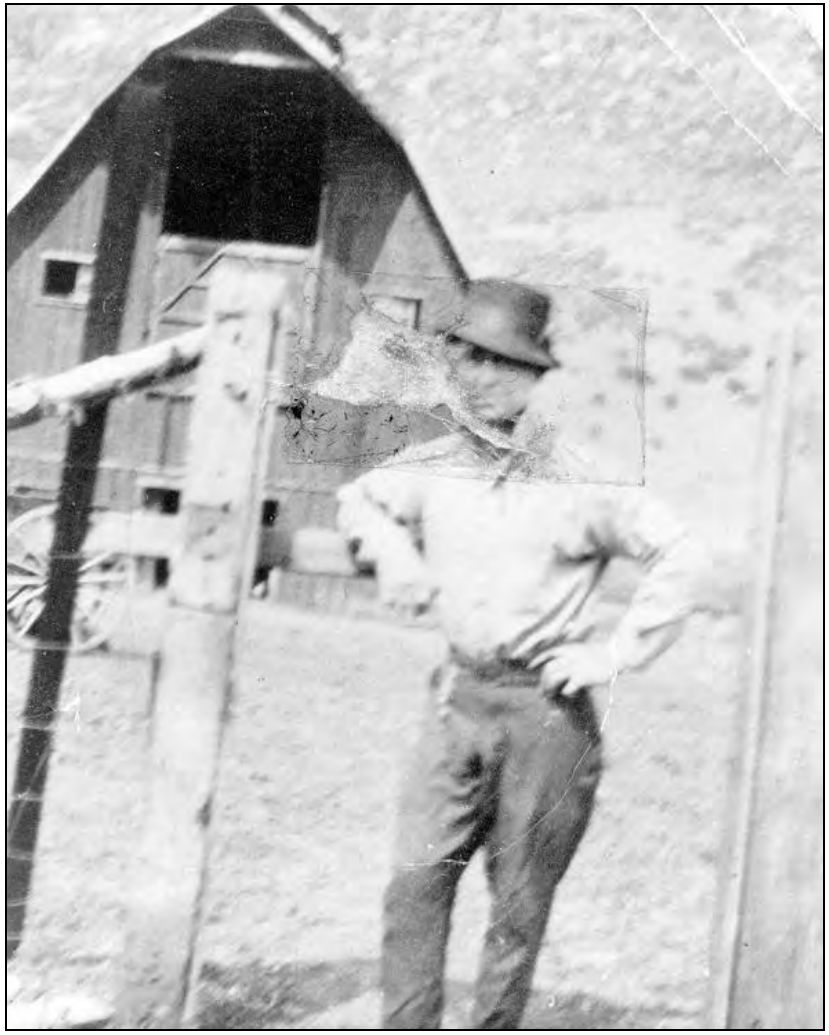

Figure 16. Southwest end of McPolin-era barn with Patrick McPolin in foreground, facing northeast. Note absence of Osguthorpe-era silos. Image no. 1996362. Courtesy Park City Historical Society and Museum.

Figure 17. McPolin Farm ca. 1935 after construction of the milk house, facing south. Image no. 1996361. Courtesy Park City Historical Society and Museum.

2.3. The Osguthorpes and Continued Modernization, 1948 to 1990

The McPolins sold the farm and its 22 cows to Salt Lake City veterinarian Dr. D.A. Osguthorpe in 1947 for $35,000. Osguthorpe continued to expand operations and improve the farm's efficiency. A machine shed for large farm equipment was constructed near the barn in 1950. Demands of the growing dairy herd led to the construction of two new 40-foot-tall concrete silos on the southwest side of the barn in 1953, as well as the new 1,500-square-foot, concrete-block milking parlor and milk house in 1954 (Figures 18–20). Following a fire in 1955 that severely damaged the farmhouse, the Osguthorpes abandoned the McPolin Farm site and moved dairy operations to the east side of SR 224. They constructed a new cinderblock farmhouse, grain silos, barn, and underground manure tanks (Figures 21–24). The McPolin Farm

buildings sat empty and largely forgotten until PCMC purchased the site for $4.4 million from the Osguthorpes in 1990 (Figure 25). The City demolished the newer Osguthorpe farm structures, except for the open air shed on the east side of SR 224, in 1990.

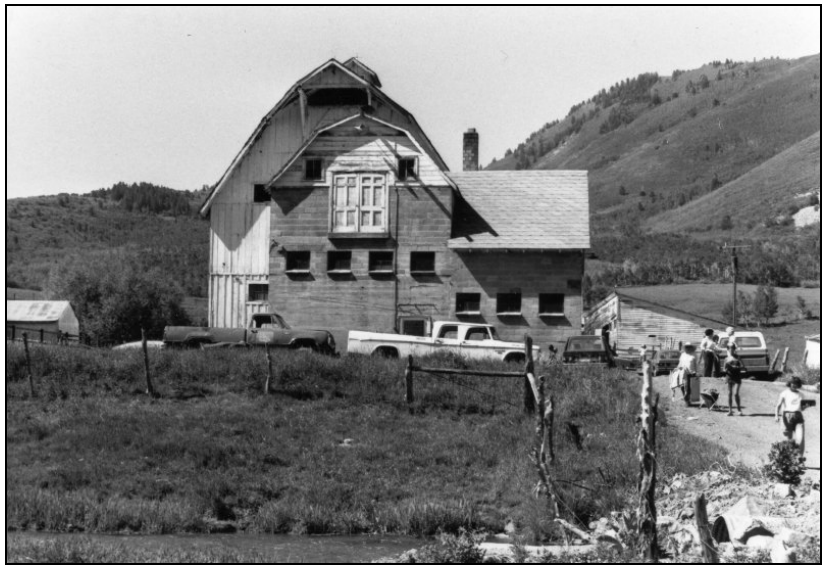

Figure 18. Osguthorpe-era barn with milking parlor addition, ca. 1980, facing southwest. The original machine shed and animal shelter are visible on either side. Image no. 20103016. Courtesy Park City Historical Society and Museum.

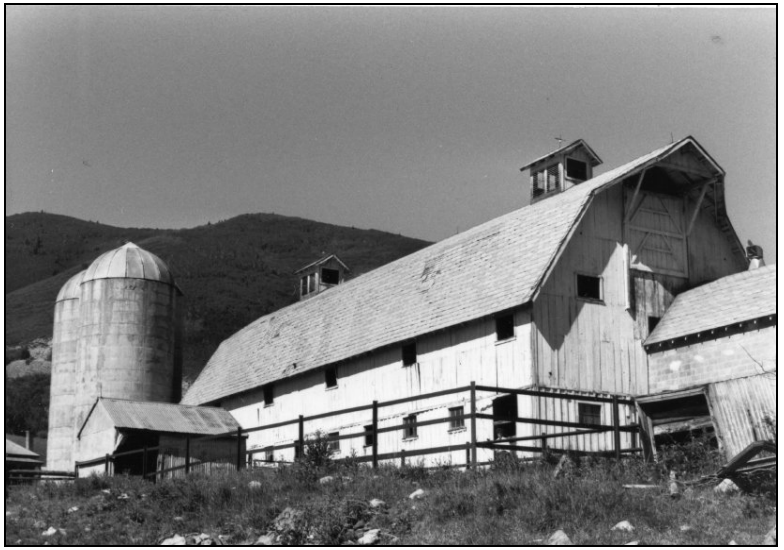

Figure 19. Osguthorpe-era barn, silos, and corral with animal shelter, facing west. Image no. 20103020. Courtesy Park City Historical Society and Museum.

Figure 20. Osguthorpe-era barn with milking parlor addition, facing southwest. Image no. 20103017. Courtesy Park City Historical Society and Museum.

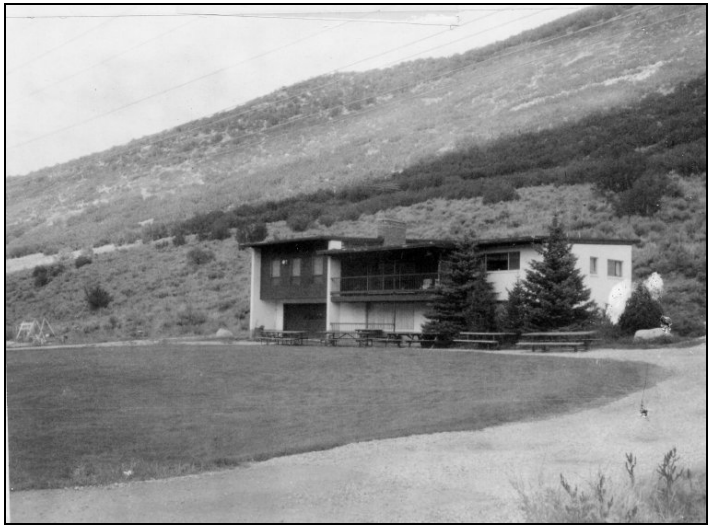

Figure 21. Osguthorpe house on northeast side of SR 224, 1981. The house was built ca. 1955 and demolished in 1990. Image no. 20103015. Courtesy Park City Historical Society and Museum.

Figure 22. Osguthorpe sheds, silo, and Butler buildings on northeast side of SR 224, removed in 1990. Image no. 2010307. Courtesy Park City Historical Society and Museum.

Figure 23. Osguthorpe silos on northeast side of SR 224, removed in 1990. Image no. 2010309. Courtesy Park City Historical Society and Museum.

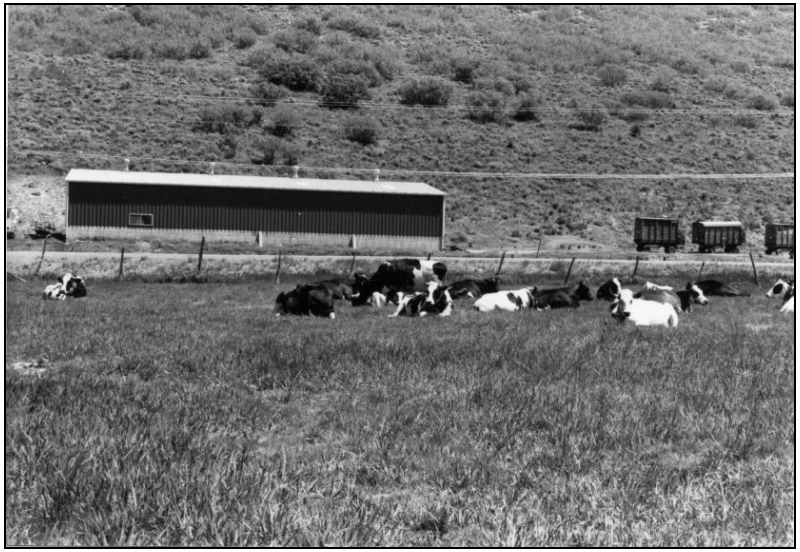

Figure 24. Osguthorpe machine shed on northeast side of SR 224, removed in 1990. Image no. 20103023. Courtesy Park City Historical Society and Museum.

Figure 25. McPolin Farm ca. 1990, facing northwest. Note fire-damaged farmhouse. Image no. 2010305. Courtesy Park City Historical Society and Museum.

2.4. The McPolin Farm in the Context of Twentieth Century Farming

Though initially most families kept a cow during Utah's settlement period, the growth of cities at the turn of the last century created greater demands for milk and allowed for the specialization of farming in the 1890s. The founding of the Agricultural College of Utah in 1888 and the creation of the Utah Agricultural Experiment Station further promoted specialized farming practices, and soon led to the creation and distribution of agriculture-related publications through the Utah Cooperative Extension Service. These publications covered such topics as barn construction, manufacturing of milk and dairy products, and grain-to-corn ratios to feed livestock. Though many Utah farmers pursued cattle ranching due to the state's topography and climate, a number concentrated on dairying. At the end of the nineteenth century, creameries had been established in the Summit County towns of Marion, Francis, Hoytsville, Oakley, and Henefer. As an indicator of their success, Summit County dairies sold 1.14 million gallons of milk in 1919 (Hampshire et al. 1998).

In contrast to raising beef cattle, modern dairy farming placed great daily demands on the farmer. Much more temperamental than beef cattle, dairy cows required a strict schedule of regular milking and feeding, as any upset to their routine could lower milk production. Sanitation was also of the utmost importance as ferments and bacteria could contaminate the quality of the milk. In addition to regularly removing uneaten feed and manure from mangers and stables, the farmer regularly cleaned the concrete floors of the barn with lime, and disinfected the milking parlor and milk house to prevent milk from contamination. The layout of the farm site and buildings aided the farmer in maintaining the demanding schedule of dairying as well as

the strict government health regulations adopted in the early 1900s regarding the production and handling of fluid milk.

Following the homesteading period, new farms were carefully laid out to maximize the efficiency and profitability of the dairy farm. In addition to choosing a site with sufficient natural drainage, the barnyard was often laid out on flat ground to prevent water from collecting and the cows from becoming muddy. Publications from the Agricultural Extension at the University of Wisconsin also promoted that the barn be a distance of at least 200 feet from the house to protect the house from barnyard odors and protect its views (Zeasman et al. 1921). Other buildings and structures such as the granary, machine shed, ice house, and well were also to be carefully located for the convenience of daily farm chores.

The Improvement Era (ca. 1910 to 1940) illustrated the shift from subsistence farming providing for settlers to the specialization of farm products. The growth of urban areas prevented many from keeping their own cow, leading to a greater demand for dairy products in Utah by the early 1900s (Carter and Roper 1999). While early barn designs were based upon European building traditions, dairy farming necessitated specificity in the design and construction of farm buildings and site planning. The second-story haymow was a typical feature of livestock barns in that the hay acted as a heat insulator for the animals below; however, the need to feed and house animals year-round in dairy barns increased demand for hay and hay storage. Unlike a traditional gable roof that provided limited hay storage, the dual-pitch roof shape of the gambrel roof became the dominant roof form of Improvement Era barns because of its increased hay storage capacity. Other key features of dairy barns were cupolas to provide ventilation, rows of regularly spaced windows, gable-end doors and hayloft openings with triangular hay hoods to load bales into upper story haymows, as well as silos to store the silage fed to cows during the winter months. Dairy operations also required the construction of milk houses, preferably adjacent to the barn so that all operations were under one roof. Agricultural publications promoted specific barn layouts to promote efficiency of the process and improve livestock comfort.

The McPolin Farm as it exists today embodies many of the trends occurring during the Improvement Era. As previously noted, it was recommended that the barn be located subservient to the house to protect the views from the house and protect it from windblown odors. The McPolin farmhouse is located just southwest and uphill of the barn (see Figure 12b). Though the front porch overlooks the barnyard, the views from the house are largely protected, and northerly breezes safeguard the house from strong smells. It was not uncommon for the bunkhouse and outhouse to be located near the farmhouse, and it appears that the outhouse has been relocated several times during its lifespan (see historic photographs in Appendix B). The tool shed was likely moved from the north side of the driveway to the north side of the house after 2002. Located directly west and behind the farmhouse, the granary would have stored grain harvested from the field to feed the livestock; this structure was also believed to have been first located to the north side of the driveway, closer to the barnyard.

A number of structures from the original McPolin Farmstead were removed by Osguthorpe. Betty McPolin Burt recalls that there was a root cellar to the southwest of the house near the creek. The root cellar was used by her mother to store canned vegetables, jams, and winter vegetables. The root cellar has been lost, and there are no physical remnants of its location. The farm also required an icehouse, which was constructed on the creek southeast of the house. Ice was

harvested annually from the creek and stored in this structure. The ice blocks were used to cool milk inside the barn prior to the installation of milk tanks in the 1940s. In addition to dairying, Patrick McPolin also raised hogs, sheep, and chickens. A hog shed was located southeast of the barn, and Patrick McPolin constructed a slaughterhouse in the north field that was used to butcher the hogs. The McPolins also built a metal granary northeast of the barn, likely used to store corn cobs harvested from the surrounding fields. A wood shed was also constructed northeast of the house (Betty McPolin Burt, personal communication to Anya Grahn and Hannah Turpen, January 9, 2015). No physical evidence of these structures remains today.

The barn, in particular, emulates trends in building that were shaped by the demands of dairy farming. The barn's orientation protected cattle from the prevailing wind, while hopper windows on the northwest and southeast elevations opened to cool the stable during warm weather and provided ample sunlight during the winter months. Sunlight was considered a disinfectant, and good ventilation was necessary to prevent the spread of disease among the herd as well. As a 1948 publication explained,

> A hard working dairy cow breathes a large volume of air during the course of a day's time. Her work requires a large amount of oxygen which she must obtain through her respiratory organs (the lungs). This can only be adequately supplied when the cow has plenty of fresh, pure air. We need good ventilation in our cow stables. Ventilation should be provided as to avoid severe draughts of air on cows. A good ventilating system provides for the continual change of air in our stables without draughts. (Keeney 1948:179)

Often, additional ventilators such as the cupolas atop the McPolin barn provided fresh air to the interior of the barn while also cooling and drying the hay. (If hay is placed in a barn while it is still wet, the internal temperature of the hay will rise, the hay may combust, and the barn may catch fire.) The gaps between the vertical wall boards provided additional ventilation in the hayloft. Conversely, battens over the wall-board gaps on the lower level reduced drafts and provided greater warmth for the animals, while the hay above provided ceiling insulation.

The rectangular shape of the barn encouraged efficiency in layout as well. Rows of stanchions faced the barn's northwest and southeast walls; this arrangement was the most efficient and cost-effective to construct. Allowing the cattle to face the outside wall prevented the cows from transmitting respiratory diseases, and provided greater ventilation through exterior windows. It also prevented the cows from crowding when being herded in and out of the barn or milking pens. As important, it prevented the manure from collecting on whitewashed wall surfaces. Concrete floors further promoted sanitation and were durable under a regime of regular cleaning and disinfecting.

Agricultural publications recommended that the haymow store more than a year's supply of roughage, and it appears that the McPolins' gambrel-roofed haymow had a very large storage capacity (Zeasman 1921). A pulley system running the length of the barn could be used to load hay into the haymow through the sliding overhead doors on both gable ends. Hay chutes in the floor above the manger allowed the farmer to drop hay into the mangers below.

Next to the farmhouse, the milk house was the most expensive structure on the farm (Utah State University 1958). The original McPolin milk house is located on the northwest side of the barn (see Figure 17). As was typical, the milk house was not located within the walls of the stable, but constructed on the exterior of the barn to prevent milk contamination. It is likely that during Patrick McPolin's time, the cows were milked in the stable or a milking pen. The milk was then transported to the milk storage room in the milk house, which was separated from the stable by a small breezeway. The door to this breezeway opened out into the stable, rather than into the breezeway, to protect the stored milk from stable odors and dust. In the milk storage room, McPolin would have utilized a strainer composed of wire gauze and cheese cloth to prevent dirt and hair collected during the milking process from contaminating the milk. The cleaned milk would have been placed in milk cans. It was not uncommon for the milk cans to be placed in ice water baths, such as the poured concrete tub along the west wall of the milk house, to cool. In the early 1940s, modern milk tanks were installed in the milk house.

In 1954, Osguthorpe constructed a second milk house and milking parlor on the northeast side of McPolin's barn (see Figure 18). Unlike the previous simple, whitewashed, wood-framed milk house, the new milk house featured the latest in dairy trends. On the interior, the concrete milking parlor was illuminated through a combination of steel-framed hopper windows on three walls and overhead lamps. The concrete board walls were tiled up to a height of 46 inches and a coat of light-colored paint above promoted sanitation. Four milking stations surrounded a sunken floor, allowing the farmer to stand while milking the herd. The cement floors of the milking parlor were tiled for increased cleanliness. A few steps down from the milking parlor, the milk house once held cooling tanks and other equipment for milk processing and short-term storage. This was also an area where the farmer could wash up before milking, store a set of spare clothes, and prepare for milking chores.

On the second level of the Osguthorpe addition was a granary. Three large storage bins were built parallel to the southeast wall. An automatic mixer in the south corner of the room was used to mix grain and feed. This feed was then loaded into one of the six feeders that filtered the grain mixture through a chute to the milking parlor on the first level. Feeding the cows during milking was thought to improve milk production.

Osguthorpe's two concrete silos on the west side of the barn also reflect dairying trends of the mid-twentieth century (see Figure 19). The regular feeding of dairy cows made it necessary to keep large amounts of feed available during winter months. Silage, typically made up of grasses such as alfalfa or maize, was dried and fermented to prevent spoilage. Once harvested, the silage was loaded loosely into the silo to ferment for preservation. This fermentation process of converting sugars to acids took approximately 2 weeks, after which the silage could be fed to the herd. Silage was typically combined with hay and other feeds to produce the best milk quality and quantities. At the McPolin barn, silage could be loaded into wagons driven down the center alley and distributed to the mangers on either side of the stables by a cart or wheelbarrow.

Osguthorpe also constructed two new open-air sheds to house farm machinery, among other buildings (see Figures 22–24). The shed on the east side of SR 224 is all that remains of the Osguthorpe farm. The other machine shed existed to the northwest of the McPolin

barn (see Figure 18); however, this building was demolished ca. 1990 and replaced by the 1992 reception center.

Finally, the modernization of the McPolin Farm in 1954 included the construction of large manure pits on the east side of SR 224 (see Figure 12c). Historically, the McPolins would have used a specially sized shovel, matching the width of the gutters along the central aisle of the barn, to shovel manure into a wagon. The McPolins would have hauled manure out of the barn to fertilize the fields or perhaps even have stored piles of manure temporarily in the barnyard. During the winter months, however, it would have been difficult to transport manure to the field. There is no evidence that the manure was stored beneath the barn, though this remains a common practice in dairy farming. During Osguthorpe's ownership, a manure spreader would have transported the waste across the highway to be stored in a manure pit. The pit would have held the decomposing liquid and solid manure until the manure could be spread over the fields.

The changes to the farm during the McPolin and Osguthorpe ownerships reflect changes in farming technology during the twenty-first century. The specificity and demands of dairy farming required improvements not only to barn design but also to outbuildings such as silos, sheds, and animal shelters. These modifications document the ever-changing demands and advances in technology to efficiently produce quality dairy products for human consumption. The changes also signify favorable economic conditions for dairying in Park City and the surrounding area, and reflect the growth and modernization of dairying in Utah as a whole.

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CHAPTER 3. ARCHITECTURAL DESCRIPTION

3.1. Overview

The historic McPolin Farm is located along Utah SR 224 near the northwest boundary of Park City in Summit County, at an elevation of 6,700 feet. The 170-acre property is flanked by Quarry Mountain to the northeast and Iron Mountain to the southwest; the latter has a ski resort on its southwest and northwest faces. The farmstead fills the broad, pastoral valley between the two mountains, and the main cluster of farm buildings is surrounded by pastures and hay meadows that slope northeast toward McLeod Creek (see Figure 12a). The highway parallels the opposite side of the creek and traverses the northeast section of the property, about 360 feet from the barn at its closest point. On the opposite side of the highway are the McCleod Creek Trail and a paved footpath and bike trail, as well as an associated parking lot for 24 cars, including two designated for handicapped parking, and one additional historic farm building. The farmstead, with its iconic barn and significant measure of open space, is a widely recognized landmark on the approach to Park City.

Most extant buildings and structures on the McPolin Farm were constructed between about 1920 and 1954, including the barn, silos, corral and animal shelter, granary, bunkhouse, tool shed, and outhouse. Two structures were rebuilt in 1999, including the one-story, foursquare-type farmhouse and the one-story, wood-framed machine shed. Most of the buildings are aligned on a north-northeast to south-southwest axis. For ease of discussion, an architectural north was established for use in this report and on the architectural drawings, which corresponds with true north-northwest. For example, the true north-northwest side of the barn (the long side with the original milk house) is described as the northwest side of the barn, while the short side of the barn facing the highway is described as northeast.

According to the *Entryway Corridor Master Plan* (PCMC 1995:8), other important historic resources surrounding the McPolin Farm that hold significance to the site are:

- The former Union Lime and Stone Co. quarry
- A quarry hoist
- The site of the Harrison McLane Homestead
- A sawmill site
- Two railroad grades

These are considered archaeological resources, and were not documented or evaluated for this report.

3.2. Site

SR 224 skirts the base of Quarry Mountain on the northeast side of the broad valley. The highway serves as the primary entry corridor for Park City. The McPolin Farm is a visual focal point when traveling on SR 224 because of its prominent location in the large open space. Residential and commercial developments border the 170-acre open space to the northwest, southwest, and southeast (Figures 26–30).

Figure 26. General view of McPolin Farm ca. 2010, facing northwest. Image no. 2010302. Courtesy Park City Historical Society and Museum.

Figure 27. General view of McPolin Farm site, facing northwest.

Figure 28. General view of McPolin Farm site showing bridge across McLeod Creek, facing north.

Figure 29. General view of McPolin Farm site, facing east.

Figure 30. General view of McPolin Farm site, facing southwest.

As detailed in the *Entryway Corridor Master Plan*, the open space is a wetland and stream corridor important to small mammals, birds, native vegetation, and naturally reproducing trout in the McLeod Creek (PCMC 1995:13–15). There are several ecotones on the property that make up the open space, including forest, meadow, upland, wetland, and riparian. Plant communities include aspen, mountain brush, cool desert shrub, and various riparian/wetland communities. The native vegetation on Iron Mountain consists of forest and upland communities that include willow, aspen, narrow-leafed cottonwood, river birch, alder, river hawthorn, bigtooth maple, service berry, Gambel oak, mountain mahogany, and various grasses and forbs. The native vegetation on Quarry Mountain consists of the cool desert shrub community that includes sagebrush and dry grasses. The riparian/wetland communities that make up most of the "open space" consist of willows, river birch, various sedges, and wet grasses. There are areas north and south of the farm that indicate evidence of previous pastoral uses based on the existence of non-native species of dry grasses.

McLeod Creek has an average width of 21 feet and a drainage area of 8.78 miles. The creek has an average peak flow of 34.83 cubic feet per second (ft^3/s) in June, an average low flow of 7.18 ft^3/s in September, and an annual average of 14.07 ft^3/s (U.S. Geological Survey 2014). McLeod Creek is part of the Weber River Watershed, which provides drinking water for much of the Wasatch Front. The creek is part of the Weber River Watershed Project, which is a larger environmental protection area to prevent non-point source pollution from affecting the drinking water source (Kamas Valley and Summit County Conservation District 2013). The farmstead buildings are surrounded on three sides (east-southeast, west-northwest, and south-southwest) by open space, and the north-northeast side is flanked by SR 224 and McLeod Creek. There is a bridge spanning McLeod Creek, just north of the McPolin barn, that was constructed in 1998; it connects the farmstead to SR 224 (see Figure 28).

The asphalt interpretive trail system was graded in 1998 and completed in 1999. The network of concrete walkways connects the farm buildings to the concrete plaza west of the barn. The plaza serves as the centralized event/gathering space for the property. Historically, this area was the principal corral and barnyard for the farm. Picnic tables are scattered throughout the plaza and can be moved freely to accommodate site visitors. The concrete area meets the asphalt driveway leading to SR 224. On the east side of the creek, the trail system breaks away from the driveway, continues through an underpass beneath SR 224 that was constructed in 1998, and connects to a parking lot on the east side of SR 224. The entire trail system includes 1.22 miles of paved trails.

3.3. Barn

The McPolin barn is located 360 feet southwest of SR 224 and 45 feet northeast of the reception center (Figures 31–34). The primary entrance faces southwest. Construction on the barn was likely completed in 1922. Family stories explain that the materials used during construction were recycled from an old silver mill in Park City (Compton n.d. [b]). The theory is corroborated by notches in structural members unrelated to current construction. 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 (Morrison 1990).

Figure 31. McPolin barn, facing northeast.

Figure 32. McPolin barn, facing southeast.

Figure 33. McPolin barn, facing west.

Figure 34. McPolin barn, facing north.

The Improvement-Era barn measures 100 feet northeast to southwest and 36 feet northwest to southeast (see drawing in Appendix C). There is a concrete plaza southwest of the barn that measures 65 feet square; this area is used as a gathering space for large events but originally served as the barnyard and principal staging area for the farm (see Figure 31). The wood-framed barn was constructed with recycled timbers and dimensional lumber. Cladding on the main level is vertical, board-and-batten siding of rough-sawn boards, while the upper level cladding is of vertical, rough-sawn boards without battens. Horizontal wooden trim boards at the junction of the main level ceiling and upper level floor form a belt course that creates a visual delineation between floor levels. The barn's primary entrances are on the southwest façade and comprise a vertical-plank sliding door centered in the wall, and a smaller, strap-hinged door at the northwest end. The smaller door has simple pull handles and plain board trim. A strap-hinged, cross-braced, wood-framed door is centered on the second level above the sliding door. In both gable ends are large, wood-framed, cross-braced doors that once provided access for hay delivery; they operate on weighted pulley systems that allow the doors to slide down the exterior wall face (Figure 35). The weighted pulley system is supported by a pulley attached near the roof line at each gable end. A rectangular weight hangs on a steel cable from each pulley. Steel cables attach to the upper corners of each door.

Figure 35. Northeast end of barn showing gable end and sliding doors to hay mow on upper level.

With the exception of the first level windows on the southwest façade, the windows on the main and upper levels were originally six-pane, divided-light sash hopper windows. All of the hopper windows have been removed, and the openings are currently boarded with plywood, painted black on the exterior. The window openings have plain board trim, sills, aprons, and standard casement locks. On the southwest façade, two window openings are located on the upper level. On the main level, five extant six-pane divided light wood windows flank the primary entrance sliding door; three are located between the sliding door and the south corner of the barn while the other two are between the sliding door and the strap-hinged door. With the exception of two wood sashes stored in the barn's second-level granary, all the original wood window sashes have been lost.

On the southeast side of the barn, 10 boarded window openings are evenly spaced just below the belt course on the main level (see Figure 34). On the upper level are six unevenly spaced window openings. The fenestration pattern on the northwest side was originally identical, although one of the main level openings has since been blocked by the addition of the original milk house (see Figure 32). Two window openings remain on the northeast side, one each at the main and upper level; the other original openings have been blocked by the addition of the milking parlor (see Figure 33).

The foundation of the barn is composed of coursed sandstone rubble that was reportedly taken from a quarry on the site (Morrison 1990) (Figure 36). The barn is located on a light grade of 3.49 percent, thus the height of the foundation is approximately 4 feet on the northeast side of the barn and tapers to less than 6 inches on the southwest façade. A side-hinged, board-and-batten door in the foundation on the northeast side provides access to the crawl space (Figure 37). The gambrel roof ends have hay hood projections that provided

protection for the end of the hay rack, track, and pulley system. Two matching cupolas stand on top of the roof, dividing the ridgeline into thirds. These have gable roofs and louvered sides. Open eaves are supported by the exposed rafter tails on the northwest and southeast façades. The gable ends are finished with fly rafters at the outside edge, and all eave elements are painted white.

Figure 36. Sandstone foundation, painted white, with opening for basement ventilation.

Figure 37. Board-and-batten door on northeast side of the barn leading to lower-level crawl space.

In plan, the original portion of the barn is rectangular with a basement crawl space and two levels. The crawl space may have originally served as a stable, used to house horses.[1] The primary function of the main floor was for housing and milking cows (Figure 38). The main level floors are made of poured concrete with a central formed channel to transport waste (Grant 1958) (Figure 39). Underneath lies a horizontal rough-sawn wood floor supported by 2 × 10–inch floor joists that run the width of the barn. The ceiling joists are supported by two longitudinal girders that in turn are supported by two rows of 6 × 10–inch posts box jointed into the girders. The lapped girder joints are

[1]Betty McPolin Burt remembers her father Patrick boarding horses for neighbors and friends. She recalls that he stabled the horses in the lower level of the barn (personal communication to Anya Grahn and Hannah Turpen, January 9, 2015).

bolted together with mine bolts. The interior is divided into three sections by two cattle stanchions that run the entire length of the building. The two parallel rows of stanchions were used to hold and feed cows while milking (Figure 40). The animals were housed in the large center aisle with their heads facing the outside aisles. The two outside sections functioned as mangers or feed stalls, while the central area was devoted to animal movement. This arrangement provided minimum obstruction for the animals while entering and leaving the barn and allowed for ease of their inspection. Two 18-inch-wide and 5-inch-deep gutters are located on either side of the center aisle. The gutters were equipped with a specially sized shovel to remove manure. Openings along the exterior wall through the ceiling allowed for easy delivery of feed from above. A damaged, four-paneled wooden door in the northwest wall provides access to the stairs into the milk house from the interior of the barn. At the northeast end of the main level, a doorway opens into the second level of the milking parlor.

The upper level of the barn was used as a loft for hay storage (Figure 41). The gambrel roof allowed for maximum hay storage because the roof structure uses no posts for support and the entire second floor is open, usable space. A set of steep wooden stairs without handrails is located in the north corner of the barn and provides access between the main and upper levels. The upper-level flooring is composed of rough-sawn wood planks. The walls are of post-and-beam construction and are unfinished on the interior side. The ceiling is also unfinished, exposing a gable-roof truss system that comprises a double set of rafters joined at purlins and supported by purlin posts and diagonal bracing. The rafters are sheathed with horizontal boards; these were originally covered with wooden shingles, which have since been replaced with asphalt shingles.

Figure 38. General view of main level, facing southwest.

Figure 39. Concrete floor on main level with channel for waste transport.

Figure 40. Wood stanchions on main level, facing northwest.

Figure 41. Upper-level hay mow, facing southwest.

Diagonal steel cables were installed on the interior of the barn in the early 1990s to help resist lateral loads. The cross-bracing cable system is anchored with large steel plates at the perimeter of the concrete floor on the main level, for a total of seven on each side of the barn floor. Two cables lead from each anchor, passing through the ceiling of the main floor through cutouts in the flooring of the hayloft. On the upper level, one of the two cables is attached to the roof plate and the other to the purlin. This cross-bracing system creates a series of two rows of seven "Xs" on either side of the hayloft.

3.3.1. Milk House

The milk house is an addition to the barn that is roughly centered on the northwest side (Figure 42). The addition was built by Patrick and James McPolin in the 1930s. The one-story structure housed the main milking operations for the farm until the new milk house and milking parlor were built in the 1950s. The purpose of the milk house was to clean, process, and store the milk that was then likely transported to Salt Lake City for processing at the Cloverleaf Dairy (Kelly 1939).

The milk house measures 14 × 16 feet and was constructed with reinforced poured concrete. The foundation is of board-formed, poured concrete, and maintains a height of 3 feet on all façades. The foundation is also exposed on the interior because of the sanitary design of the milk house. There is a 10-inch poured concrete step on the exterior that provides access to the primary entrance on the northwest façade. The interior flooring is poured concrete with a series of drains to accommodate the cleaning process.[2] Two concrete steps provide access to the elevated vestibule.

[2] The drains allowed the milk house to be easily rinsed out.

Figure 42. Milk house, facing southeast.

The exterior walls of the milk house are composed of reinforced concrete beneath wood frame walls covered in drop siding and finished with a frieze board at the gable end. A vent is centered in the gable above the window. A gable roof with asphalt shingles connects to the main barn just below the upper-level windows. The gable end is finished with fly rafters, formed by the last board of the roof sheathing. Wooden and concrete elements of the milk house are painted white. Disconnected remnants of the knob and tube electrical wiring are visible on the exterior walls.

The milk house windows were originally four-pane, divided light wood sash, but have been removed; the openings are currently boarded. Two casement windows flank the primary entrance on the northwest façade. A single fixed sash window is centered in the gable above the primary entrance door. Three divided light casement windows were once located on the southwest wall, but these have been lost and the openings boarded. Another single divided light window was located on the northeast wall, but has also been removed and the opening boarded.

The main room has an alcove, and there is an enclosed entryway on the southeast wall accessed by two concrete stairs; this forms an interior vestibule between the milk house and the barn (Figure 43). The entrance from the exterior is a single half-glazed paneled wooden door. The vestibule is accessed through a damaged four-paneled wooden door.

Figure 43. Vestibule and door leading from barn to milk house, facing northwest.

The concrete floor is elevated 6 inches on the northeast side of the room starting at the edge of the concrete steps, and a large 7-foot, 6-inch × 2-foot, 8-inch poured concrete cooling tank is built into this elevated section (Figure 44). On the southwest edge of the cooling tank is a 5-inch × ½-inch × 12-foot, 4-inch steel plate. The cooling tank was used to cool the milk after the milking process and before distribution (Harrington and Bremer 1932). The milk was kept in large drums and cooled using ice that had been harvested from McLeod Creek in the winter (Compton n.d. [a]). It was common for dairy operations of this size to utilize cooling tanks because deliveries and pickups for distribution did not occur every day; cooling tanks provided a method for preserving milk, and therefore helped facilitate increased production (Harrington and Bremer 1932).

The alcove on the southeast corner of the milk house is thought to have been used for washing vats as a part of the sanitation process for milking (Figure 45). Although the washing vats are no longer present, the room's layout suggests that this area was used for washing vats because of sanitary regulations and typical milk house layouts that were encouraged by the government during the 1930s (Harrington and Bremer 1932). There is an opening in the ceiling above the alcove that has plain board trim; this provides attic access (Figure 46). The elevated vestibule was utilized as both a storage space and as an area to create a more sanitary barrier between the barn and the milk house. This area provided a space to change into clean/sanitary clothing, and also helped prevent contamination from particulate matter because both doors were never open at the same time. The vestibule walls are clad in wood drop-siding, the ceiling is clad in wood running west-northwest to east-southeast, and there is simple board trim around the doors. The walls in the alcove of the milk house are made of horizontal painted wood plank cladding, the walls in the main room of the milk house are composed of painted 4 × 4–inch rectangular patterned drywall sheathing, and the entire ceiling is clad in stripped wood running northwest to southeast.

Figure 44. Concrete cooling tank built into milk house floor, facing north.

Figure 45. Alcove of milk house, facing southeast.

Figure 46. Attic access door in ceiling of milk house.

3.3.2. Milking Parlor

The L-shaped milking parlor addition is composed of a two-story stem-wing (the actual milking parlor) that extends northeast of the barn and a one-and-a-half-story side wing (the new milk house) that extends northwest from the stem wing; the primary entrance is located in the northwest gable end (Figure 47).

Figure 47. Milking parlor, facing south.

The stem wing and side wing share their northeast façade, which measures 35 feet long. The southeast side of the stem wing measures 35 feet long while the visible section of its northwest side measures 13 feet. The northwest façade of the side wing measures 21 feet long, and the southwest side is 16 feet long. The addition was constructed with an unreinforced, poured concrete foundation; unreinforced concrete-block masonry walls; and shiplap siding on the gable/gambrel ends.

The foundation is poured concrete and varies in height depending on the façade. On the southeast façade, the foundation is 9 feet 6 inches on the southwest end, and rises to 11 feet on the northeast end. On the gambrel end of the stem wing, the foundation is 10 feet 8 inches high, and extends to the base of the four evenly spaced windows on the main level. The foundation on the northeast façade of the side wing is 4 feet 9 inches. The foundation on the northwest façade is 2 feet 7 inches on the southwest end, and rises to 3 feet 6 inches on the northeast end. The foundation on the southwest façade of the side wing is 2 feet 7 inches.

The milking parlor stem wing has a gambrel roof running northeast to southwest. The side wing has a gable roof running northwest to southeast. Both roofs have asphalt shingles. The rafter tails and wood board sheathing are visible in the open eaves, which are finished with fly rafters at the gable and gambrel ends. Disconnected remnants of the knob and tube wiring are visible on the exterior walls. The brick chimney from the interior of the side wing projects from the southwest side of the gable roof. Two metal air vents are located on the ridge of the gambrel roof of the stem wing. The gambrel roof end of the stem wing has a hay rack, track, and pulley system for loading feed into the upper level of the stem wing. Access to the basement level of this stem level was not achieved as part of this investigation.

The primary entrance is formed by a pair of six-paneled wooden doors that are centered on the northwest façade of the side wing. The doors do not have any hardware and have simple board trim. The entrance is flanked by two hopper-style, divided light windows with a fixed divided lower sash. Secondary entrances are located on the gable end of the stem-wing, and include a paneled wooden door at ground level and two large, six-panel wooden doors on the upper level.[3]

The windows of the addition were originally steel, single-sash hopper windows over a fixed lower sash, but the glazing has been removed and the openings are currently boarded. Three windows are evenly spaced on the northeast façade of the side wing, and maintain the height of the windows that flank the primary entrance on the northwest façade. On the stem wing, two windows flank the double doors on the upper level. On the main-level floor below this, four windows are evenly spaced on the gambrel end, and maintain the height of the eave. At the main level on the southeast side are four evenly spaced windows. The windows have plain board trim, sills, and aprons.

The interior of the stem wing includes a single room on the main level that is accessed through a sliding barn door on the northeast end of the barn (Figure 48). A single room on the upper level is accessed through an open doorway on the northeast end of the hayloft in the barn. The main level has a tiled floor that leads around the perimeter of the room with bays created by tubular metal fencing for holding each cow (Figure 49). Drains in the tile floor allow for drainage during the sanitation and cleaning process. The electric milking equipment is still in place, and the center of the room opens onto the lower level where workers attached the milking cups to each cow's udder (Figure 50). The circular pattern allowed the cows to flow around the room and exit back into the main level of the barn. The tile from the flooring continues to the base of the windows because of sanitation regulations;

[3] The secondary entrances were primarily used to access interior grain storage facilities by delivery trucks.

the walls above that are finished with plaster and paint (Figure 51). The hopper-type windows have metal hoods and wings that were part of creating a sanitary environment while allowing for air flow. Because the windows have a bottom hinge and side and top awnings, the likelihood of foreign particles from the exterior environment contaminating the milking process was greatly diminished. The ceiling is clad in bead board and the ceiling joists are finished with simple molding. Six industrial-style pendant lights are mounted in two rows of three. Rectangular heaters are also installed on the ceiling to comfort the cows during the milking process.

The upper level of the stem wing is accessed through a wood-paneled door in the northwest corner of the upper level of the barn. Two wood-paneled doors on the northeast wall provide access to the hay rack, track, and pulley system that aided in the delivery of hay to the upper level of the barn from the exterior. The space has wood plank flooring running northwest to southeast. The walls are exposed, unreinforced concrete blocks like those found on the exterior of the structure. The southwest wall is clad in horizontal wooden planks above the height of the eave. The gambrel roof framing is exposed on the interior with two industrial-style pendant lights centered on the ridge. The room is separated into three different spaces of differing sizes by divider walls that maintain the height of the eave. The divider walls are studded walls that are clad in shiplap siding. The two smallest of the three grain bins are on the southeast third of the room, and are accessed through open doorways that are framed with 2 × 4–inch pieces of wood. Six grain feeders, a fuel tank, and a large grain sifter are scattered throughout the largest space, though it is not known if these were original to the stem wing. The six grain feeders provide feed to the cows in the milking process through chutes in the floor (Figure 52). The members of the structural supports for the gambrel roof are covered in random splotches of white paint. Because the interior of the second level of the stem wing is mostly unpainted and unstained wood, it is unknown if the boards were reused from a previous structure or if they were scrap-wood from another part of the property, which could explain the evidence of foreign paint.

Figure 48. Door in northeast end of barn providing access to milking parlor, facing northeast.

Figure 49. Tubular steel milking pen in milking parlor.

Figure 50. Lower-level work area between milking pens, facing northeast.

Figure 51. Tiled wall and hopper-type windows in milking parlor, facing east.

The interior of the side wing is accessed through a doorway in the northwest wall on the main floor of the stem wing. The single room is one and a half stories tall, and aligns with the basement and main levels of the stem wing. Once in the side wing, a small landing and a set of six concrete stairs with industrial steel handrails leads down into the room below (Figure 53). There is a closet on the northwest side of the southwest wall with a paneled door. The closet's exterior walls are standard drywall and finished with a wooden board at the crown. The closet was added by PCMC to house fire-suppression equipment. All the doors in the side wing have plain board trim. A brick chimney or flue is exposed on the southeast wall. The ceiling is clad in wooden planks running northwest to southeast, and fire suppression sprinklers are centered on the ceiling running northeast to southwest. The floors are made from poured concrete and the walls are concrete blocks like those on the exterior. There is a simple molding at the crown on all the concrete block walls. The windows on the northeast wall were originally hopper-type with metal hoods and wings like those found in the stem wing. The windows have been removed and replaced with boards.

Figure 52. Second floor milking parlor with feeding machinery, facing southeast.

Figure 53. General view of milking parlor side wing, facing west.

3.4. Corral with Animal Shelter

The rectangular corral and its associated animal shelter are located 21 feet southeast of the barn; the structures were built ca. 1920 (Compton n.d. [b]) (Figure 54). This area was used primarily to house a bull and cow during the breeding process. The wood-framed, gable-roofed, one-room animal shelter faces northeast, and is clad in corrugated metal siding; it measures 15 × 12 feet and is located in the southwest end of the corral (Figure 55). The animal shelter has a rectangular plan with deteriorated concrete slab. It is unclear if the concrete was once a foundation or comprises remnants of a non-extant building. The interior walls are not finished, so the structural wooden 2 × 4–inch framework and exterior 3 × 4–foot vertical corrugated metal cladding are visible on the interior (Figure 56). A large doorway provides access into the shelter from the corral on the southeast end of the northeast façade. There is a window opening on the northwestern end of the southwest façade. A sliding shutter with decorative T-hinges covers the opening. The ceiling has exposed wooden rafters, revealing the corrugated metal roofing material. Two pointed lighting rods are visible on the roof ridge.

Figure 54. General view of corral with animal shelter, facing southeast.

Figure 55. Animal shelter, facing east.

Figure 56. Interior of animal shelter, facing southwest.

Eaves are formed by the protruding exposed rafter tails on the northeast and southwest façades. The eaves are finished with a fascia nailed to the ends of the rafter tails. The gable ends are treated similarly, and all elements are unpainted. The 3 × 4–foot vertical, corrugated metal cladding on the northwest and southeast gable ends is cut evenly, and the bases have been lined up with the eave to mimic the eave's height on the northeast and southwest façades. Lining up the bases of the 3 × 4–foot vertical corrugated metal cladding pieces to be even with the eave delineates the transition between the gable end and the lower wall.

The corral measures 20 feet northwest to southeast and 65 feet northeast to southwest (Figure 57). The fence rails are made of welded standard gauge railroad tracks probably salvaged from the nearby Denver & Rio Grande Western Railroad track north of the property (Morrison 1990).

A historic log fence extends 25 feet west-northwest to east-southeast from the southeast corner of the animal shelter. The log fence then runs 210 feet northwest to south-southwest. Historically, the log fence was the west-northwest boundary of a pastoral area that was located on the southeast portion of open space.

Figure 57. Corral fencing, facing east.

3.5. Granary

The granary is located 30 feet southwest of the farmhouse (Figure 58). The granary's primary entrance faces northeast. Based on McPolin family records, the structure was built ca. 1920. Evidence shows that the structure may have been moved since it was built, however, its exact original location on the property remains

unknown. The granary was used to store feed and horse tack that supported the needs of the farm (Compton n.d. [a]). It may have also been used as an animal shelter during different periods, perhaps to house sheep and chickens. This is evident not only by its proximity to the house, but also the shrunken size of its entrance doors, suggesting that a ramp may have led into the opening for animals to move in and out.

Figure 58. Granary, facing south.

The granary measures 20 feet, 10 inches northwest to southeast and 13 feet, 6 inches northeast to southwest. The one-story structure has a single-cell plan with one rectangular room. The foundation is of poured concrete, which is a modern alteration. The walls comprise 2 × 4–inch wood framing clad in 12-inch-wide vertical boards and 3-inch-wide battens.

The room is divided in two by a half wall, which formed a storage bin for grain (Morrison 1990) (Figure 59). The half wall is clad in horizontal wood planks and supported by a studded wall system. The interior has a concrete floor and exposed rafters in the ceiling (Figure 60). A cable bracing system has been installed at the eave on the interior, running horizontally northeast to southwest. The cables are aided by several new collar ties and ceiling joists in the truss system. Also, the northeast and southwest walls have been reinforced with plywood sheathing, which hides all exterior openings except the reduced entrance doorway and transom window on the southwest façade. It is likely that this original doorway was replaced by a window opening that would have permitted the ingress and egress of chickens kept in the rehabilitated granary. Original horizontal planks clad the bottom half of the northwest wall and the northeast corner of the northeast wall.

The granary's primary entrance is centered on the building's northeast façade. Two boarded windows symmetrically flank the primary entrance. There is a secondary entrance on the southwest façade (Figure 61). The reduced height of the door suggests that it was perhaps used by sheep or smaller farm animals that would have been temporarily housed in the granary. Two boarded windows divide the southwest façade into thirds. The sill of the northern window on the southwest façade is lined with metal to protect the wood while grain was being shoveled through the opening; this is the only window with a sill. The doors on the northeast and southwest façades have both been boarded. The primary entrance door on the northeast façade, the entrance door on the south-southwest façade, and all four windows have plain board trim. No original doors or window sashes remain.

The northwest and southeast gable ends have a horizontal wooden trim board at eave height that creates delineation between the roof gable and the lower wall. The trim is attached directly to the board-and-batten cladding. A 1-foot wooden skirting board wraps the base of the structure and breaks at both doorways. Corner boards were used to finish all four corners. The structure has a gable roof with cedar shingles and two pointed lightning rods on the ends of the roof ridge. Eaves are formed by the exposed rafter tails on the northeast and southwest façades. The gable ends are finished with fly rafters, and all elements are painted white. Disconnected remnants of the knob and tube wiring are visible on the exterior walls.

3.6. Tool Shed

The tool shed is 9 feet northwest of the outhouse and was built ca. 1920 (Compton n.d. [b]) (Figure 62). This area was used for repairing or constructing farm machinery and equipment. The primary entrance faces east. PCMC restored and relocated the tool shed in 2002, but the exact original location remains unknown.

The tool shed measures about 12 feet square. The foundation is poured concrete and is a modern addition. The structure is formed by studded walls with board-and-batten siding that is also visible from the interior. The wooden rafters, ceiling joists, and roof sheathing are visible from the interior. The structure is a single-cell square plan with a built-in workbench, cupboard, and table. The interior consists of a rough-sawn wood plank floor. Small, 3 × 1.5–foot cross-garnet-hinged wood doors with plain trim are located at the bases of the east and north walls; the original purpose of these doors is unclear (Figure 63). There is a workbench with wooden nail bins mounted above a cupboard for tool storage, and a small table is in the southwest corner of the interior.

Figure 59. Half wall dividing interior of granary, facing southeast.

Figure 60. Exposed roof framing and cable bracing on granary interior, facing southeast.

Figure 61. Boarded original door, southwest side of granary, facing northeast.

Figure 62. Tool shed, facing south.

Figure 63. Access door at base of tool shed, facing southwest.

The primary entrance is a strap-hinged wooden door centered on the east façade with plain board trim. A small, four-pane, fixed wood window with plain board trim is above the workbench on the south façade.

The east and west gable ends have a horizontal wood trim board that maintains the height of the eaves on the north and south façades. This creates delineation between the roof gable and the lower wall. The trim is attached to the board-and-batten cladding. A 1-foot-high wood skirting board wraps the structure and breaks at the small doors on the north and east façades. Wood corner boards finish all four corners of the structure. A 4 × 12–inch vent on the east wall is covered with a small plywood awning and

centered below the peak of the gable ends. A similar vent is located in the west gable end. The gable roof has cedar shingles and two pointed lighting rods at the ends of the roof ridge. The eaves comprise plain frieze boards and a canted soffit formed by the board roof sheathing. Fly rafters finish the gable ends, and all elements are painted white. Disconnected remnants of the knob and tube wiring are visible on the exterior walls.

3.7. Outhouse

The three-hole outhouse is located 4.5 feet west of the bunkhouse (Figure 64). The date of construction is unknown, but it is presumed to have been built before installation of indoor plumbing in the house in the 1930s (Compton n.d. [b]). The primary entrance faces northeast. PCMC found the outhouse against the southeast corner of the barn, then moved and restored the structure; however, its exact original location remains unknown.

The outhouse measures 6 feet 8 inches northwest to southeast, and 4 feet 5 inches northeast to southwest. There is no foundation. The outhouse comprises a single rectangular room containing a wooden bench along the southwest wall and wooden plank flooring. The walls are of single-wall construction and the exterior is clad in narrow clapboard wood siding. The interior walls and ceiling are unfinished, which exposes the exterior wall sheathing and the roof sheathing. The three-hole, built-in wooden bench in the outhouse is approximately 5 feet 7 inches wide, 2.5 feet high, and 1.5 feet deep (Figure 65). The three holes on the bench are of differing diameters, purportedly to allow for men, women, and children to comfortably use the outhouse. The northwest hole is the smallest in diameter, and was intended for children; the middle hole with the median width was intended for women; and the southeast hole was the largest, and intended for men.

Figure 64. Outhouse, facing southwest.

The doorway is fitted with a butt-hinged, Z-braced door of vertical boards; it is centered on the northeast façade and has plain board trim. All four corners of the structure are finished with 3-inch-wide wood corner boards. The gable roof has cedar shakes. The eaves are made up of plain frieze boards, a de facto soffit formed by the last board of the roof sheathing, and a canted fascia nailed to the ends of the rafters. The gable ends are finished with a frieze board, and all elements are painted white.

Figure 65. Outhouse bench seat with three holes.

Figure 66. Bunkhouse, facing southwest.

3.8. Bunkhouse

The bunkhouse is located 4.5 feet southeast of the outhouse, and was built ca. 1935 (Compton n.d. [b]) (Figure 66). The primary entrance faces northeast. McPolin family records state that the bunkhouse was built by James McPolin when he was 17 years old (Compton n.d. [a]). The bunkhouse could sleep two to three farmhands, who would have worked at the farm on a seasonal basis. There was just enough room for two to three cots to fit next to the wood-burning stove. PCMC restored and moved the bunkhouse in 2002; however, the exact original location remains unknown.

The bunkhouse measures about 10 feet northwest to southeast and 8 feet northeast to southwest. The structure has no foundation but sits on sandstone blocks that are visible on the corners of the structure. The structure was built using single-wall construction, with 12-inch boards and 3-inch battens on the exterior. The interior is composed of a single rectangular room and has a wood-plank floor covered with deteriorating, glued-on felt. A small woodstove is on the northwest wall of the interior. The interior walls and ceiling are finished with horizontal tongue-and-groove boards. There is evidence of newspaper and pressed board having been used as additional insulation because of remnants attached to nails. McPolin family records show that a farmhand froze to death in the bunkhouse during a winter night (Compton n.d. [a]).

The doorway is fitted with a strap-hinged door of vertical boards set in square framing members; the opening is finished with plain board trim. A square window opening with plain board trim and no sill is centered on the rear wall (southwest façade); it is fitted with a modern Plexiglas window with false muntins. A 6-inch-wide wood skirting board wraps the base of the structure, and the corners are finished with 3-inch-wide wood corner boards. A metal stovepipe projects through the roof ridge to serve a small wood stove on the interior. The gable roof has cedar shakes, a metal ridge cap, and a pointed lightning rod at each end of the roof ridge. The open eaves are supported by the exposed rafter tails on the long sides and small purlins on the gable ends. The eaves comprise plain frieze boards and a canted fascia nailed to the edge of the eave; all elements are painted white.

3.9. Grain Silos

The two concrete grain silos are 15 feet southeast of the barn (Figures 67 and 68). The grain silos are approximately 3 feet apart and are arranged side by side, running northeast to southwest. The only ground-level openings, which were originally unloading doors, are located on the northwest sides and are both blocked with a sheets of galvanized metal. The grain silos were utilized as surplus grain storage used to feed the cows. Osguthorpe constructed these silos in 1953.

Figure 67. Grain silos, facing north.

Figure 68. Grain silos, facing southeast.

The grain silos each measure 17 feet, 1 inch in diameter, with a wall thickness of 6 inches; they were built using formed, poured concrete reinforced with vertical and horizontal metal rebar. The walls retain a square block pattern that was created by the concrete forms. On the northwest exterior side of each silo is a rounded protrusion, which is a chute that covers a column of unloading doors. The base of each chute originates just above the unloading doors and extends vertically to the roofline. The base of each chute is boarded up with a sheet of plywood, and the top of each chute is capped off with a conical metal topper. The roofs of the silos comprise hemispherical metal caps with recessed joints and conical metal toppers at their peaks.

The silos are connected at their roofline by a metal bracing system that was likely the support framework for a filling platform. The filling platform would have provided access to both silage distributers, which were located on the southwest side of the northeast silo and on the northeast side of the southwest silo. On the northwest side of the bracing system is a rounded metal bracket, which was most likely the anchor for the filling pipe that delivered grain to the silage distributor while someone oversaw the process on the filling platform (McCalmont 1948).

3.10. Osguthorpe Shed

The Osguthorpe shed is located 640 feet southeast of the parking area on the northeast side of SR 224; it faces southwest (Figures 69 and 70). The shed was constructed in 1960 because the Osguthorpes moved their dairy operations to the northeast side of the property after a fire in 1955 damaged the house and the advantage of increased snow melt on the northeast side of the broad valley (Compton n.d. [a]). During this time, the Osguthorpes constructed a group of dairy facilities and a residence, of which the only remaining structure is the wooden shed, now referred to as the Osguthorpe shed.

Figure 69. Osguthorpe shed, facing south.

Figure 70. Osguthorpe shed interior, facing east.

The Osguthorpe shed measures 73 feet northwest to southeast, and 30 feet northeast to southwest. The structure has a shed roof covered with ridged metal panels, and the roof is highest on the southwest façade. The shed has two open sides on the southwest and southeast façades, and two wood-framed walls on the northwest and northeast façades. The framing is composed of vertical wooden posts and horizontal nailers of dimensional lumber, to which the exterior cladding is attached. The open side on the southwest façade has a partial wood wall on the upper third of the façade. The wooden walls are clad in white-painted board-and-batten siding, although many of the batten pieces are missing.

The roof is supported by three rows of eight wooden poles that are reinforced by simple wood brackets connected to the roof. There is no ceiling on the interior, and the rafters and board sheathing are exposed. Eaves are supported by protruding exposed rafters tails. The eaves are made of plain frieze boards and a canted soffit formed by wood panels. The structure does not have a foundation.

There are seven window openings evenly spaced on the upper wall on the southwest façade. These were originally fitted with pairs of six-pane, fixed wooden windows, but nearly all have been lost. Only the pair of windows on the southeast end retain a complete set of muntins. The window openings have plain board trim.

3.11. Farmhouse

The farmhouse is located 135 feet southwest of the barn, and was constructed in 1999 to replace the original ca. 1900, one-story, four-square-type, pyramidal-roofed house. According to family history, the original house was previously the main office for the Grasselli Mill, a large mining operation in the present Bonanza Park area of

Park City (Figure 71). The Grasselli Mill would later become the King Con Mill (Morrison 1990). In 1923, the building was moved in two pieces by wagon to its present location, where it was reassembled and given a front porch and a lean-to addition on the southwest side. The building was severely damaged by fire in 1955 and abandoned (see Figure 25). In 1995, the gutted house was demolished and replicated using similar materials. During the reconstruction, the City chose only to reconstruct the house to its original size when it had served as the Grasselli Mill's office. The ca. 1923 lien-to addition was not rebuilt.

Figure 71. The King Con Mill, formerly the Grasselli Mill, with the main office at right, sometime after 1916. Image no. 19841121. Courtesy Park City Historical Society and Museum.

The farmhouse measures 22 feet, 6 inches northwest to southeast and 24 feet, 4 inches northeast to southwest on the west-northwest façade (Figure 72). A 7-foot-wide, hip-roofed, covered porch extends across the northeast and southeast sides of the building, and continues for 5 feet beyond the southwest side of the house to cover a walkway. The reconstructed farmhouse has a poured concrete foundation with studded wall construction, and the exterior walls are clad in wood drop siding, with the exception of a 1-foot section of board-and-batten siding at the wall base. The walls are finished with 4-inch-wide wooden corner boards.

Figure 72. Reconstructed farmhouse, facing south.

A pyramidal, hipped roof covers the main room and a hipped roof extension covers the rear addition. The porch on the northeast façade has a hipped roof that transitions to a shed roof over the southeast side of the porch (Figure 73). All roofs are covered with asphalt shingles. The porch has a ceiling clad in bead board with two flush-mounted, lantern-style light fixtures on each porch façade. There are

roof vents on all four peaks of the pyramid roof, and a ventilation stack on the southwest pitch. The southeast porch extends to the southwest of the building, continuing the shed roof form and creating a 5-foot section of covered walkway. The eaves comprise plain frieze boards, soffit panels, and a fascia nailed to the edge of the eave; all wood elements are painted white.

Figure 73. Stairs and porch on southeast side of farmhouse, facing southwest.

The porch framing rests on cylindrical concrete piers, and a wooden fascia covers the floor framing. Lattice work covers the crawl space underneath the porch. The deck material on the porch is 4-inch-wide wood boards that run across the short axis. The wooden porch posts are 4-inch square with 2-inch square simple brackets that have a 1-foot projection and 1-foot height. The wooden balusters are 2-inch square with 4 × 2–inch top and bottom rails. There is a stretcher bond brick chimney with a Flemish bond above its shoulders on the northwest façade. The southwest façade has a security system siren speaker near the door. There is a vent on the southwest end of the southwest façade for the utility closet, and a vent just east-southeast of the entrance door. A water meter and electrical circuit box are on the northwest façade.

The primary entrance is a glazed, two-panel wooden door with a glazed top on the northeast façade. A pair of two-over-two, double-hung wooden windows are north of the doorway. The southwest (rear) façade has a four-paneled wooden door that is slightly off center and is flanked by two lantern-style, wall-mounted light fixtures. Both doors have plain board trim and lever handles. A pair of two-over-two, double-hung wooden windows are on the northwest and southeast façades. The windows have plain board trim, sills, and aprons.

In plan, the farmhouse has a single square room on the northeast side with a small closet space on the southwest wall and a rectangular lean-to addition that extends across the southwest elevation. There is a closet in the southeast corner of the lean-to addition, accessible from the main room, that houses the mechanical equipment. The square main room is part of the original ca. 1900 plan (Figure 74). A set of three stairs in the addition leads to a 4 × 4–foot entryway for the southwest door. The flooring in the main room is of tongue-and-groove pine boards that run northwest to southeast. Approximately half of the floorboards are original to the ca. 1900 farmhouse. Most of the flooring was damaged in the 1955 fire, but some

was salvaged and refurbished. The addition has resilient flooring and wooden baseboards. The walls are finished with 4-foot-high wainscoting capped by a decorative 1-inch molding and drywall in the main room; approximately half of the wainscoting was salvaged from the fire-damaged structure. The addition walls are finished with drywall.

Figure 74. Main room of farmhouse, facing southwest.

There is a bead board suspended to the ceiling joists by cables; the ceiling is clad in standard drywall. The closet door is a four-panel wooden door, and the closet has an unfinished plywood subfloor. There is a doorway to the lean-to addition from the main room, from which the door has been removed. A four-panel wooden door on the northwest side of the addition leads to a small utility closet with an unfinished plywood subfloor. The doorways have plain board trim, and all doors have lever handles. Three two-over-two double-hung windows are on the southwest wall of the main room. In the original mill office, these would have been exterior windows but became interior windows when the addition was added in c. 1900. A 5-inch baseboard wraps the interior walls. The windows have plain board trim, sills, aprons, and standard casement locks. A historic wood-burning stove is centered between the two windows on the northwest wall of the main room. The stove is 1.5 feet from the wall, 4.5 feet tall with a 1-foot-wide stovepipe that extends 3 feet above the stove and connects to the wall.

3.12. Reception Center

The reception center is located 45 feet southwest of the barn, and the primary façade faces southeast (Figures 75 and 76). The original 1950 shed was demolished in 1999 and was rebuilt to accommodate events and receptions. The original shed was used primarily for storage of large farm machinery and equipment. The reception center also serves as a facility for recreational trail patrons to use the payphone, store items in the lockers, and use the restrooms.

Figure 75. Reception center and plaza, facing northwest.

Figure 76. Reception center and locker room entrance, facing north.

The one-story reception center measures 90 feet northeast to southwest and 30 feet northwest to southeast. The foundation is poured concrete with a height of 3 feet on the northeast, southeast, and southwest façades. The foundation on the northwest façade is stepped to accommodate the change in grade, and ranges from 3 feet to just a few inches above grade.

The structure is of studded wall construction clad in wooden drop-siding. The primary entrance is a pair of aluminum-clad, wooden French doors on the southeast side. These are supplemented by three large, wood-framed, sliding glass doors divided by A-shaped framing members reminiscent of barn doors that can be opened to allow free circulation into the plaza area. There are metal service doors with half-glass tops on either end of the building; one on the northeast façade and the other on the southwest end, facing southeast from the vestibule. The half-glass doors have a lever handle and plain board trim. There are 12 evenly spaced, eight-paned, wooden clerestory windows below the eave on the southeast façade with plain board trim, sills, and aprons (Figure 77). A two-over-one, double-hung window is adjacent to the door on the northeast façade. There are a pair of two-over-one, double-hung wooden windows near the northeast corner of the northwest façade, as well as a pair of two-over-one, double-hung wooden windows centered on the southwest side of the vestibule on the southwest end. All have plain board trim, sills, and aprons, and all wooden elements are painted white. Electrical and plumbing fixtures are centered on the west-northwest wall.

Figure 77. Eaves and clerestory windows on southeast side of reception center, facing northwest.

The reception center has a shed roof covered with asphalt shingles; it is highest on the southeast side. A continuation of the shed roof provides shelter for the doorway on the northeast façade. The penthouse does not have a clad ceiling, thus the rafters and sheathing are visible. The penthouse is supported by 6-inch, square wooden posts that rest on concrete piers. The vestibule on the southwest end of the building is likewise covered by an extension of the shed roof. Eaves are formed by protruding exposed rafter tails (see Figure 77). The eaves comprise plain frieze boards protruding a canted soffit formed by wooden panels, and a fascia nailed to the edge of the eave. There are circular air vents that are covered with mesh between each set of exposed rafters, and five ventilation stacks on the roof.

Six wall-mounted, goose-necked light fixtures are between every other clerestory window on the southeast façade. The same types of fixtures are mounted above the southwest and northeast doors. The walls are finished with 5-inch corner boards and a 5-inch trim board at the base of the siding. An exterior, heavy-duty, structural steel prefabricated stair landing and staircase runs northwest to southeast on the southwest side of the vestibule. There are eight steps total, with a landing after the first three steps on the southeast end. The steps are 1.5 feet deep, 1 foot high, and 6 feet wide, and the landing is 4 × 6 feet. The staircase frame has 12 channel stringers with welded 1-1/2 × 1-1/2–inch tubular steel hand rails.

Two poured-concrete retaining walls are located southwest of the staircase and vestibule. The two retaining walls create a planter between their two differing elevations. The first and lower retaining wall is 2.5 feet tall and 5 inches thick. It is 2 inches southwest of the staircase. The second and higher retaining wall is 4 feet southwest of the lower retaining wall and is 5 feet tall and 5 inches thick, but only the top 2.5 feet of the retaining wall is visible above grade. There is a poured concrete retaining wall southeast of the building. The southeast retaining wall is 5 feet tall and 5 inches thick. The southeast and lower and upper south-southwest retaining walls connect at the east-southeast ends of the upper and lower retaining walls.

The interior is divided into four rooms that are connected by a series of hallways, including a main reception room in the northeast half, a locker room in the southwest corner, and two restrooms that split the length of the locker room in the center of the southwest end of the building. There is a hallway connecting the reception room to the locker room and a hallway connecting the reception room to the restrooms. There are no interior stairways.

The reception room's purpose is to hold large gatherings (Figure 78). It is accessed from the exterior through the three sliding doors and the two French doors on the southeast façade. The sliding doors allow access to the concrete plaza on the southeast side of the building. A partitioned staff service area that can be used during events is on the southwest end of the reception room. The floors are of reddish-brown stained concrete with wooden baseboards, the walls and ceiling are clad in horizontal wooden boards, and corner boards protect projecting corners. Three square wooden posts with simple brackets and one square wooden post without brackets support a large wooden purlin that spans the length of the room. Two simple wooden brackets project from the southeast wall above the barn doors to support the roof. A triangular metal floor grate in front of the French doors aids in snow and water removal. Three rows of four rustic metal pendant lights hang from the ceiling. The service area in the main reception room has a counter, built-in cabinets, and the environmental controls for the room (i.e., lighting, temperature, etc.).

Figure 78. Main room of reception center, facing south.

Two flat-finished, wood-grained doors with lever-style handles lead to a service area hallway on the southwest corner of the main reception room. The service hallway heads southwest to a small storage room, and continues to the locker room on the southwest end (Figure 79). There are small storage closets in the southwest and northwest corner of the service hallway with interior flat-finish, wood-grain doors and lever handles. The floors comprise reddish-brown stained concrete with wood baseboards consistent with those found in the main reception room. The walls and ceiling are textured plaster.

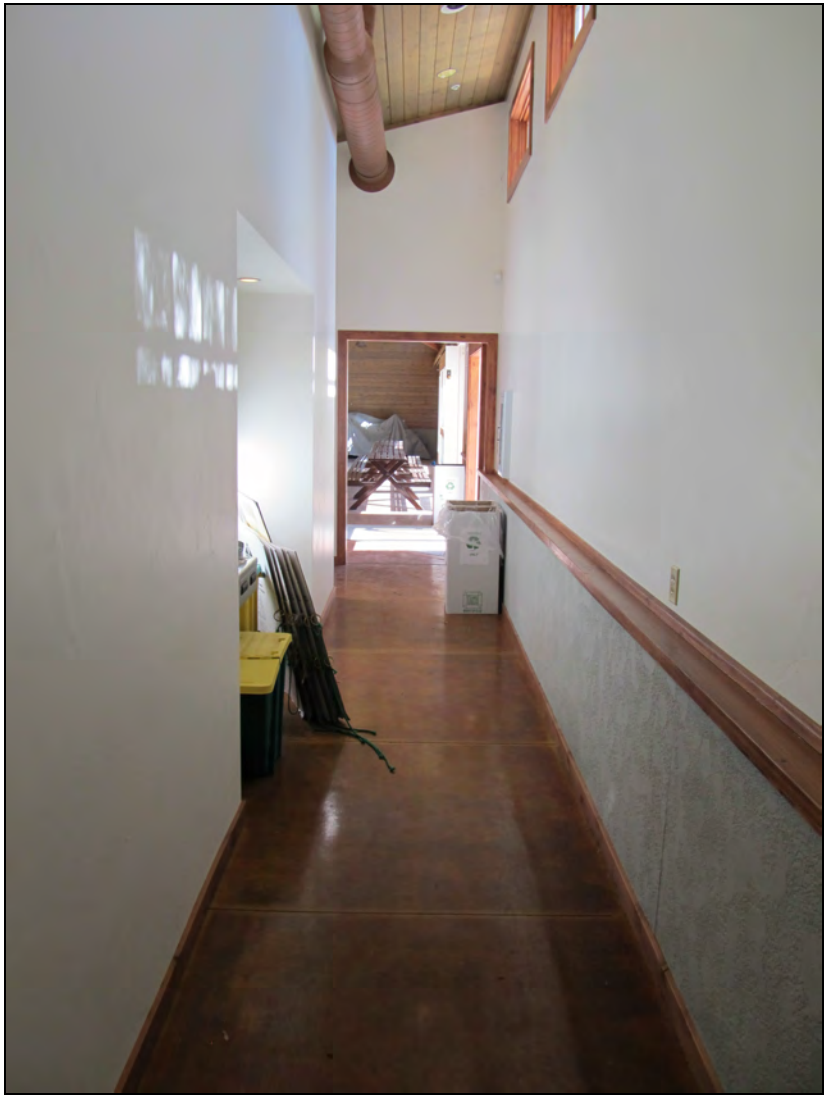

Figure 79. Service hallway leading from main reception room to locker room, facing southwest.

The locker room has a narrow rectangular plan with double-tier industrial metal lockers on the northwest and southeast sides, and a single row of benches down the center (Figure 80). Two fluorescent wraparound light fixtures are mounted to the center of the ceiling. The locker room provides access to a women's bathroom on the northeast end and a men's bathroom on the southwest end. The floor and baseboards are textured concrete, the slanted ceiling is clad in horizontal wooden boards, and the walls are finished in textured plaster.

Figure 80. Locker room at southwest end of reception center, facing southwest.

The bathrooms can be accessed from the locker room through solid, wood-grained doors. Six-pane interior transom windows above the entrance doors provide natural light for the restrooms. The women's restroom has three partitioned stalls and two sinks with a shared laminate countertop. The men's restroom has two partitioned stalls, two urinals, and two sinks with a shared laminate countertop. All restroom areas have textured concrete floors and baseboards, and the walls and ceiling are of textured plaster. There is a wooden chair rail in the hallway to the restrooms.

The narrow hallway to the restrooms on the southeast side of the building extends from the southeast corner of the reception room to the southeast corner of the building. In the hallway to the bathrooms are two drinking fountains that are centered in an alcove between the restroom doors. The northwest wall is textured plaster, and the southeast and southwest walls have a prefabricated, textured plaster wainscoting that extends to the chair rail, above which is textured plaster. The ceiling is clad in horizontal wooden boards.

A decorative, Z-framed half-glass wooden door on the southwest end of the locker room provides access to the vestibule on the southwest façade. The northwest interior wall of the vestibule consists of poured concrete on the lower two-thirds of the wall, and wooden drop siding on the upper third. The other three walls are clad in concrete on the lower third of the wall and horizontal wooden paneling on the upper two-thirds. The ceiling is clad in wooden paneling. A square stainless steel grate is centered in the vestibule's concrete floor for snow and water removal. The vestibule serves as a mudroom for patrons of the recreational trails who may be accessing the payphone, storing supplies in the lockers, or using the bathrooms.

3.13. Farm Equipment

Historic farm equipment is scattered throughout the property.[4] Most of the farm equipment has been donated and is not original to the site; however, it is much like the equipment that would have been used historically on the McPolin Farm.

3.13.1. Hay Wagon

The hay wagon is located 50 feet east of the farmhouse (Figure 81). It was used to transport hay bales from the field to the barn, and would have been pulled by a truck or team of horses.

Figure 81. Historic hay wagon east of farmhouse on McPolin Farm grounds, facing southeast.

[4] Farm equipment information has been gathered from historic markers and informational plaques throughout the McPolin Farmstead property and interpretive trail system.

3.13.2. Hay Rake

The hay rake is located 56 feet northeast of the farmhouse (Figure 82). A hay rake was used to pull hay together into piles in the field. Once the rake was full, the hay would be released to create large piles. Farmhands would then toss the hay onto the hay wagon, which would deliver the hay to the barn.

Figure 82. Historic hay rake northeast of farmhouse on McPolin Farm grounds, facing northeast.

3.13.3. Hay Elevator

The hay elevator is located 40 feet southeast of the farmhouse (Figure 83). The hay elevator was attached to the end of the hay wagon, and hay bales would have been placed on the elevator belt, which would then transport the bales to the back of a truck or wagon where they

would be stacked for transportation. The elevator was powered by a series of chains attached to the axle and wheels, which would spin the belt on its track. As the truck was driven through the field, the belt would spin. The belt speed was determined by the speed of the truck so as the truck drove faster, the belt would spin faster as well, which meant faster hay-bale stacking.

Figure 83. Historic hay elevator southeast of farmhouse on McPolin Farm grounds, facing north.

3.13.4. Tractor

The tractor is located 35 feet northeast of the of the reception center (Figure 84). The tractors on the McPolin Farm were used for manure management, snow removal, and towing other farm equipment.

Figure 84. Historic tractor northeast of reception center on McPolin Farm grounds, facing southeast.

3.13.5. Baler

The baler is located 50 feet north of the reception center (Figure 85). The baler would have been towed behind the tractor to gather the cut hay piles and compact them into a bales using a plunger device. Bales would then be wrapped with a wire to hold them in the compacted position. The baler would drop the hay bales behind the baler and tractor in the field once the hay bales were completed.

Figure 85. Historic baler north of reception center on McPolin Farm grounds, facing northwest.

3.13.6. Seed Drill

The seed drill is located 76 feet northwest of the milking parlor addition to the barn (Figure 86). The seed drill was used to plant alfalfa and small grains (oats or barley) as part of the crop rotation cycle. The seed drill guaranteed even distribution of the seed in the field, which was favored because seeds were often expensive. The seed drill would be pulled behind a tractor and could be adjusted to accommodate different sizes of seeds, and different depths of planting.

Figure 86. Historic seed drill northwest of barn on McPolin Farm grounds, facing northwest.

3.13.7. Plow

The double-bottom plow is located 53 feet northwest of the milking parlor addition to the barn (Figure 87). The plow was mounted directly behind the tractor, and the two plow shares cut and turned the field.

Figure 87. Historic plow northwest of barn on McPolin Farm grounds, facing south.

The plow was designed to turn over the dirt in the fields, which would bury weeds and debris from the previous year's crop. The depth of the plow furrow could be adjusted depending on the needs of the crop.

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CHAPTER 4. CONDITION ASSESSMENT

The condition of each building on the McPolin Farm was evaluated in order to gain an understanding of its physical integrity and current state of preservation. For the buildings, the condition of each architectural feature was inventoried and assigned a condition level so that future treatments can be planned and prioritized. Condition levels are defined as follows:

- *A – Excellent*: Element or feature exhibits few if any deterioration conditions.
- *B – Good*: Element or feature exhibits minor deterioration conditions that can be addressed through routine maintenance or in future repair or restoration projects (within 5 to 10 years).
- *C – Fair*: Element or feature exhibits moderate deterioration conditions that should be addressed in near-term repair or restoration projects (within 2 to 5 years).
- *D – Poor*: Element or feature exhibits advanced deterioration conditions that should be addressed in short-term repair or restoration projects (within 1 to 2 years).

The exterior and interior of each building was also photographed comprehensively to create baseline data that can be used to evaluate changes in conditions over time. In the following sections, the exterior and interior conditions of each building are summarized, then inventoried in tabular form. More detailed information in the form of annotated photographs is included in Appendix D; the PCMC Planning Department will also maintain a separate file documenting each building with all photographs and condition assessment information, as well as future maintenance and treatment records.

Future actions to address deterioration conditions should be guided by the treatment philosophy for the farm and the individual buildings, which is discussed in Chapter 8. This philosophy guided the optimum and acceptable treatment recommendations for each condition; these are included in the condition assessment tables for ease of reference.

4.1. McPolin Barn

4.1.1. Exterior

Overall, the McPolin barn, with its milk house and milk parlor additions, is in good condition (Table 2). Aside from structural issues, which are discussed in Chapter 6, the most notable deterioration conditions are mortar erosion in the stone foundation of the original barn; cracking and spalling of the board-formed concrete foundations in the two additions; and cracking in the concrete walls of both additions (Figures 88 and 89). There are also signs of past wood rot and deterioration (Figure 90). Large sprinkler heads for the lawn irrigation system have been placed immediately adjacent to the foundation on all sides. Overspray from this system has led to some moisture damage and paint loss, and may be the cause of the paint loss on the southeast wall of the milking parlor (Figure 91). Animal activity and burrow have also undercut the foundation in a few areas.

Figure 88. Cracking and spalling concrete on the milk house addition, facing southeast.

Figure 90. Loss of fly rafter on milk parlor addition due to past wood deterioration, facing southeast.

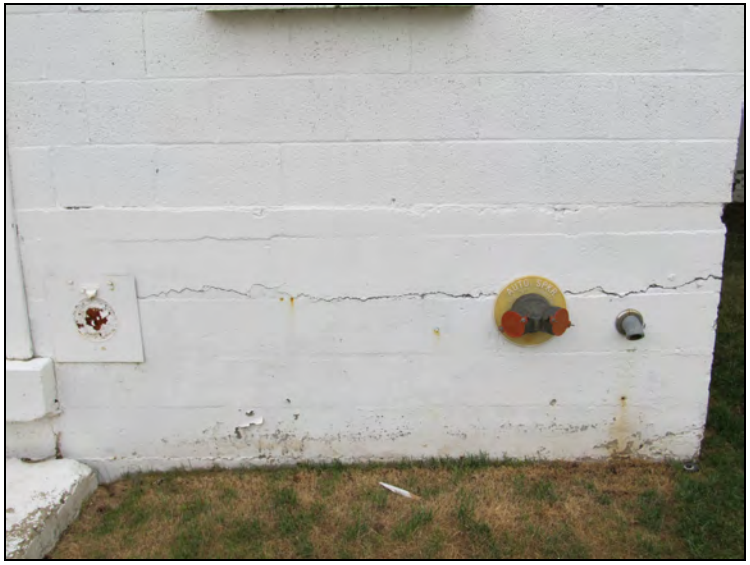

Figure 89. Horizontal crack at base of northwest milking parlor wall, facing southeast.

Figure 91. Corrosion and peeling paint on wall of milking parlor due to irrigation system overspray, facing northwest.

The original window openings on the main barn and the milk house addition have been boarded, and the window frames have been removed. The majority of the sashes have been lost. Staff members have only located two original sashes, which have been used to reconstruct new sashes. On the milking parlor additions, the steel window frames remain but the glazing has been removed and the openings have been boarded with plywood. Supplemental photographs of the building exterior and deterioration conditions are provided in Appendix D.

Table 2. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Exterior of the McPolin Barn and Additions

Architectural Feature	Location	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Foundation	Barn	Stacked rough-cut sandstone	Fair	Minor paint deterioration, mortar erosion, some spalling, sprinkler heads located adjacent to foundation, animal burrows.	Strip paint, repoint foundation with compatible mortar. Relocate sprinkler heads 3 feet from foundation, maintain gravel border, block burrows, trap and remove animals.	Repoint with compatible mortar; discontinue painting and allow existing paint to weather away, monitor sprinkler spray pattern, block burrows.
	Milk house and milking parlor additions	Board-formed concrete	Good	Spalling, horizontal stress cracking, some paint deterioration, sprinkler heads located adjacent to foundation, animal burrows.	Remove loose material and patch with compatible concrete, monitor cracks for movement, repaint cyclically.	Remove loose material and patch with compatible concrete. Repaint cyclically.
Walls	Barn, second level	Vertical wood siding	Fair	Minor wood rot, cracking, warping, wood knots have fallen out.	Replace boards with significant deterioration >30% of total area, reattach loose boards, repaint every 5 to 10 years as part of routine maintenance.	Reattach loose boards; repaint every 5 to 10 years as part of routine maintenance.
	Barn, first level	Board and batten wood siding	Fair	Minor wood rot, cracking, warping, wood knots have fallen out, sprinkler heads located immediately beneath walls.	Fully replace boards/battens with significant deterioration >30% of total area, reattach loose boards, relocate sprinklers as above, repaint every 5 to 10 years as part of routine maintenance.	Reattach loose boards/battens; repaint every 5 to 10 years as part of routine maintenance.
	Milk house	Horizontal wood drop	Good	Minor paint deterioration and cracking, sprinkler heads located immediately beneath	Scrape as needed and repaint every 5 to 10 years as part of routine maintenance, relocate sprinklers as	Scrape as needed and repaint every 5 to 10 years as part of routine

Table 2. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Exterior of the McPolin Barn and Additions

Architectural Feature	Location	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
	addition	siding		walls.	above, repaint every 5 to 10 years.	maintenance.
	Milking parlor additions	Concrete block	Good	Minor to moderate paint deterioration, mortar erosion, some spalling, structural cracks, sprinkler heads located immediately beneath walls.	Remove loose concrete material and patch with compatible concrete, monitor cracks for movement, relocate sprinklers as above, scrape and paint southeast wall.	Remove loose material and patch with compatible concrete.
Windows	Barn and milk house	Plywood boarded window openings	Fair	Wood sashes and glazing have been lost. Minor wood rot, cracking, and paint deterioration on sill boards.	Remove plywood and install accurate reproductions.	Remove plywood and install accurate reproductions.
	Milking parlor	Steel frame hopper windows	Fair	Steel frames boarded with plywood. Mortar deterioration on masonry sills.	Remove plywood, reglaze existing metal sashes.	Remove plywood and install accurate reproductions.
Doors	Barn	Wood framed hay doors, sliding doors	Good	Minor paint deterioration, wood rot, and signs of wear and tear.	Restore hay doors to operable condition, replace deteriorated sections of wood on a very limited basis, scrape and repaint cyclically.	Replace deteriorated sections of wood on a limited basis, scrape and repaint cyclically.
	Barn and all additions	Paneled person-doors	Fair	Glazing has been lost and opening boarded. Minor paint deterioration. Wood rot, splintering, and deterioration.	Reglaze doors, replace deteriorated sections of wood on a limited basis, scrape and repaint cyclically.	Replace doors in kind with historically accurate reproductions.
Fly rafters	Barn and all additions	Wood	Good	Signs of wood rot, paint deterioration, some splintering.	Replace deteriorated sections as needed, scrape and repaint cyclically.	Replace in kind as needed; full replacement acceptable, scrape and repaint cyclically.
Eaves	Barn and all additions	Exposed wood rafter tails	Good	Signs of insect/bird infiltration and nesting. Minor paint deterioration.	Replace deteriorated sections as needed, scrape and repaint cyclically, annually remove insect/bird nests. Block access holes with aluminum or galvanized wire mesh.	Replace in kind as needed; full replacement acceptable, scrape and repaint cyclically, annually remove insect/bird nests. Block access holes with aluminum or galvanized wire mesh.
Roofing	Barn and all additions	Asphalt shingle	Excellent	New roof.	Inspect yearly and repair or replace shingles as needed, replace with wood shingle roof when fully	Inspect yearly and repair or replace shingles as needed, replace with asphalt shingle roof when

Table 2. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Exterior of the McPolin Barn and Additions

Architectural Feature	Location	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
					reroofing.	fully re-roofing.
Chimney	Milking parlor, side wing	Masonry	Fair	Some spalling, signs of past Portland cement-based repairs.	Remove incompatible repairs and repoint with mortar matching original as needed.	No action.

4.1.2. Interior

The interiors of the McPolin barn, the McPolin milk house addition, and the 1950s Osguthorpe additions are in good to fair condition (Table 3). In the barn, the concrete floors and exposed wood framing of the main-level stable are in good condition, although the cable bracing makes it difficult to walk down the outside aisles (Figure 92).

The floor of the upper level haymow is in poor condition, with loose and broken floorboards that are inadequately supported and are unsafe to walk across; the cable bracing also makes it difficult to traverse the interior. The McPolin milk house is in fair condition, with some damage to ceiling panels and paint deterioration (Figure 93). Horizontal structural cracks at the foundation have caused limited damage to the interior of this space, and doors are in fair to poor condition (Figure 94). To the northeast, the main level of the Osguthorpe stem wing (milking parlor) addition is also in good condition, with some moisture damage along the southeast wall causing plaster and grout deterioration. The upper-level granary is also in good condition, despite soiling and the preponderance of animal excrement. The side wing (milking house) addition has been slightly altered with the addition of a new framed storage area in the northwest corner of the room.

Figure 92. Cable bracing along a side aisle on the main level of the barn.

Figure 93. Paint deterioration on concrete walls of milk house interior.

Figure 94. Damaged four-panel door leading from barn to milk house vestibule, facing northwest.

Table 3. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Interior of the McPolin Barn and Additions

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
General	General	N/A	Fair	General soiling, animal excrement.	Sweep and clean interior, block major animal access point with compatible wood members or aluminum or galvanized wire mesh.	Sweep and clean all interior spaces.
Floor	Barn, main level, southwest room	Poured concrete	Good	Minor spalling.	Remove loose concrete material and patch with concrete similar in composition, color, and texture to original.	Remove loose concrete material.
	Barn, main level, stable	Poured concrete	Good	Minor signs of spalling.	Remove loose concrete material and patch with concrete similar in composition, color, and texture to original.	Remove loose concrete material.
	Milk house and vestibule	Poured concrete	Good	Minor spalling.	Remove loose concrete material and patch with concrete similar in composition, color, and texture to original.	Remove loose concrete material.
	Milking parlor, stem wing, main level	Red square tiles	Good	Some cracked and spalling tiles.	Repair/replace loose or damaged tiles in kind, regrout.	Repair/replace loose or damaged tiles in kind, regrout.
	Milking parlor, side wing	Poured concrete	Unknown	Unable to assess conditions due to amount of debris and storage in the space.	Remove loose concrete material and patch with concrete similar in composition, color, and texture to original.	Remove loose concrete material.
	Barn, upper level	Wood plank	Fair	Knots have fallen out of boards; minor wood rot, warping, and cracking of boards, insufficient support/excessive deflection.	Replace cracked and broken boards in kind, install wood walkway and/or viewing platform directly over existing flooring to allow for	Replace cracked and broken boards in kind.

Table 3. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Interior of the McPolin Barn and Additions

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
					limited public access and routine maintenance inspections.	
	Milking parlor, stem wing, upper level	Rough-sawn wood	Good	No major defects. Staining due to bird feces and animal excrement.	Sweep and clean routinely, block animal access as described above.	Sweep and clean routinely.
Walls	Barn, main level, southwest room	Wood post and beam structure with exterior board-and-batten cladding	Good	Minor wood rot and loose connections.	Replace boards with significant deterioration >30% of total area, reattach loose boards, repaint every 5 to 10 years as part of routine maintenance.	Reattach loose boards; repaint every 5 to 10 years as part of routine maintenance.
	Barn, main level, stable	Wood post and beam structure with exterior board-and-batten cladding	Good	Replacement boards, signs of uneven settlement, and some cracked boards.	Replace boards with significant deterioration >30% of total area, reattach loose boards, repaint every 5 to 10 years as part of routine maintenance.	Reattach loose boards; repaint every 5 to 10 years as part of routine maintenance.
	Milk house and vestibule	Horizontal wood drop siding, pressed board with faux-tile finish	Good	Minor paint deterioration.	Clean and repaint in compatible color.	None.
	Milking parlor, stem wing, main level	Green ceramic glazed square tiles and plaster board atop concrete block wall	Good	Cracked tiles, plaster deterioration due to moisture penetration on southeast wall.	Replace plaster with similar material, reattach/repair loose and cracked tiles.	Remove loose/deteriorated plaster and stabilize edges, reattach loose tiles.

Table 3. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Interior of the McPolin Barn and Additions

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
	Milking parlor, side wing	Board form concrete, textured concrete block, drywall	Good	Contemporary framed drywall closet constructed in northwest corner.	Remove to restore room to original configuration.	None.
	Barn, upper level	Exposed post and beam structure with gaps between vertical wood board siding	Good	Knots have fallen out of the boards; some wood rot, warping, and cracking of boards.	Replace boards with significant deterioration >30% of total area, reattach loose boards, repaint every 5 to 10 years as part of routine maintenance.	Reattach loose boards; repaint every 5 to 10 years as part of routine maintenance.
	Milking parlor, stem wing, upper level	Concrete block; tongue-and-groove wood	Good	No major defects.	Clean and repaint in compatible color.	None.
Windows	Barn, main level, southwest room	3-over-2 wood window	Excellent	New wood windows. Minor cracking along sill plates. Signs of previous wood rot on trim.	Scrape and paint wood elements every 5 to 10 years.	Scrape and paint wood elements every 5 to 10 years.
	Barn, main level, stable	Galvanized steel hopper guides	Fair	Window openings have been boarded with plywood from the interior.	Remove plywood and install accurate reproductions.	Remove plywood and install accurate reproductions.
	Milk house and vestibule	Wood frame and plywood	Fair	Window openings have been boarded with plywood from interior.	Remove plywood and install accurate reproductions.	Remove plywood and install accurate reproductions.
	Milking parlor, stem wing, main level	Steel frame and plywood; galvanized steel hopper guide	Good	Windows have been boarded with plywood from the interior.	Remove plywood, reglaze existing metal sashes.	Remove plywood and install accurate reproductions.
	Milking	Steel frame	Good	Windows have been boarded with	Remove plywood, reglaze	Remove plywood and

Table 3. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Interior of the McPolin Barn and Additions

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
	parlor, side wing	and plywood, galvanized hopper guide		plywood from the interior.	existing metal sashes.	install accurate reproductions.
	Barn, upper level	Wood frame and plywood	Good	Windows have been boarded with plywood from the interior.	Remove plywood and install accurate reproductions.	Remove plywood and install accurate reproductions.
Doors	Barn, main level, southwest room	Wood	Fair	New hardware, minor wood rot.	None.	None.
	Milk house and vestibule	Wood	Fair	Minor paint deterioration and damage to wood panel.	Repair wood panel, repaint, or replace in kind if necessary.	None.
	Milking parlor, stem wing, main level	Wood	Unknown	Wood panel doors have been boarded from the interior.	N/A	N/A
	Milking parlor, side wing	Wood and aluminum	Good	Historic exterior wood panel doors have been boarded from the interior. New aluminum doors on closet.	Remove modern closet, including doors.	None.
	Barn, upper level	Wood	Good	Minor wear and tear.	Repair as needed.	None.
	Milking parlor, stem wing, upper level	Wood	Fair	Doors secured by 2 × 4s from the interior. Some paint deterioration.	Install more permanent/compatible system to block doors, paint to match.	None.
Ceiling	Barn, main level, southwest room	Exposed wood joists	Good	No major defects.	None.	None.
	Barn, main level, stable	Exposed joist ceiling	Good	Grain has lifted from wood ceiling joists, and some split boards.	None.	None.
	Milk house and vestibule	Tongue-and-groove wood	Good	Paint deterioration; original ceiling covered by pressed board that has	Remove pressed board ceiling to expose original.	Reattach or reinstall damaged sections of

Table 3. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Interior of the McPolin Barn and Additions

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
				disconnected in some areas.		pressed board ceiling.
	Milking parlor, stem wing, main level	Tongue-and-groove wood	Good	Minor paint deterioration.	Scrape and paint in compatible color.	None.
	Milking parlor, side wing	Tongue-and-groove wood	Good	Minor paint deterioration.	Scrape and paint in compatible color.	None.
	Barn, upper level	Exposed joist ceiling	Good	New structural supports and steel cable system have been installed to stabilize roof.	See Chapter 6 and Appendices F and G for detailed discussion.	None.
	Milking parlor, stem wing, upper level	Exposed wood rafters	Good	Salvaged rafters with signs of previous plaster application.	None.	None.

*Using architectural north.

Note: For this and all subsequent tables, the abbreviation N/A stands for "Not Applicable."

4.2. Corral and Animal Shelter

4.2.1. Exterior

The animal shelter is in fair condition overall (Table 4). Of greatest concern is that the wood framing and support posts sit directly on the ground. It is unclear if the broken concrete slab was the original foundation for this structure or of a previous one (Figure 95). The corrugated metal siding suffers from severe corrosion, as well as tears to the metal sheathing (Figure 96). Some metal sheets have partially disconnected from the wooden framing, and one piece hangs loose above the doorway. Roof defects are limited to corrosion. The steel rails of the corral fence have a natural patina of corrosion but are in good condition. Supplemental photographs of the building exterior and deterioration conditions are provided in Appendix D.

Figure 95. Damaged concrete floor and deteriorated wood sill on northeast side of animal shelter.

Figure 96. Corroded and detached metal panels on the walls and roof of the animal shelter, facing southwest.

Table 4. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Exterior of the Animal Shelter

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Foundation	–	N/A	N/A	Wood frame structure sits directly on the ground.	Set building on low, unobtrusive footers of rock or poured concrete, remove debris from interior to below base of studs. Repair or replace wood framing members as needed.	Remove debris from interior to base of studs. Repair or replace wood framing members as needed.
Walls	–	Corrugated metal	Fair	Severe rusting and corrosion at the base of the wall. Sheathing is disconnecting from the framing members.	Reattach loose panels, replace short sections of corroded metal (not full sheets) if necessary.	Reattach loose panels.

Table 4. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Exterior of the Animal Shelter

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Window covering	Southwest	Corrugated metal	Good	Corrosion of sliding corrugated metal shutter.	None.	None.
Door opening	Northeast	Corrugated metal	Good	Minor rusting and corrosion. Some signs of paint deterioration.	–	–
Fascia	Northeast	Wood	Fair	Exposed wood fascia showing signs of cracking and splintering.	Replace in kind as needed.	Replace in kind as needed.
Roof	–	Corrugated metal	Fair	Significant rust and corrosion.	Inspect for loose panels periodically, reattach as needed; replace in kind when corrosion leads to holes in metal.	Inspect for loose panels periodically, reattach as needed.

*Using architectural north.

4.2.2. Interior

The interior walls are unfinished, thus the wood framing is exposed and the exterior corrugated metal sheets are also visible. The metal sheets are disconnecting from the wood framing in some locations, and the framing shows signs of wood rot and deterioration near the ground (Table 5). The window opening is framed, but no window exists. The ceiling comprises exterior metal sheathing atop dimensional lumber framing. Supplemental photographs of the building interior and deterioration conditions are provided in Appendix D.

Table 5. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Interior of the Animal Shelter

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Flooring	–	Dirt and concrete	Poor	Dirt and broken concrete floor.	Remove debris from floor to packed earth surface.	Remove debris from floor to packed earth surface.
Walls	–	Corrugated metal	Fair	Severe rusting and corrosion at the base of the wall. In some places, corrosion has eaten through the corrugated metal siding. Siding is beginning to disconnect from the base of the structure.	See exterior recommendations.	See exterior recommendations.

Table 5. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Interior of the Animal Shelter

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Window frame	Southwest	N/A	N/A	No major defects.	Replace in kind as needed.	None.
Ceiling	–	Corrugated metal	Good	Minor rusting and corrosion on interior side of panels.	See exterior recommendations.	See exterior recommendations.

*Using architectural north.

4.3. Granary

4.3.1. Exterior

The exterior of the granary has largely remained the same since its construction in about 1920. A new poured concrete foundation was added after the City's acquisition of the property (Table 6). Damaged board-and-batten siding has been replaced in kind in shorter lengths and butt-jointed over time, as well. The walls are in generally good condition, but show signs of past wood rot, cracking, and splintering (Figure 97). The door has been nailed shut and the windows boarded. The original wood shake roof has also been replaced in kind. A full list of conditions is available in Appendix D.

Figure 97. Evidence of past damage and repairs to the exterior board-and-batten walls of the granary.

Table 6. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Exterior of the Granary

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Foundation	–	Poured concrete	Excellent	New poured concrete slab. No major defects.	None.	None.
Walls	–	Board-and-batten wood siding	Good	Minor wood rot, cracking, and splintering boards. Damaged battens have been spliced and replaced in kind. Some wood knots have also fallen out.	Scrape and paint routinely, monitor for continued rot, and replace board/batten sections in kind when needed. Ensure any sprinklers are directed away from building. Keep shrubs pruned to 3 feet from walls.	Scrape and paint routinely. Ensure any sprinklers are directed away from building. Keep shrubs pruned to 3 feet from walls.
Windows	Northeast, southwest	Wood frame and plywood boarding	Good	Window has been removed and opening boarded with plywood. There is a window opening on the southeast elevation that may have replaced an original door opening to allow for the building's use as a chicken coop.	Replace with compatible window or replica of known original.	None.
Door	Northeast	Wood frame and plywood boarding	Good	Door has been removed and opening boarded with plywood.	Replace with compatible doors or replicas of known original.	None.
Eaves	–	Exposed wood rafter tails	Fair	Rafters show signs of past wood rot as well as some cracking and splitting.	Scrape and paint routinely.	None.
Fascia	–	Wood	Good	No major defects.	Scrape and paint routinely.	None.
Roofing	–	Wood shake	Excellent	New wood shake roof. No major defects.	Oil routinely to extend life.	Oil routinely to extend life.

*Using architectural north.

4.3.2. Interior

The interior of the granary is broken up into two sections—one for general storage and the other for storing grain. Overall, the walls of the structure are in good condition (Table 7). New structural supports and plywood sheathing have been added by PCMC to increase the building's stability, but the plywood sheathing has significantly altered the original interior appearance, and blocks window openings (Figure 98). The window sashes have been removed and the openings have been boarded. The exposed roof framing system is in overall good condition, as well. A full list of conditions is available in Appendix D.

Figure 98. Modern interior plywood sheathing abutting a historic end wall of the granary.

Table 7. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Interior of the Granary

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment Level	
					Optimum	Acceptable
Walls	Northwest	Wood frame with horizontal planks cladding the lower half of the wall	Good	Normal wear and tear. Holes resulting from missing exterior batten pieces.	Cover holes with small sections of wood or wire mesh if animal/insect access becomes a problem.	None.
	Southeast	Wood frame and sheathing	Good	Normal wear and tear. Holes resulting from missing exterior batten pieces.	Cover holes with small sections of wood or wire mesh if animal/insect access becomes a problem.	None.
	Northeast	Wood frame and plywood boarding with horizontal planks cladding the	Excellent	Normal wear and tear on horizontal planks. New plywood.	Remove plywood sheathing and replace with less obtrusive bracing/stiffening system.	None.

Table 7. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Interior of the Granary

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment Level	
					Optimum	Acceptable
		lower half of the wood frame wall on the northwest corner				
	Southwest	Wood frame and plywood boarding	Excellent	New plywood.	Remove plywood sheathing and replace with less obtrusive bracing/stiffening system.	None.
Windows	Southwest	Boarded up with plywood with 2 × 4–inch bracing	Good	Normal wear and tear.	Remove plywood to re-expose opening. Install compatible window or replica of known original.	None.
	Northeast	Not visible because of plywood boarding	N/A	N/A.	Remove plywood to re-expose opening. Install compatible window or replica of known original.	None.
Doors	Northeast	Plywood with 2 × 4–inch bracing	Good	New plywood.	Replace with compatible door or replica of known original.	Replace with compatible door or replica of known original.
Ceiling		Exposed wood rafters and sheathing. Some new collar ties and cable bracing	Good	Normal wear and tear.	Monitor periodically for leaks.	None.

*Using architectural north.

4.4. Tool Shed

4.4.1. Exterior

The tool shed was restored by PCMC in 2002 and several alterations were made, including the addition of a new concrete slab foundation, the replacement of some siding, and the installation of a new roof. As a result, the tool shed is generally in good to excellent condition, with only minor damage and loss to wood members (Table 8) (Figure 99). A full list of conditions is available in Appendix D.

Table 8. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Exterior of the Tool Shed

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Foundation	–	Poured concrete	Excellent	New concrete slab foundation. No major defects.	None.	None.
Wall	All sides	Wood board-and-batten siding	Good	Lower portions of battens have been replaced in kind. Minor wood rot, cracking, and splitting of boards. Wood knots have fallen out. Some battens are detached.	Reattach loose battens; scrape and paint routinely.	Reattach loose battens; scrape and paint routinely.
Window	Southeast	Wood sash with Plexiglas glazing	Excellent	Replacement window. No major defects.	Replace Plexiglas with glass.	None.
Door	Northeast	Framed wood door	Good	Minor signs of previous wood rot, splintering, and paint deterioration. Knob missing.	Install compatible door knob/pull; scrape and paint routinely.	Scrape and paint routinely.
	Northeast	Small board-and-batten access door	Good	Wood boards show signs of past wood rot, cracking, and splintering.	Scrape and paint routinely.	Scrape and paint routinely.
	Northwest	Small board-and-batten access door	Good	New wood door. No major defects.	Scrape and paint routinely.	Scrape and paint routinely.
Eaves	–	Exposed wood rafter tails	Fair	Signs of past wood rot, cracking, and splintering.	Scrape and paint routinely.	Scrape and paint routinely.
Fly rafters	Northeast, southwest	Wood	Good	Missing board section on southwest side.	Replace missing section, scrape and paint routinely.	Replace missing section, scrape and paint routinely.
Roofing	–	Wood shingle	Excellent	New wood shingle roof. No major defects.	Oil routinely to extend life.	Oil routinely to extend life.

*Using architectural north.

Figure 99. A missing section of fly rafter on the gable end of the tool shed.

4.4.2. Interior

The interior of the tool shed was also refurbished in 2002 but has had few alterations other than the addition of tools and other equipment donated by the McPolin family. It is in good to excellent condition (Table 9). A full list of conditions is available in Appendix D.

Table 9. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Interior of the Tool Shed

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Flooring	–	Wood plank	Fair	Minor wear and tear.	Sweep out occasionally and monitor for roof leaks and animal activity.	Sweep out occasionally and monitor for roof leaks and animal activity.
Walls	All sides	Wood board-and-batten siding over stud wall framing	Good	Signs of previous paint deterioration (salvaged boards). Knots have fallen out of boards.	Place wire mesh over knot holes if animal/insect activity becomes a problem.	None.
Window	Southeast	Wood sash with Plexiglas glazing	Excellent	New replacement window. No major defects.	None.	None.

Table 9. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Interior of the Tool Shed

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Door	Northeast	Z-braced wood plank door	Good	Minor wear and tear.	None.	None.
Ceiling	–	Exposed wood rafters and board sheathing	Good	Minor splintering and cracking of wood boards.	Monitor periodically for leaks.	None.

*Using architectural north.

4.5. Outhouse

4.5.1. Exterior

Due to its deteriorated condition, PCMC almost fully dismantled, repaired, and reconstructed the outhouse in a new location in 2002 (Figure 100). Almost all of the materials were salvaged to reconstruct the outhouse. Improvements include a new concrete slab foundation, a new roof framing system built over the existing framing, and a new wood-shingle roof (Table 10). A full list of conditions is available in Appendix D.

Figure 100. A new fascia board installed when the outhouse was reconstructed, facing south. Past deterioration of the roof sheathing is visible.

Table 10. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Exterior of the Outhouse

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Foundation	–	Concrete	Excellent	New concrete slab foundation. No major defects.	None.	None.
Wall	All sides	Mix of new and salvaged wood clapboard siding	Good	Very minor deterioration of trim boards at the base of the structure.	Direct sprinklers away from outhouse and maintain 3-foot gravel border around building to improve drainage. Scrape and paint routinely.	Direct sprinklers away from outhouse. Scrape and paint routinely.
Door	Northeast	Wood	Excellent	None.	Scrape and paint routinely.	Scrape and paint routinely.
Eaves	All sides	Wood	Good	Exposed wood boards on east and west show signs of past wood rot, cracking, and splintering. New roof structure	Scrape and paint routinely.	Scrape and paint routinely.

Table 10. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Exterior of the Outhouse

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
				was framed and constructed atop original.		
Fascia	All sides	Wood	Good	Minor cracking and splintering of wood on east and west elevations.	Scrape and paint routinely.	Scrape and paint routinely.
Roof	–	Wood shake	Good	New wood shake roof. Shingles on ridge have separated.	Install metal ridge cap; oil routinely to extend life.	Repair ridge shingles; oil routinely to extend life.

*Using architectural north.

4.5.2. Interior

The interior of the outhouse is in excellent condition (Table 11). A wire grate has been mounted across the doorway to allow public viewing, but no physical access (see Figure 65). A full list of conditions is available in Appendix D.

Table 11. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Interior of the Outhouse

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Flooring	–	Wood plank	Good	Signs of normal wear and tear.	Sweep periodically and monitor for animal/insect activity.	None.
Walls	Northwest, southeast, southwest	Wood	Good	Widely spaced vertical wood boards with sheathing exposed between boards. Signs of normal wear and tear.	None.	None.
	Northeast	Wood	Good	None.		
Door	Northeast	Wood	Excellent	None.	None.	None.

Table 11. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Interior of the Outhouse

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Ceiling	–	Wood	Good	Normal wear and tear.	Monitor routinely for leaks.	None.

*Using architectural north.

4.6. Bunkhouse

4.6.1. Exterior

The bunkhouse was relocated north of the farmhouse after 2002. The structure has been well maintained (Table 12). When relocated, the bunkhouse was set on stacked stone footings. Lower portions of the board-and-batten siding have been butt-jointed and replaced in kind. The board-and-batten siding shows signs of cracking and splintering (Figure 101). The window on the west elevation has been replaced with a new wood sash and Plexiglas glazing. The door appears to be from the historic period, and the original wood shake roof has been replaced in kind. A full list of conditions is available in Appendix D.

Figure 101. Past damage to the board-and-batten siding of the bunkhouse, facing northeast.

Table 12. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Exterior of the Bunkhouse

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Foundation	All sides	Stacked stone	Good	None.	Maintain gravel border around base to improve drainage, direct sprinklers away from building.	Direct sprinklers away from building.
Walls	All sides	Board-and-batten wood siding	Good	Lower portions of battens have been replaced. Some wood rot, cracking, and splitting of boards.	Scrape and paint routinely.	Scrape and paint routinely.
Window	Southwest	Wood frame, Plexiglas glazing and false muntins	Good	Replacement rectangular Plexiglas window.	Replace with more compatible wood-framed window with wood muntins and glass glazing.	None.

Table 12. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Exterior of the Bunkhouse

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Door	Northeast	Exterior-hinged, wood-framed door	Good	None.	Scrape and paint routinely.	Scrape and paint routinely.
Eaves	All sides	Exposed wood rafters	Good	Minor cracking, warping, and splitting of exposed rafters. Signs of past wear and tear.	Scrape and paint routinely.	Scrape and paint routinely.
Fascia	All sides	Wood	Good	Some new replacement boards. Minor cracking.	Scrape and paint routinely.	Scrape and paint routinely.
Roof	All sides	Wood shingles, metal ridge cap	Excellent	No major defects.	Oil routinely to extend life.	Oil routinely to extend life.

*Using architectural north.

4.6.2. Interior

The bunkhouse has been minimally altered since its construction in 1935. The wooden floors appear to have been covered by thick black felt at an early date, which has been largely removed or worn away (Table 13). Similarly, only remnants of the original pressed board wall covering remain, exposing the horizontal wood plank structure of the interior walls. A wood stove sits on the north half of the one-room structure. The room is decorated with a cot and other historic artifacts. A full list of conditions is available in Appendix D.

Table 13. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Interior of the Bunkhouse

Architectural Feature	Location	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Flooring	Main room	Wood plank	Fair	Deteriorated glued-felt flooring.	Sweep out periodically and monitor for animal/insect activity.	None.
Walls	Main room	Horizontal wood boards	Good	Signs of cardboard sheathing remaining on walls.	None.	None.
Window	Main room	Wood framed Plexiglas window	Good	Replacement window. No major defects.	Replace with more compatible wood-framed window with wood muntins and glass glazing.	None.
Door	Main room	Vertical wood plank door	Good	Corrosion on hardware.	None.	None.
Ceiling	Main room	Wood plank	Fair	Paint deterioration and past wood rot with cutout along north wall for stovepipe.	Monitor routinely for leaks.	None.

4.7. Grain Silos

4.7.1. Exterior Conditions

The concrete silos are overall in good condition (Table 14). There is some minor cracking of the poured concrete; however, this does not appear to threaten the structural integrity of the silos. There are also signs of discoloration from rain runoff patterns, as well as delamination that has exposed the large aggregate of the poured concrete mixture (Figures 102 and 103). A full list of conditions is available in Appendix D.

The silo interiors were inspected in July 2015. They exhibited discoloration, abrasion and erosion, minor spalling, and peeling of the asphalt-based waterproof coating at the base, but appeared to be in good condition (Figure 104).

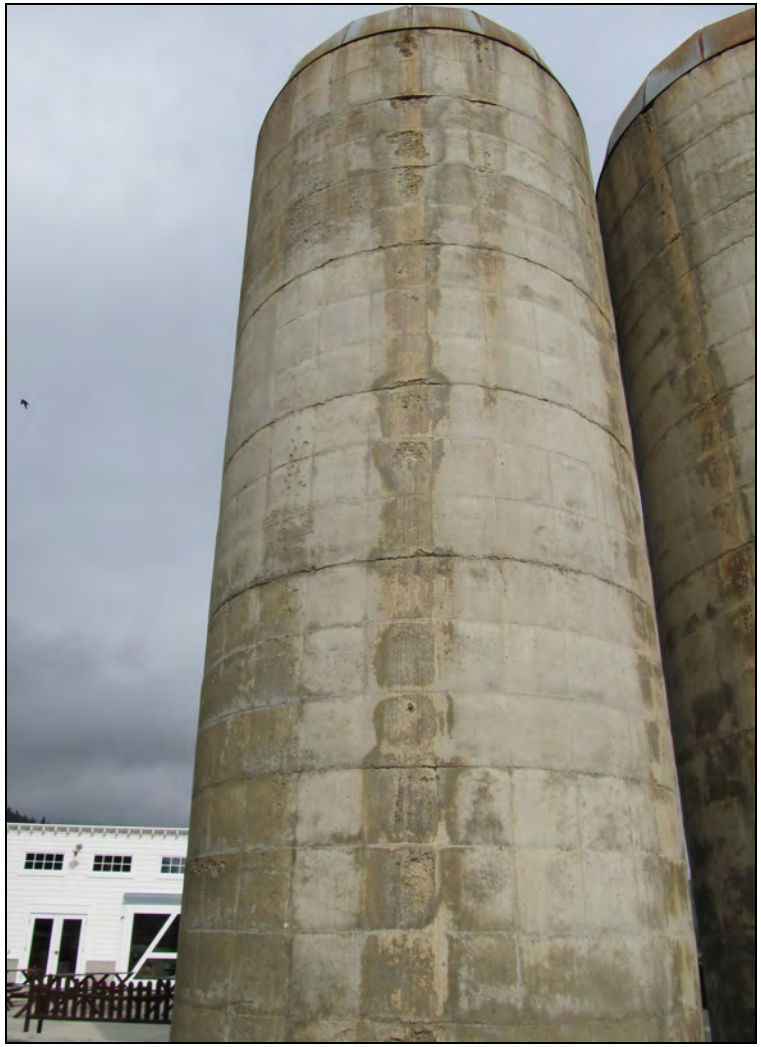

Figure 102. Rain runoff patterns on grain silos have caused some concrete discoloration, spalling, and metal corrosion; facing north.

Figure 103. Concrete spalling and exposed aggregate on a grain silo wall.

Figure 104. Grain silo interior, looking upward, showing concrete abrasion and discoloration.

Table 14. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Exterior of the Silos

Architectural Feature	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
				Optimum	Acceptable
Foundation	Formed concrete	Good	Black waterproofing sealant has been applied to the base of each silo.	Patch spalls with concrete compatible in composition, color, and texture to the original.	None.
Walls	Formed concrete	Good	Signs of spalling and deterioration at the base, cracking and delamination beneath filling chute, discoloration and spalling.	Remove loose material from cracks and repair with compatible concrete. Application of a sealant or water repellent is not recommended.	Remove loose material from cracks and repair with compatible concrete. Application of a sealant or water repellent is not recommended.
Roof	Metal	Fair	Metal has corroded. Conditions assessment made from ground level.	Conduct detailed inspection of using a lift and repair metal roofing materials or replace in kind as needed.	Conduct detailed inspection and monitor for future deterioration.

4.8. Osguthorpe Shed

4.8.1. Exterior

The Osguthorpe shed is in overall fair condition (Table 15). The open design of the structure and its lack of foundation have led to minor deterioration and rot at the base of its wooden structural posts (Figure 105). There are also some gaps, cracks, and deterioration of the wood siding on the east, north, and west sides (Figure 106).

Window openings on the west elevation are suffering from deferred maintenance: many of the window frames are severely damaged and are missing mullions, and no glazing remains in any of the windows. The fascia shows signs of minimal wood rot and paint deterioration. The standing seam metal roof has some rust and corrosion as well. A full list of conditions is available in Appendix D.

Figure 105. Interior view of Osguthorpe shed showing missing windows, water staining, moisture damage at wall bases, and roof repairs.

Figure 106. Cracking, rot, and detachment of wood siding on the northwest side of the Osguthorpe shed, facing northeast.

Table 15. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Exterior of the Osguthorpe Shed

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Foundation	–	No foundation	N/A	Dirt floor.	None.	None.
Walls	Northwest, northeast, southwest	Wood board-and-batten siding	Fair	Cracking, warping, and signs of wood rot along the foundation. Paint deterioration overall. Some battens have detached from the siding, while others have been replaced due to wood rot.	Remove dirt and debris from exterior wall base, regrade to direct water away from exterior wall bases, install gravel border to improve drainage. Replace damaged boards and battens in kind.	Remove dirt and debris from exterior wall base, install gravel border to improve drainage.

Table 15. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Exterior of the Osguthorpe Shed

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Windows	Southwest	Wood	Poor	All glazing has been lost. Some window frames have survived, but have lost mullions. Signs of wood rot, splintering, and paint deterioration around window openings and surrounding trim.	Reproduce original wood-and-glass, six-pane windows and install.	None.
Eaves	–	Exposed rafters	Good	No major defects.	Scrape and paint routinely.	Scrape and paint routinely.
Fascia	Northwest	Wood	Good	Minor wood rot and paint deterioration.	–	–
Roofing	–	Ridged metal roof	Good	Some signs of corrosion, particularly on the southeast side of the shed.	Replace roof panels as needed.	None.

*Using architectural north.

4.8.2. Interior

The interior of the Osguthorpe shed is a single open room supported by wood posts sunk directly into the ground. These posts show signs of minor wood rot and deterioration (Table 16). Along the north and east walls, there are gaps, cracking, and deterioration of the wood siding forming the exterior walls. On the west elevation, the trimmed window openings have survived, but the glazing and wood mullions have been largely lost. The existing window frames are in deteriorated condition. The ceiling is composed of exposed wood rafters and sheathing. A full list of conditions is available in Appendix D.

Table 16. Condition Assessment and Treatment Recommendations for Architectural Elements and Features on the Interior of the Osguthorpe Shed

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Walls	Northwest, northeast, southwest	Horizontal framing members nailed to poles	Fair	Treated wood poles are set directly in the dirt leading to minor wood rot and deterioration at the base. Some gaps, cracks, and deterioration of wood siding.	Excavate around pole bases and retreat with creosote or similar material.	None.
Windows	Southwest	Trimmed wood window openings	Poor	Window frames have survived, but glazing has been lost. Wood rot, splintering, and paint deterioration. Limited remaining mullions; many have been lost.	Reproduce original wood-and-glass six-pane windows and install.	None.
Ceiling	–	Exposed wood rafters and sheathing	Fair	Some signs of moisture due to the open design of the enclosure.	Monitor for leaks.	None.

*Using architectural north.

4.9. Farmhouse

The farmhouse has been well maintained and is in excellent condition; there are no major deterioration conditions to report.

4.10. Reception Center

The reception center has been well maintained, and there are no major deterioration conditions to report.

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CHAPTER 5. CODE AND ACCESSIBILITY REVIEW

5.1. Methodology

Michelle Downard and John Allen of the PCMC Building Department conducted a site evaluation of the McPolin Farm property on December 11, 2014 (see Appendix E). During that evaluation, the accessibility was evaluated with the concept of possibly allowing guided public tours on the property. The findings from the site evaluation are provided herein and shall be required unless technically infeasible, in accordance with the exception listed in the International Building Code (IBC).

Because a structural engineer has evaluated the major buildings on the site and has made recommendations regarding the structural integrity of the barn, silos, and pole shed (see Chapter 6), PCMC Building Department staff did not evaluate structural issues on the site.

5.2. Preliminary Code Review

In Chapter 34 of the IBC, the requirement for providing an accessible route to the primary function allows for an exception. This exception states that the cost of providing the accessible route is not required to exceed 20 percent of the alteration affecting the area of the primary function. This should be considered when the structural engineer's recommendations are evaluated and costs are identified.

5.3. Preliminary Accessibility Review

The following list of findings for each structure is as follows:

- Site Access
  - Accessible route: Accessible parking, signage, and accessible route (the existing ramp is too steep at various locations between the parking area across the street to the barn, including the area surrounding the drain inlet and provide a 60-inch-long landing at every 30 inches of rise).
- Barn Interior
  - This evaluation includes access from the main west door to the livestock area. Additional requirements would be necessary to allow the public into the milking area (door threshold, stairs, and pathway width), storage area (door width, stairs), and the loft (ramp with landings or elevator, floor deterioration and openings).
  - On the main level, create a ramp at the floor transition between the tractor/garage area on the west side of the barn and the livestock area to the east.
  - On the main level, provide guardrails separating the walking surface area from the drainage trench.
  - Alternatively, fill in or cover the drainage trench to eliminate the surface-level transition if the public will be allowed to approach the livestock area/pen; the trench does not need to be filled in or covered if a guardrail is provided.
- Reception Center
  - Fully accessible. No concerns or violations identified.

It is the PCMC Building Department's understanding that the following structures will not be accessible or occupied by the public, and are for amusement purposes only, and that there is no proposed

change in occupancy. Therefore, these structures are not required to be accessible. However, the following items should be noted:

- Grain silos
  - No concerns or violations identified.
- Farmhouse
  - Provide a guardrail on the existing ramp on the south end of the building.
- Bunkhouse, outhouse, tool shed, granary, corral and animal shelter, Osguthorpe shed
  - There is no accessible route to approach the individual structures.

5.4. 2009 Staff Review of Accessibility

In 2009, the City completed trail work in order to provide an Americans with Disabilities Act–accessible route from the parking lot on the east side of the highway to the farm buildings, restroom, farm equipment display, and trail connections (see Appendix E). The driveway is no more than 10 feet wide and is surfaced with asphalt. It was installed in this manner to reduce its visual impact and therefore its effect on the historic integrity of the farm property. Bike trails surrounding the farm were limited to 6 to 8 feet in width to be subordinate to the driveway.

CHAPTER 6. STRUCTURAL EVALUATION

The structural integrity of the McPolin barn has long been a point of concern for PCMC, and several previous structural reports have provided evaluations of both existing conditions and past interventions. The barn was reevaluated for this project, and the Osguthorpe shed and the grain silos were also evaluated for the first time.

6.1. Previous Reports

In 1992, shortly after PCMC purchased the farm, Cooper/Roberts Architects prepared a plan for renovating and restoring the barn (Cooper/Roberts Architects n.d.). The plan included a description of existing conditions as well as recommendations for excavating the barn's lower level and finishing the main and upper levels to create office space, perhaps for the Park City Chamber of Commerce, and/or a cultural center. Recommendations to improve structural performance and allow for new uses included replacing or strengthening floor joists, installing plywood sheathing over the main and upper level floors, strengthening all beam-column connections, and applying a plywood skin over the building exterior (to be covered with new boards and battens to match the original, which would remain on the interior face of the wall).

None of these recommendations were carried out, however, and in 1992, the City chose instead to stabilize the barn in its existing condition by installing a cable bracing system as designed and specified by Cooper/Roberts Architects. The bracing system was intended to straighten the vertical walls and strengthen and stiffen the building laterally. The barn was also painted and both a fire sprinkling system and lighting system were added. As stated in the *Structural Report on McPolin Barn* (Richards Consulting Group, Inc. 2003:2), "No code compliance life safety issues were addressed and the modifications were not intended to allow for any public use of the building."

The structural integrity of the barn and the bracing system were reevaluated in 2003 by Richards Consulting Group, Inc. (see Appendix F). The report found that not all elements of the cable bracing system had been installed per the specifications, but that the system was functioning. Additional calculations indicated that the roof-framing system was considerably overstressed under snow loading, and that the barn was vulnerable to lateral wind loading. A major point of the study was to investigate options for modifying the cable bracing to allow for better use of the space for storage, either by removing the two lowest cables or removing and relocating the existing cables to a higher position. Upgrading the barn to meet current code requirements for public use was considered cost prohibitive. Again, no recommendations from the 2003 report were carried out.

6.2. Structural Evaluations, 2014 and 2015

In conjunction with the creation of this preservation plan, the City contracted BHB Consulting Engineers, PC (BHB) to conduct structural evaluations of the McPolin barn, Osguthorpe shed, and grain silos to assess their current condition under current design loads and use; identify areas of concern; make recommendations for structural improvements; and, for the barn, provide reasonable options to upgrade the building for different uses.

6.2.1. McPolin Barn

The BHB report concludes that the McPolin barn is in relatively good condition for its age, but that it also suffers from a number of deficiencies in the existing framing, again typical of buildings of similar type and age. These deficiencies are outlined in the full report; in summary, the existing structure is inadequate to resist snow loads, wind loads, and high seismic loads as required by local building codes (see Appendix G). The report recommends that connections between floor beams and posts on the exterior walls should be improved, gable end walls should be stiffened, and the floor framing around the staircase should be strengthened. Also, the roof framing members are highly overstressed under snow loads, and BHB recommends either not using the building during the winter months or reinforcing the roof. This could be done by adding trusses at the center of the building adjacent to each roof joist, bracing the outside joists, and adding minor bracing to the main timbers. Finally, the report states that Osguthorpe additions to the original building pose a hazard in an earthquake. The walls are constructed of unreinforced masonry and, due to their relatively high weight and potential to tear away from the roof during a seismic event, connections between the walls and roof trusses should be improved.

The report also provides options for removing the cable bracing system and replacing it with new braced frames that could be shaped in a way to minimize their visual impact on the significant interior spaces of the barn, to be supplemented with sheathing on the ends of the barn to create shear walls.

If the use of the barn does not change, all structural improvements are voluntary. However, the report provides recommendations and options for four levels of upgrade that would allow for different levels of use: 1) No Changes, 2) Historic Building Use, 3) Code Level Upgrade, and 4) Full Upgrade.

No Changes

If no changes are made, the report recommends that the building should not be occupied when winds of more than 40 miles per hour are expected. It should not be occupied when there is snow on the roof.

Historic Building Use

This level of upgrade, also termed "Dangerous Building Use" in the BHB report, would allow for tours during the late spring, summer, and early autumn months. The building could be occupied as an unimproved historic building by small groups of less than 50 people and would not be occupied when snow was on the roof. The seismic upgrade would be taken to the level of preventing collapse. Minimum retrofits would include the following:

- To address gravity load deficiencies, proposed actions would be to A) reinforce beam-to-column connections at the exterior walls by flanking timber columns with 2 × 6 studs and attaching correctly, B) replace the modified column on the southwest side of the building and improve the beam-to-column connection, C) add additional framing at the stair opening to reinforce the joists, and D) repair deteriorated masonry and wood elements.
- Cable bracing would be removed.
- To address lateral load deficiencies, proposed actions would be to A) add new steel brace frames at three locations, similar in shape to the historic framing, B) add sections of sheathing on the interior faces of the long exterior walls to create shear walls, C) overlay the existing hayloft floor with wood sheathing, and D) add large

wood girts at each gable end to stiffen the walls under wind loads.

- Unreinforced masonry walls would be bolted to floor/roof diaphragm to strengthen connections.

Code Level Upgrade

This level of upgrade would allow the barn to be occupied year-round by less than 50 people. Improved mechanical and electrical systems would be added and seismic upgrades would be taken to a life safety level. Minimum retrofits would include the following:

- All of those described under the Historic Building Use section above.
- Reinforcement of roof to meet snow loads, including A) adding wood trusses adjacent to each existing roof truss, B) adding 2 × 6 studs to support the roof beams, and C) adding 2 × 6 studs to reinforce diagonal roof-framing timbers.
- Further improving connections between unreinforced masonry walls and floors/ceilings.
- Further improving beam-to-column connections.

Full Upgrade

This level of upgrade would allow the barn to be occupied year-round by less than 300 people. Improved mechanical and electrical systems would be added, and seismic upgrades would be taken to a life safety level or higher. Minimum retrofits would include the following:

- All those described under Code Level Upgrade section above.
- Finishing and insulating interior walls.
- Increasing seismic performance per additional requirements of the City.

6.2.2. Osguthorpe Shed

BHB conducted a structural assessment of the Osguthorpe shed in 2014, observing conditions and making recommendations for improving its stability. This could be done by replacing all deficient nails connecting the back wall and braces to the columns with positive attachments such as lag screws, and reinforcing the 2 × 6 members supporting the roof joists along the back wall with a new wood beam. BHB recognized that even with minimal improvements to stabilize the building, the building would not comply with current local building codes. Specifically, the roof would not be safe for occupants when covered in snow. The full structural engineering report for the Osguthorpe shed is provided in Appendix H.

6.2.3. Grain Silos

In July 2015, BHB conducted a structural assessment of the silos; the full report is included in Appendix I. In summary, deterioration conditions were mainly confined to the exterior, and included concrete spalling, corrosion of reinforcing steel, and corrosion of the metal roof. BHB also observed that the silos do not meet current code for seismic stability and, in the event of an earthquake, may rock and/or overturn. BHB provided preliminary recommendations to repair concrete and address issues of corrosion. As a next step, SWCA strongly recommends the development of a trial testing and treatment program before any treatments are applied to the silos. BHB also recommends attaching three micro-piles, or helical piers, to the interior of each silo to address seismic concerns.

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CHAPTER 7. SYSTEMS EVALUATION

The PCMC Building Department conducted an analysis of building systems at the McPolin Farm on November 2, 2015, including mechanical, seismic, electrical, plumbing, security, and fire protection (see Appendix E). The analysis was general in nature and was not intended to be a thorough inspection of all systems, but rather to document the existing systems (Table 17). System requirements may vary in the future depending on the intended use of each building.

Table 17. Mechanical Systems Present in the McPolin Farm Buildings

Building or Structure	Mechanical	Seismic	Electrical	Plumbing	Security	Fire Protection	Park City Municipal Corporation Building Department Comments
Barn			X			X	Building is uninhabitable. There are currently no operating mechanical systems or plumbing. The electrical system is limited to minimal lighting, and a balance of the system should be tested for continuity, including system safety to identify any abandoned or unused wiring that can be removed. The exterior electrical system must be inspected, loose conduit removed, and permanent wiring should be installed where electrical cords are used.
Corral with animal shelter							Building is uninhabitable and does not have any systems.
Granary			X				Building is uninhabitable. The electrical system is limited to minimal lighting.
Tool shed			X			X	Building is uninhabitable and does not have any existing plumbing or mechanical systems.
Outhouse						X	Building is uninhabitable and does not have any systems.
Bunkhouse			X			X	Building is uninhabitable and does not have any existing plumbing or mechanical systems.
Grain silos							Building is uninhabitable and does not have any systems.
Osguthorpe shed							Building is uninhabitable and does not have any systems.
Farmhouse	X	X	X		X	X	House has no plumbing. The electrical and the heating, ventilation, and air conditioning (HVAC) systems are new, and were installed when the house was reconstructed in 1999.
Reception center	X	X	X	X	X	X	Systems are operable and in working order. These systems are new and were installed when the reception center was constructed in 1999.

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PART II

TREATMENT AND USE

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CHAPTER 8. TREATMENT PHILOSOPHY

The McPolin Farm buildings and associated open space have been recognized as important resources by PCMC for multiple reasons, including their location on the approach to the city; their visual, historic, and natural qualities; and the educational and recreational opportunities they provide. Among the City's chief goals 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" (PCMC 1995:1).

In recognition of its historic significance, the farmstead was listed on the NRHP in 2004. In the United States, standards and guidelines for the treatment of historic properties are set by the Secretary of the Interior (Secretary). The Secretary defines four approaches to their treatment:

1. ***Preservation,*** which focuses on the maintenance and repair of existing historic materials, and retention of a property's form as it has evolved over time.
2. ***Rehabilitation,*** which acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
3. ***Restoration,*** which depicts a property at a particular period of time in its history, while removing evidence of other periods.
4. ***Reconstruction,*** which recreates vanished or non-surviving portions of a property for interpretive purposes.

Under the City's tenure, past approaches to treatment have included all of the above: preservation (for the barn and most of the outbuildings), rehabilitation (through the addition of a trail system and reception center), restoration (through the removal of most later-period buildings from the Osguthorpes' time), and reconstruction (of the farmhouse). Moving forward, the recommended approach to the property, and the barn in particular, is preservation, with rehabilitation applied in a careful and limited manner.

After evaluating past planning documents, including the Entryway Corridor Master Plan (1995) and the McPolin Farm Strategic Plan (PCMC 2014), and gathering feedback from FOF and Park City Council, ***preservation*** is the most strongly recommended approach. As the Secretary notes, "When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment" (National Park Service 2014a). This is the case at the McPolin Farm. Because it is such a good representation of the evolution of agriculture and dairy farming in the region, the period of significance for the property is recommended as 1897 to 1954. In the future, the emphasis should be on the preservation and interpretation of buildings, structures, and landscape features dating from that period.

Limited ***rehabilitation*** of one or more buildings at the farm, particularly the barn, may also be a viable treatment approach either now or in the future. Retaining the barn's exterior appearance while altering its interior to accommodate a new use has been discussed over the years and would allow for increased use of the site, which in turn might fill a space need of PCMC or its affiliates (e.g., the Chamber of Commerce or Park City Historical Society and Museum) and possibly generate revenue sufficient to cover the costs of maintaining and operating the property. This approach would also allow for the construction of one or more new buildings or structures that might improve or increase use without significantly detracting from the farm's historic qualities.

The ***restoration*** and ***reconstruction*** treatment approaches have been appropriate at the McPolin Farm on a limited level in the past. However, as future approaches, both imply that the goal for the property would be to use and interpret it as a historic museum. Because this is outside of the City's present intent, restoration and reconstruction are not considered in this discussion.

8.1. Secretary of the Interior's Standards for Preservation and Rehabilitation

The Secretary defines the standards for preservation of historic properties as below. By adhering to these standards during the design and implementation of future maintenance work and improvements, the historic qualities of the McPolin Farm will be maintained. The advantages and disadvantages of each approach are summarized in Table 18.

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. (National Park Service 2014a)

The Secretary's Standards for Rehabilitation are similar to those for preservation, although the focus shifts from the comprehensive preservation of existing historic material to the selective preservation of character-defining features. The standards for rehabilitation also allow for additions and/or new construction that may be necessary to accommodate a new or expanded use.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. (National Park Service 2014b)

Table 18. Advantages and Disadvantages of the Two Potential Treatment Approaches to the McPolin Farm

PRESERVATION		**REHABILITATION**	
Advantages	**Disadvantages**	**Advantages**	**Disadvantages**
In accord with existing planning documents and zoning.	Costly structural upgrades required to preserve barn.	Increased property use or revenue may cover improvements and maintenance.	More costly structural upgrades required to rehabilitate barn.
In accord with City Council vision and goals	Limited use means property revenue will not cover improvements and maintenance.	Increased presence of official managers/users on property.	Potentially high cost of other rehabilitation measures.
In accord with Friends of the Farm vision and goals.	Higher maintenance costs for historic buildings.	Improved security due to increased presence/use.	Potentially long and divisive public process to determine appropriate new use.
In accord with perceived public opinion.	–	Potential increase in public use of property.	Significant additional parking likely required to accommodate new use.
Least physical impact on current site and buildings.	–	Fulfillment of potential Park City Municipal Corporation office/storage space need.	If applied to barn, loss of historic character, particularly on interior.
Maximum retention of historic character.	–	–	Limits future options.
Least expensive approach.	–	–	–
Lower parking requirements.	–	–	–
Future options remain open.	–	–	–

8.2. Friends of the Farm, City Council, and Public Input on Treatment Philosophy and Farm Use

To understand the current thinking of the PCMC groups most actively involved in planning for and managing the McPolin Farm—namely the FOF and City Council—several meetings were held. The meetings presented the initial findings of the preservation plan and gathered feedback about 1) the current strengths and weaknesses of the farm, including its physical assets, operation, and management; and 2) the vision for its future in the short term (next 1–5 years) and the long term (next 5–15 years).

8.2.1. Friends of the Farm Meeting

The first meeting was held with PCMC staff and members of the FOF on November 12, 2014. Feedback is presented below.

Current Strengths of the McPolin Farm

- It is a visual icon.
- The barn, in particular, is a landmark and an icon on the approach to Park City.
- The farm creates a character-defining entry corridor for Park City.
- The farm provides a breather/open space within increasingly dense development.
- The open space is well protected under current Recreational Open Space (ROS) zoning.
- The property is also afforded protection as a jurisdictional waterway/wetland.
- The farm is a visual reminder of Park City history.
- The farmstead provides complete picture of history, and different eras are reflected in the buildings.
- The farm is rich in historic documentary resources, including photographs, videos, and biographical information on the McPolin family.
- The trail system is heavily used.
- Public accessibility is good.
- The FOF has provided publicity and exposure.
- The Park City Historical Society and Museum is also interested and active.
- It is appropriate that preservation is currently the main treatment philosophy.

Current Weaknesses of the McPolin Farm

- Lack of signage hinders recognition/interpretation.
- There is no officially recognized parking, and public events must have a transportation plan.
- Safety issues and dangerous conditions arise when unofficial overflow parking occurs on the shoulders of the highway.
- UDOT involvement and cooperation is uncertain regarding future parking, site access, management, and improvements.
- Access to the buildings and site is only partially in compliance with the Americans with Disabilities Act.
- There is a lack of easy access to historic archival materials.
- Direct revenue funds maintenance rather than capital improvements.
- There is no easy way for the public to donate to the farm, and no means to provide name recognition that might encourage further donations.

- The current administrative policy and conditional use plan limit use, staffing, and budget.
- The administrative policy also limits opportunities for increased public education and exposure.
- Limited staffing (one part-time farm manager and reliance on FOF volunteers to staff public events) severely constrains use, such that the number of events currently allowed under the CUP cannot be met.
- The energy and vision for the farm and its future are too dependent on the farm manager, and there is a danger of losing these positive things in the event of retirement or a change in staffing.
- There is no real maintenance or improvement plan for the trees, gardens, and general landscaping.
- The location of the highway causes a disconnection between the Osguthorpe shed and the McPolin Farm buildings, and neither the shed nor the Osguthorpe period of ownership are interpreted for the public.
- For the barn in particular:
  - The windows are boarded.
  - There is no public access, no tours, and very little interpretation of the most significant building on the property.
  - The barn is vulnerable to fire, structural damage/ failure, and use/overuse.

Vision for the Future of the McPolin Farm

- In the next 1 to 5 years, accomplish the following:
  - Address all deterioration conditions noted in the condition assessment and in accordance with the treatment recommendations in the preservation plan.
  - In particular, restore the barn windows.
  - Implement structural stabilization measures for the barn, including removing the cables and replacing with a new system that does not impede access.
  - Allow staff-guided tours and provide the means for self-guided tours, particularly of the barn.
  - Allow the public to walk inside barn, even if not in the hayloft yet.
  - Move existing interpretive signs to meet current circulation patterns.
  - Consider using the Osguthorpe shed as a picnic pavilion and/or interpretive center for the later farming period. Perhaps include photographs of lost Osguthorpe buildings, and also interpret the vista of McPolin Farm across the highway.
  - Focus on tree and landscape preservation.
  - Maximize the number of community events allowed under the CUP through the following actions:
    - Increase staffing and budget to allow more events.
    - Streamline the process for requesting and holding events.
  - Improve parking, access, and public safety with regard to the highway.
  - Begin to revisit and evaluate the effectiveness of the current administrative policy, especially regarding parking, staff, budget, and site management.
  - Investigate and facilitate ways for the public to donate to the farm and be recognized.
  - The barn will be 100 years old in c. 2020. Plan for a centennial celebration and use this as the impetus to begin a fundraising/capital campaign.

- In the next 5 to 15 years, accomplish the following:
  - Continue to revisit the administrative plan and CUP, and consider expanding it to allow for 24 public/community events.
  - Add a permanent on-site staff member to allow for more effective site and event management, increased public interpretation and interaction, and improved security.
  - Keep the buildings as they are after the 1 to 5–year goals are met.
    - Continue to focus on preserving open space.
    - Continue to focus on preserving community access.
    - Continue to focus on preserving Park City history.

8.2.2. City Council Meetings

The second meeting was a work session involving the Park City Council and Planning Department staff held on January 29, 2015. The meeting took the form of a more open discussion, but the City Council's vision was very similar to that of FOF. Feedback was as follows:

- Preservation of the barn is a very high priority of the City Council.
- The City Council would like to gather public input about the community's vision before approving any changes to the barn or the use of the farm.
- The City Council supports investigating a limited expansion of barn use, but continuing to keep levels of use low.
- The City Council's preference would be to upgrade the barn to somewhere between a "Historic Building Use" level and a "Code Level Upgrade."
- The City Council would like to receive cost estimates for both types of upgrades.

An update on the preservation plan was provided to the City Council on June 11, 2015, by City staff and BHB. City Council members and the mayor reiterated their support for improvements to stabilize and preserve the barn, but stressed their concern that these improvements might change the barn's appearance either on the exterior and interior. Brett Goodman from BHB stated that most of the proposed stabilization measures would be visible, but that their visual impact could be minimized. All agreed that public input would be crucial, and that many more opportunities would be available to discuss preservation options for the barn and the farm.

8.2.3. Public Input

Per City Council direction, the farm manager created a survey to solicit public input about the present and future use of the McPolin Farm. The survey was posted on Survey Monkey, advertised on Facebook, and promoted at FOF events. The survey received 488 responses (Appendix J). The following is a summary of the main questions asked and responses.

1. *How often do you visit the McPolin Farm?*

   66% = once every few months
   15% = once a week
   10% = never
   9% = more than once a week

2. *In what capacity do you visit the Farm?* (more than one response possible)

   79% = trail use
   41% = hiking
   32% = cross country skiing
   17% = FOF-sponsored events
   8% = picnic

3. *What season(s) do you use the trails at the Farm?* (more than one response possible)

   88% = summer
   77% = fall
   61% = spring
   45% = winter

4. *Have you ever attended a Farm event? If yes, which one(s)?* (more than one response possible)

   50% = none
   41% = Scarecrow Festival
   23% = BBQ and Music
   12% = Full Moon Snowshoe

5. *The City currently permits 12 events per year at the Farm. Would you be interested in other public/non-profit uses? If so, how would you like to see the Farm used?*

   64% = a mix of public and private with minimal or no access to the patio and reception center (e.g., family reunions, weddings, local non-profit meetings, etc.)
   22% = public events only
   14% = no events

6. *Should weddings be an allowed use of the Farm? If so, how frequently?*

   41% = yes, limited number
   34% = no
   18% = yes, weekly
   7% = yes, monthly

7. *Should local non-profits be allowed to hold community events at the Farm?*

   83% = yes
   17% = no

8. *When visiting the Farm, how do you get there?*

   38% = public transit, walking, biking, etc.
   32% = Farm parking lot (across SR 224)
   23% = parking on Aspen Springs Road
   6% = parking on SR 224

9. *Is there sufficient parking near the Farm?*

   60% = yes
   35% = no, we need additional parking
   4% = no, we need less parking

10. *Would you like to be able to tour inside the barn?*

    75% = yes
    25% = no

11. *Would you be interested in maintaining the pole barn across the highway from the Farm site?*

    56% = yes
    44% = no

In summary, 90 percent of respondents use the farm at least once a year, with the majority using it every few months. The predominant uses are for recreational activities (trail use, hiking, and skiing), which occur year-round but predominantly in the warmer months. Half of the respondents have attended a FOF event; the Scarecrow Festival is the most popular. Most respondents arrive via the trail system or public transportation, and the majority of the rest use the designated trailhead parking lot across SR 224 from the farm; the amount of parking in the lot is generally considered sufficient.

In terms of future use, most respondents support a mix of public and private events, including a limited number of weddings. Respondents also felt strongly that local non-profits should also be allowed to use McPolin Farm for community events. A large majority would like to tour inside the barn, while over half supported the maintenance of the pole barn (Osguthorpe shed).

8.3. Conclusions

In summary, the ***preservation*** treatment philosophy aligns with national standards, and is supported by both the FOF and City Council; preliminary responses from the public indicate that most community members would support a preservation approach as well. Preservation has multiple advantages and is appropriate because the farm's distinctive buildings, features, and spaces are intact and thus convey its historic significance. The approach is also in accord with existing ROS zoning, planning documents like the *Entryway Corridor Master Plan*, and strategic plans. PCMC has made essential repairs and improvements since purchasing the property and, under this approach, no additional extensive repairs or replacements are required other than structural upgrades and window restoration for the barn, and repairs to the Osguthorpe shed. Improvements to the barn would allow for some degree of public access, and the approach would support increased signage and interpretation of the historic farm. The preservation approach also leaves options open for the future, should rehabilitation of one or more buildings become a priority.

To support a preservation treatment approach, it will be important to evaluate the existing administrative plan, CUP, interpretive plan (particularly the level of public access to the barn), staffing, and budget for the farm. Is the present system sustainable? How can it be modified and updated to meet current realities while achieving short-term and long-term goals for the farm? It will also be important to gather additional public input on the treatment and use of the farm, and to shepherd any proposed changes through the typical public process (e.g., PCMC City Council meetings and the PCMC Planning Department's design review process) to ensure that the approach reflects the wishes of the majority of community members.

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CHAPTER 9. USE AND INTERPRETATION

Under the proposed preservation treatment philosophy, the use and interpretation of the McPolin Farm would remain essentially the same as at present. The current policy of passively interpreting the farmhouse, granary, tool shed, outhouse, bunkhouse, and grain silos aligns with PCMC's vision and appears adequate to public use. Increasing public events to meet the present CUP maximum of 12, or even expanding to 24 events per year, would have little impact on the historic resources because events are typically hosted in the reception center and adjacent plaza, or in other open-space areas of the farm. Expanding use of the farm to permit a limited number of private events like as weddings and/or functions hosted by local non-profit groups would likewise have little impact on historic resources. A majority of respondents to the public input survey felt that parking at the site was sufficient, and this should remain true if additional events are limited in size and number.

Aside from routine maintenance, no improvements or upgrades to most buildings or structures would be required under the preservation philosophy (see Chapter 10). The one significant change would involve expanding the use and interpretation of the barn by opening it to the public on a limited basis—an idea strongly supported by respondents to the public input survey. BHB identified four levels of upgrade to the barn that would allow for different levels of use: 1) No Changes, 2) Historic Building Use, 3) Code Level Upgrade, and 4) Full Upgrade (see Chapter 6). The Historic Building Use upgrade is most in keeping with the preservation treatment philosophy. It involves the least impact to the historic barn while ensuring its preservation by improving seismic stability and increasing snow and wind load resistance. The upgrade would also allow for increased interpretation and public access to the farm's premier building during the summer and fall, the seasons when most respondents to the public input survey visited the Farm. As a corollary, other smaller improvements would be required, like cleaning the interior of the barn and repairing or stabilizing interior finishes; repairing or restoring dairy equipment, particularly in the milk houses and milking parlor; adding interpretive signage and displays to supplement guided tours; improving or replacing the staircase to allow for safe access to the hayloft and upper level of the milking parlor; and addressing minor accessibility issues identified by PCMC staff (see Chapter 5). A Code Level Upgrade would be more expensive but would also align with a preservation philosophy. Because additional framing members would be introduced to the barn interior, careful design would be required to reduce their visual impact.

Preservation work also aligns with PCMC goals and could be funded as one or more capital improvement project(s). Given the importance of the farm to the Park City community, the barn's upcoming centennial anniversary would likely generate enthusiasm and support for the improvements. Long-term modifications to the administrative plan, including staffing and budget, would also be required in order for the barn interior to be regularly cleaned and maintained and so tours could be provided to the public in a safe manner and on a regular schedule.

Full rehabilitation of the barn, as implied under the Full Upgrade option, is not recommended. However, limited application of rehabilitation measures could help make the farm more usable, and ultimately enhance its preservation. For instance, rehabilitating the Osguthorpe shed for use as an interpretive and picnic pavilion would

help bridge the divide created by the highway, reincorporate (through the use of historic photographs and signage) the Osguthorpe era and demolished buildings into the farm's story, and provide interpretation of the farmstead for trailhead users and passersby. With careful design, the shed's historic character could be retained while accommodating these new uses. Another possibility is the rehabilitation of one wing or room of the barn, perhaps the Osguthorpe milk house, for use as an on-site office and volunteer coordination center. Code upgrades would be confined to this section of the barn, thereby minimizing alterations to the historic spaces and materials. Other possible measures include rehabilitating the granary as a small office or constructing a small new building for that purpose, and the construction of additional permanent (paved) or temporary (gravel or turf) parking facilities to accommodate and facilitate a significant increase in active uses.

CHAPTER 10. PRESERVATION TREATMENT RECOMMENDATIONS

Preservation treatment recommendations for each building or structure are summarized here; detailed recommendations are provided in Tables 2 through 16 in conjunction with the condition assessments. In Chapter 4, treatments are further organized by defining both optimum and acceptable levels of treatment for contributing features. The optimum treatment level will ensure the highest degree of preservation while the acceptable treatment level will, at a minimum, preserve the basic character-defining attributes of a feature while allowing for the maximum amount of flexibility in project planning and implementation. Generally, the optimum and acceptable treatment levels for features of primary significance will be the same, while acceptable treatment levels for secondary and non-contributing features will be less stringent. The condition level of each feature (excellent, good, fair, or poor) is also noted, which provides a tool for prioritizing future maintenance and repair work.

The methods and materials used to maintain and treat historic buildings sometimes differ from those used for non-historic buildings. Appendix K includes guidelines on the most appropriate methods and materials for preserving the historic buildings at McPolin Farm. Although not comprehensive, the guidelines address the most common historic materials and deterioration conditions identified on the buildings and structures. Of note, rehabilitation treatments are not discussed, and would require additional planning and design (in accord with the Secretary's Standards for Rehabilitation) after their scope and purpose were determined.

10.1. Site

The site is a critical component of the farm and includes roads, walkways, trails, lawns, shrubs and trees, meadows, cultivated and fallow fields, fencing, riparian vegetation along the creek, and natural vegetation on uncultivated hillsides. The site was not formally evaluated for this project but appears to be in good condition generally, although the FOF expressed concern about the health of the large trees adjacent to the farm buildings. A landscape study and preservation plan is recommended in the future.

10.2. Barn

The barn, both exterior and interior, is generally in good condition, including the McPolin milk house and the Osguthorpe milking parlor and milk house. Exterior features in fair condition that should be repaired or maintained within the next 2 to 5 years include the following:

- *Sandstone foundation*: Relocate sprinkler heads, repoint, remove/block animal burrows and fill holes
- *Wood walls on the original part of the barn*: Reattach loose boards and battens, replace on a limited basis, relocate sprinkler heads
- *Windows on all parts of the barn*: Remove boards from openings and restore original windows or replace in kind
- *Doors on the additions:* Repair or replace
- *Masonry chimney on the Osguthorpe milk house:* Remove incompatible mortar, repoint

Structural upgrades to the barn, which are recommended but considered an optional treatment, are discussed in Chapter 9. Interior features are generally in good condition, but deteriorated elements should be repaired or replaced if and when structural upgrades are made (i.e., removing and replacing the cable bracing system, strengthening the floor of the hayloft, modifying the staircase to the hayloft). Recommended treatments include general cleaning, repair or replacement of interior doors, and repair or replacement of interior wall finishes.

10.3. Corral with Animal Shelter

The animal shelter is one of the few buildings on the farm that has not been repaired or restored in recent years; it is presently in fair condition and requires treatment in the next few years to prevent further deterioration. Exterior and interior features that should be repaired or maintained include the following:

- *Foundation*: Lacks one, so repair or replace damaged wood members, add footers
- *Corrugated metal walls*: Reattach loose panels, replace short sections if necessary
- *Roof*: Repair fascia or replace in kind, reattach loose roof panels
- *Floor*: Remove debris from against wooden walls

10.4. Granary

The granary is generally in good to excellent condition; other than routine inspection and maintenance, no preservation treatments are recommended within the next 5 years other than ensuring that the irrigation system does not spray directly against the building. However, to restore the building to a more historic appearance, boarded windows and doors should be repaired or replaced in kind.

10.5. Tool Shed

The tool shed is generally in good to excellent condition; other than routine inspection and maintenance, no preservation treatments are recommended within the next 5 years except to ensure that the irrigation system does not spray directly against the building.

10.6. Outhouse

The outhouse is generally in good to excellent condition; other than routine inspection and maintenance, no preservation treatments are recommended within the next 5 years except to ensure that the irrigation system does not spray directly against the building.

10.7. Bunkhouse

The bunkhouse is generally in good to excellent condition; other than routine inspection and maintenance, no preservation treatments are recommended within the next 5 years except to ensure that the irrigation system does not spray directly against the building.

10.8. Grain Silos

Based on an inspection from ground level, the exteriors of the two silos are generally in good condition. Neither the upper portions and metal caps nor the interiors could be closely inspected, and detailed condition assessments of both are strongly recommended in the future. Mapping interior signs of leaks and deterioration can help to determine the severity and need for repair of exterior deterioration.

A monolithic material like concrete can be difficult to repair without creating a patchwork appearance, and surface repairs should be made only when necessary and by a professional experienced in the treatment of historic concrete. The use of consolidants and water repellents may also be appropriate, but these can sometimes create further problems, and should only be applied after testing and careful selection by a historic masonry expert. In the meantime, it is recommended that deeper cracks be repaired with a carefully selected concrete compatible in color and texture to the original, and that areas of spalling and erosion be monitored to identify advancing deterioration. If improving seismic stability is a priority of the City, more information should be gathered on the costs associated with installing micro-piles or piers on the silo interiors, as well as the method of attachment and potential damage to historic materials.

10.9. Osguthorpe Shed

The Osguthorpe shed is generally in fair condition. Features that should be repaired or maintained within the next 2 to 5 years include the exterior walls (remove debris from against walls, and re-grade around exterior to direct water away from wall bases) and windows (reproduce and replace in kind). BHB's recommendations for improving structural stability should also be carried out. If the shed is rehabilitated for use as a picnic shelter and interpretive pavilion, the preservation treatments can be integrated with this work.

10.10. Farmhouse

The farmhouse is generally in good to excellent condition; other than routine inspection and maintenance, no preservation treatments are recommended within the next 5 years except to ensure that the irrigation system does not spray directly against the building.

10.11. Reception Center

The reception center is generally in good to excellent condition; other than routine inspection and maintenance, no preservation treatments are recommended within the next 5 years except to ensure that the irrigation system does not spray directly against the building.

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CHAPTER 11. PRIORITIZATION AND COST ESTIMATE

A number of projects are recommended to ensure the short-term stabilization, long-term preservation, and continued public enjoyment of the McPolin Farm. Some of these were identified in the most recent strategic plan for the farm (PCMC 2014), while additional tasks have been identified as a result of the assessments conducted for this preservation plan. A comprehensive, prioritized list of short-term tasks is provided in Table 19, with cost estimates when available; if possible, these tasks should be implemented in the next 1 to 3 years. Highest priority is given to tasks that will help ensure the safety of individuals, protect the architectural integrity of the buildings by preventing further deterioration, and solicit public input as part of the decision-making process. Long-term recommendations are presented in Table 20. These should be implemented in the next 3 to 5 years, and will help improve the condition of the buildings and site, improve visitor experiences, and encourage public use and community investment.

Table 19. Recommended Short-Term Tasks (1–3 years) to Improve Life Safety, Ensure Immediate Stabilization, and Encourage Public Involvement with the McPolin Farm

Resource / Area	Task	Description / Comments	Estimated Cost	Priority
Barn	Upgrade water lines in the fire sprinkler system	Work with Water Department to upgrade system.	$5,000–$15,000	High
Barn	Implement exterior preservation recommendations	Restore windows and doors, make other repairs as described in Section 10.2.	$64,000 (windows only) $30,000–$40,000 (all else)	High
Barn	Remove cable bracing and implement structural stabilization recommendations	Upgrade to Historic Building Use *or* Code Level Upgrade.	$885,500 or $1,024,000*	High
Barn	Install additional electrical service in the barn	Hire an electrical contractor to install additional lighting.	$3,000–$6,000	High
Public involvement	Gather additional input on the treatment and use of the farm	Continue public outreach and involvement per City Council direction to solidify the treatment approach and plan for the future use of farm	Staff time	High
Site and all buildings	Correct irrigation issues	Monitor sprinkler system, particularly in windy conditions, and reposition or relocate sprinkler heads to	Staff time ($3,000–$6,000?)	High

Table 19. Recommended Short-Term Tasks (1–3 years) to Improve Life Safety, Ensure Immediate Stabilization, and Encourage Public Involvement with the McPolin Farm

Resource / Area	Task	Description / Comments	Estimated Cost	Priority
		eliminate overspray onto all historic buildings or leakage against foundations.		
Corral with animal shelter	Implement preservation treatment recommendations	Improve floor and foundation, repair walls and roof as described in Section 10.3.	$5,000–$7,000	Medium
Grain silos	Implement testing program for concrete repair	Includes monitoring of deterioration rates and causes, testing of historic concrete, creating matching repair material, and testing consolidants and/or water repellents.	$10,000–$15,000	Medium
Osguthorpe shed	Implement structural stabilization recommendations	Follow recommendations from the 2014 structural assessment (see Appendix H).	$6,250	Medium
Parking lot	Increase capacity to 50 spaces	Extend parking lot to the south by 25 spaces (public response implied that parking was usually sufficient, but staff is concerned with safety and overflow parking along SR 224).	Unknown	Medium
Maintenance (all buildings and site)	Continue routine maintenance and expand in scope	Implement formal maintenance plan as described in Chapter 12.	Staff time	Low
Public involvement	Accommodate public interest in making financial and in-kind donation to the farm	Investigate and implement ways for the public to donate to the farm and receive recognition.	Staff time	Low
Public involvement	Plan for the barn's 100-year anniversary	Barn will be 100 years old in ca. 2020—plan for a centennial celebration, and use this as the impetus for fundraising or a capital campaign, as needed.	Staff time	Low

*Cost estimates prepared by BHB; see Appendix G for further details.

Table 20. Recommended Long-Term Tasks (3–5 years) for the Preservation, Use, and Interpretation of the McPolin Farm

Resource / Area	Task	Description / Comments	Estimated Cost	Priority
Barn	Address accessibility issues	Implement Park City Municipal Corporation (PCMC) recommendations in Chapter 5, which would facilitate public tours of the barn interior.	$1,000–$5000	High
Barn	Implement interior preservation recommendations	Clean barn interior, improve stairs to hayloft, repair interior walls as described in Section 10.2.	$1,000–$4,000 (cleaning only) $10,000–$20,000 (other repairs)	High
Grain silos	Implement recommendations of trial testing program	Based on results of testing program, monitor the silos, repair concrete, stabilize exposed reinforcing, and/or repair metal roofs. Apply consolidant and/or water repellent only if recommended after testing program.	$3,000–$6,000	High
Grain silos	Evaluate and/or implement structural stabilization recommendations	Obtain cost estimate and specifications for installing micro-piles or piers on the silo interiors, install if desired to improve seismic stability.	Unknown	Medium
Interpretation	Expand interpretation of the barn by providing staff-guided tours to small groups	Develop tour material, train staff or volunteers, design program and schedule, and implement staff-guided tours of barn interior.	Staff time and salary, assistance from Park City Historical Society and Museum possible	Medium
Interpretation	Create QR codes for the Farm	Install and program Quick Response (QR) codes in different locations giving information about the farm.	$5,000–$8,000	Medium
Planning	Evaluate Conditional Use Permit (CUP) and revise as necessary	Consider increasing staffing and budget to allow more events, streamlining the process for requesting and holding events, allowing non-profit groups to host community events, and allowing a limited number of	Staff time	Medium

Table 20. Recommended Long-Term Tasks (3–5 years) for the Preservation, Use, and Interpretation of the McPolin Farm

Resource / Area	Task	Description / Comments	Estimated Cost	Priority
		private events like weddings.		
Planning	Evaluate administrative policy	Address present and potential future issues with parking, staff, budget, and site management, especially as impacted by changes to the CUP and active interpretation of the barn interior.	Staff time	Medium
Reception center	Repair heat gradient system in concrete plaza in front of building	Assess problems with system and hire contractor to repair.	Unknown	Medium
Site	Create a preservation plan for trees and landscape	Address roads, walkways, trails, lawns, shrubs, trees, meadows, cultivated and fallow fields, fencing, the creek and riparian areas, as well as any archaeological components, view sheds, and other open space concerns.	$15,000–$25,000	Medium
All buildings	Long-term maintenance planning	Make a long-range plan for relatively high-cost routine maintenance tasks that will prolong the life of both historic and repair materials (e.g., painting exterior siding, oiling wood roofing shingles, and replacing asphalt shingles).	Staff time	Low
Barn/granary	Evaluate options for rehabilitation	Consider upgrading the Osguthorpe milk house or the granary for use as an on-site office and volunteer coordination center.	Staff time, structural engineer input	Low
Granary	Implement preservation recommendations	Install doors and windows in place of boarded openings, as described in Section 10.4.	$2,000–$4,000	Low
Interpretation	Relocate existing signs to meet current circulation patterns	Reuse existing signs.	$1,000–$2,000	Low

Table 20. Recommended Long-Term Tasks (3–5 years) for the Preservation, Use, and Interpretation of the McPolin Farm

Resource / Area	Task	Description / Comments	Estimated Cost	Priority
Interpretation	Consider adding interpretive signage and displays to barn interior	Research methods, interpretive materials/objects, and costs associated with adding interpretive signage and permanent displays to supplement public tours of barn interior.	Staff time	Low
Osguthorpe shed	Evaluate options for shed rehabilitation	Consider using shed as a picnic pavilion and/or interpretive center for the later farming period. Perhaps include photographs of lost Osguthorpe buildings and also interpret the vista of McPolin Farm across the highway.	Staff time	Low

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CHAPTER 12. MAINTENANCE PLAN

PCMC currently has an effective system of maintenance for most of the buildings and grounds at the McPolin Farm. Tasks are carried out by the Park City Building Maintenance, Parks, Building, and Water Departments, and are coordinated by the farm manager. These tasks include the following:

- Lawn mowing and maintenance
- Irrigation system maintenance
- Snow removal
- Garbage removal
- Minor repairs to buildings
- Frequent cleaning of reception center (public restrooms and event space)
- Semiannual cleaning of farmhouse and interpreted outbuildings (tool shed, outhouse, bunkhouse)
- Annual inspection of fire suppression system

Through updates to the strategic plan, the farm manager can also plan for larger but less frequent maintenance tasks like exterior painting, typically paid for with asset management funding. Maintenance records are kept by individual departments. To supplement the existing maintenance plan, additional weekly, monthly, and yearly inspections and maintenance tasks are outlined below. The creation of treatment plans and permanent preservation files for each historic resource on the farm is also recommended.

12.1. Weekly and Monthly Inspection and Maintenance

Water is the primary agent of deterioration in historic buildings. The lawn irrigation system, while important in maintaining attractive grounds and reducing fire hazard, also poses the greatest immediate threat to the buildings. Over the next 2 to 5 years, the sprinkler heads should be moved away from the bases of the buildings, preferably to about 3 feet, to reduce the potential impact of water on foundations and walls. A gravel border can be installed to facilitate drainage and eliminate the need for maintaining a lawn adjacent to buildings. In the meantime, the most important task to add to the list of routine maintenance items is a monthly inspection of the irrigation system to identify leaks and improper alignment of sprinkler heads. If water is spraying against a building, the head should be adjusted or replaced to direct spray away from the building and/or to reduce the amount of flow and overspray.

Changes in use of the barn and/or Osguthorpe shed would add additional maintenance tasks, which should be incorporated in future plans for staffing and funding. These may include cleaning, garbage removal, minor repairs, maintenance of interpretive displays, and so forth.

12.2. Yearly Inspection and Maintenance

Park City's harsh winters make yearly building inspections important in order to identify and repair any weather-related damage at an early stage. Inspections should occur in late spring, and should include a thorough inspection of the grounds and each building's

exterior and interior. If possible, a second brief inspection should occur in the fall, when gutters and downspouts should also be inspected and cleaned.

The PCMC Planning Department's *Physical Condition Report*, which is typically used in conjunction with historic district or site design review applications, can provide a useful template or serve as a checklist for these inspections, and will contribute to the permanent record for each building. In particular, the inspector should look for the following items, and be sure to include photographs of any deterioration conditions that appear active and/or require treatment within the year.

- Signs of leaks in ceilings and walls
- Signs of pooling or poor drainage around building foundations
- Vandalism (graffiti, broken or damaged doors or windows, etc.)
- Damage to roof framing members from snow and wind load over the winter
- Loss or damage to roof shingles
- Loose siding and eave elements
- Animal and insect activity, both exterior and interior (conduct inspections prior to cleaning)
- Damage to windows and doors, especially vulnerable elements like sills and glazing
- Loose attachments or disconnected elements of lightning rods
- Properly functioning HVAC and plumbing systems in farmhouse and reception center
- Damage to fences throughout the property
- Cracked or broken limbs on larger trees that may present a hazard to buildings or the public

12.3. Treatment Plans

For any work beyond the routine maintenance described above, the development of a treatment plan is strongly recommended. Historic architectural materials are normally part of complex assemblies with perhaps multiple causes of deterioration; therefore, treatments must address all causes of deterioration and all elements of the assembly. For example, windows set in concrete block walls require close inspection of both the window frame and the adjacent masonry. Deterioration at a wall base may involve not only repairing or replacing boards but adding or improving a foundation, regrading to improve drainage, and moving sprinkler heads. The PCMC Planning Department's *Historic Preservation Plan*, which is typically used in conjunction with historic district or site design review applications, can provide a useful template or serve as a checklist for these treatment plans, and will contribute to the permanent record for each building.

12.4. Maintenance and Treatment Records

It is important to document all maintenance and repair work to create a preservation history for each building and structure on the McPolin Farm. Maintenance records can be invaluable for the identification of chronic problems, new problems, causes of deterioration that may be a result of past maintenance or repair work, and successful methods and materials for maintenance and repair. All of these can guide future work to arrive at the most effective maintenance and treatment appropriate for the historic resource and the original construction materials. The creation of a

digital and physical file for each building, maintained by the farm manager, the PCMC Planning Department, or PCMC Building Department, will be essential in this process. The file should contain the following:

- Previous studies
- Detailed condition assessments and accompanying photographs prepared as part of this project (see Appendix D)
- Historic photographs
- Architectural drawings
- Physical condition reports with accompanying photographs, or other inspection records
- Historic preservation plans or other treatment planning records
- Annotated, as-built drawings
- Requests for proposals and proposed scopes of work for contracted work
- Specifications
- Work orders
- Inventories

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