**1 IDENTIFICATION**

Name of Property:  
Address: 2245 MONITOR DR  
AKA:  
City, County: Park City, Summit County, Utah  
Tax Number: HR-2  
Current Owner Name: FISCHER MARK J  
Parent Parcel(s):  
Current Owner Address: 2245 MONITOR DR, PARK CITY, UT 84060  
Legal Description (include acreage): LOT 2 HOLIDAY RANCHETTES SUBDIVISION, 2.10 AC

**2 STATUS/USE**

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>Permit #:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), attached</td>
<td>☑ Significant Site</td>
<td></td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), detached</td>
<td>☑ Not Historic</td>
<td>□ Full □ Partial</td>
<td></td>
</tr>
<tr>
<td>☑ building(s), public</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ building(s), accessory</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ structure(s)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

**3 DOCUMENTATION**

<table>
<thead>
<tr>
<th>Photos: Dates</th>
<th>Research Sources (check all sources consulted, whether useful or not)</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ tax photo:</td>
<td>☑ abstract of title ☑ city/county histories</td>
</tr>
<tr>
<td>☑ prints:</td>
<td>☑ original building permit ☑ Utah Hist. Research Center</td>
</tr>
<tr>
<td>☑ historic: c.</td>
<td>☑ sewer permit ☑ USHS Preservation Files</td>
</tr>
<tr>
<td>☑ measured floor plans</td>
<td>☑ Sanborn Maps ☑ USHS Architects File</td>
</tr>
<tr>
<td>☑ site sketch map</td>
<td>☑ city directories/gazetteers ☑ Park City Hist. Soc/Museum</td>
</tr>
<tr>
<td>☑ Historic American Bldg. Survey</td>
<td>☑ census records ☑ university library(ies):</td>
</tr>
<tr>
<td>☑ original plans:</td>
<td>☑ biographical encyclopedias ☑ other:</td>
</tr>
<tr>
<td>☑ other:</td>
<td>☑ newspapers</td>
</tr>
</tbody>
</table>

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


**4 ARCHITECTURAL DESCRIPTION & INTEGRITY**

Building Type and/or Style:  
No. Stories: 1  
Additions: ☑ none ☑ minor ☑ major (describe below)  
Alterations: ☑ none ☑ minor ☑ major (describe below)  
Number of associated outbuildings and/or structures: ☑ accessory building(s), # _____; ☑ structure(s), # _____.  
General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation  
Date: 12-2008
Good (Well maintained with no serious problems apparent.)

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

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

Uninhabitable/Ruin

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

- Foundation: Concrete.
- Walls: Drop siding
- Roof: Cross-wing and complex forms - wood shingles.
- Windows/Doors: Double-hung, casement, and casement with transom.

Essential Historical Form: ☑ Retains    ☐ Does Not Retain, due to:

Location: ☑ Original Location    ☐ Moved (date __________) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The 2-story frame Queen Anne style home was moved to this location (noted in the 1995 RLS report). The home has several additions. The changes are significant and diminish the site's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The original setting is not known, but the current setting is compatible with a large-scaled residential dwelling and typical of the setting for Queen Anne style mansions built during the turn of the 20th century in Utah.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): Large Queen Anne style mansions were not commonly built in Park City during the mining era, but are a common house style built in Utah in the late nineteenth and early 20th centuries.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: ☑ Not Known    ☐ Known: (source: )    Date of Construction: c. 1890

Builder: ☑ Not Known    ☐ Known: (source: )

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

1. Historic Era:
   ☑ Settlement & Mining Boom Era (1868-1893)
   ☐ Mature Mining Era (1894-1930)
   ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)
Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.¹

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Primary elevation, 2006.
Photo No. 2: Primary elevation - detail, 2006.
Photo No. 3: Side elevation, 1995.

¹ From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.