HISTORIC SITE FORM - HISTORIC SITES INVENTORY
PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:
Address: 2414 MONITOR DR (BARN)
AKA:

City, County: Park City, Summit County, Utah
Tax Number: HR-99

Current Owner Name: PREUS DOROTHEA STROUGH TRUSTEE
Parent Parcel(s):

Current Owner Address: 2414 MONITOR DR, PARK CITY, UT 84060

Legal Description (include acreage): LOT 99 HOLIDAY RANCHETTES SUBDIVISION, 2.45 AC

2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation*</th>
<th>Reconstruction</th>
<th>Use</th>
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<tbody>
<tr>
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<td>☑ Landmark Site</td>
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<td>☑ Significant Site</td>
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<tr>
<td>☑ structure(s)</td>
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</table>

*National Register of Historic Places: ☑ ineligible - House ☑ eligible - Barn and Root storage cellar. ☑ listed (date: )

3 DOCUMENTATION

<table>
<thead>
<tr>
<th>Photos: Dates</th>
<th>Research Sources (check all sources consulted, whether useful or not)</th>
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<tbody>
<tr>
<td>☑ tax photo:</td>
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<td>☑ original building permit</td>
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<td>☑ measured floor plans</td>
<td>☑ sewer permit</td>
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<td>☑ site sketch map</td>
<td>☑ Sanborn Maps</td>
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<td>☑ Historic American Bldg. Survey</td>
<td>☑ city directories/gazetteers</td>
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<td>☑ USHS Preservation Files</td>
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<td>☑ USHS Architects File</td>
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<td>☑ university library(ies):</td>
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<tr>
<td></td>
<td>☑ other:</td>
</tr>
</tbody>
</table>

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

Carter, Thomas and Goss, Peter. Utah's Historic Architecture, 1847-1940: a Guide. Salt Lake City, Utah:
University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Bungalow No. Stories: 1 ½

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

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008
Number of associated outbuildings and/or structures: ☑ accessory building(s), # __2__; □ structure(s), # _____.

General Condition of Exterior Materials:

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

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

Site: Main house, root storage cellar built into the hill behind the house and large barn structure.

Foundation: Not verified.

Walls: Horizontal wood siding.

Roof: Low-pitched hipped roof (original) - asphalt shingles. Cross-wing and pop-top gable addition also asphalt shingle.

Windows/Doors: Chicago-style, double-hung sash, and casement type.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The 1 ½-story (originally one-story) frame bungalow house has been significantly altered. According to the Intensive Level Survey performed on the barn structure in 2006, the house was built c. 1918 and had its most recent alteration--the second floor addition--in 2003-04. 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 setting is rural with the three associated structures--house, barn and root storage cellar--set apart on the lot. The barn, assessed in 2006, is eligible for listing in the National Register of historic places though the house is not. The root storage cellar would also be eligible for listing in the NR. See "Monitor Barn" ILS files held by Park City Planning Department.

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.

The barn and the root cellar retain the physical evidence and distinctive elements found during the mining era.

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, though the barn and root cellar do reinforce the site's historic character.

Association (Describe the link between the important historic era or person and the property.): The bungalow is a common house type built in Utah curing the early 20th century; however, this extent and cumulative affect of changes made to the house render it ineligible for listing in the National Register.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source: ) Date of Construction: c. 1918

1 Park City Municipal Corporation Planning Department files.
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.²

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:** Main house - side elevation, 2006.
**Photo No. 2:** Barn - "Monitor Barn", 2006.
**Photo No. 3:** Root Storage Cellar, 2006.

See additional photographs prepared as part of the 2006 Intensive Level Survey of the "Monitor Barn."

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² From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
HISTORIC SITE FORM
Utah Office of Preservation

1 IDENTIFICATION

Name of Property: Monitor Barn

Address: 2414 Monitor Drive

City, County: Park City, Summit County

Current Owner Name: Dorothea Stroughe Preus, Jr.

Current Owner Address: 2414 Monitor Drive, Park City, UT 84060

Tax Number: HR-99Xxx

Legal Description (include acreage): Lot 99, Holiday Ranchettes (Cont. 2.45 acres)

2 STATUS/USE

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>building(s)</td>
<td>eligible/contributing</td>
<td>Original Use: Agricultural Outbuilding</td>
</tr>
<tr>
<td>site</td>
<td>ineligible/non-contributing</td>
<td>Current Use: Residential Outbuilding</td>
</tr>
</tbody>
</table>

3 DOCUMENTATION

Photos: Dates
- x slides: 2006
- x prints: 2006
- x historic: 1989 tax photo

Research Sources (check all sources consulted, whether useful or not)
- x abstract of title
- x tax card & photo
- x building permit
- x sewer permit
- x Sanborn Maps
- x obituary index
- x city directories/gazetteers
- x census records
- x biographical encyclopedias
- x newspapers
- x USHS Library
- x USHS Preservation Files
- x USHS Architects File
- x LDS Family History Library
- x local library: Park City Historical Society and Museum
- x university library(ies): Marriott Library, University of Utah

Bibliographical References (books, articles, interviews, etc.)
Attach copies of all research notes, title searches, obituaries, and so forth.

Coleman, Bill. Telephone interview with author, November 27, 2006.

Researcher/Organization: Beatrice Lufkin – Dina Blaes / Park City Municipal Corporation Date: 2006
Building Style/Type: Twentieth Century: Other / Barn: Other No. Stories: 1

Foundation Material: concrete Wall Material(s): wooden drop siding

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

Number of associated outbuildings 3 and/or structures 0.

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

The building under study, the Monitor Barn, is a rectangular frame gable-roofed implement shed built in 1928 with the narrow end to the street on a large residential lot in the middle of a platted housing subdivision, Holiday Ranchetts, north of Kearns Boulevard in Park City. Painted weathered wooden drop siding covers most of the wall surfaces but some new matching siding has been added during the 2006 renovation. The shed is roughly 26 feet wide and 65 feet deep and is parallel to the blacktopped driveway leading to the house. Tax assessor records refer to it as an “old milk barn” in 2005 yet an earlier tax assessor record has a c. 1928 26’ x 62’ implement shed and shop with a concrete floor that is most likely the current structure.

The barn is an eligible/contributing outbuilding associated with a noncontributing/altered primary structure. The historic house on the property was built c. 1918, and has had several significant additions that altered its historic integrity; the most recent changes in 2003-4 included a second floor addition. Two other structures on the property include a contributing root storage cellar (called a bunker/shed in the site drawings from the 2003 remodel) directly to the north of the house and a most likely noncontributing small livestock shelter in the field to the south.

The barn has a poured concrete floor with a raised foundation. The horizontal window openings on the north and south elevations have six pane vinyl replacement windows in uniformly spaced openings. A new door opening has been added to the south elevation, with six windows to the west and one to the east of the door. Both north and south elevations have exposed rafter tails on the roof edge.

The east elevation is dominated by a 2006 two-car overhead vinyl garage door. The door is segmented with decorative x-braces stamped on the surface. A small fixed pane window is located in the gable end with a curved metal fixture light above.

The west elevation, the primary façade that faces the street, has two diagonal wood-plank doors that are hung from the top and slide horizontally. Decorative double X-braces painted in a contrasting color were added in the 2006 renovation. The gable end fixed pane window and light above appear identical to the ones on the east elevation.

The building was remodeled and painted in 2006 and the above description of the barn is as of November 2006. The parcel is in the middle of a built-out subdivision development with primarily single dwellings from the 1970s to the present. The shed is set back on the lot and the house is behind it with a large expanse of blacktop for parking between the two structures and a long driveway along the north side of the property. The barn and the root cellar retain their historic integrity and are eligible/contributing buildings.

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1 2.45 acres.
2 Also spelled Ranchettes in Summit County Recorder’s Office documents
3 According to Summit County Assessor’s Office records, 1-28-05.
4 The above record also lists a large barn and milking stanchions, both of which have been removed or were located outside of this parcel.
5 Park City Municipal Corporation Planning Department files, 2003 design review for remodel of residence.
6 The livestock shelter does not appear on the site map for the 2003 remodel nor is it enumerated in the tax assessor records so it may have been moved to the site. Further research would be needed to determine its status.
Architect/Builder: unknown  

Date of Construction: c. 1928

Historic Themes: Mark themes related to this property with “S” or “C” (S = significant, C = contributing).

(see instructions for details)

C Agriculture  
Architect  
Archeology  
Art  
Commerce  
Communications  
Community Planning & Development  
Conservation  
Economics  
Education  
Engineering  
Entertainment/Recreation  
Ethnic Heritage  
Exploration/Settlement  
Health/Medicine  
Industry  
Invention  
Landscape  
Architecture  
Law  
Literature  
Maritime History  
Military  
Politics/Government  
Religion  
Science  
Social History  
Transportation  
Other

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

The barn/equipment shed most likely was constructed in 1928 as an outbuilding on the privately-held farm. The Church of Jesus Christ of Latter-day Saints (LDS or Mormon) began purchasing farmlands in Utah in the late 1930s in response to the economic hardships of the Great Depression. By the 1940s stakes were purchasing farms as approved welfare projects and their members ran the farms in addition to their usual occupations. These farms were often quite a distance from the stake itself. The welfare farm movement was at its height of popularity in the 1950s and 1960s. By 1990 the LDS church only owned 160 welfare farms and 250 reserve farms. The majority were located in Utah, Idaho, California and Arizona.

The LDS Holladay Stake in Salt Lake City probably purchased this property in a larger piece from an individual during its welfare farm era and owned this property until it was sold to the Greater Park City Company in the early 1970s. It was known as the Holladay Stake Welfare Farm.

A consortium of the Greater Park City Company, its mother corporation, the Royal Street Corporation (a Louisiana company), and the Western Mortgage Company acquired a large (170.980 acre) piece of property which they developed into a subdivision called Holiday Ranchettes in 1974. This shed is located on Lot 99 of the subdivision. The Royal Street Corporation of New Orleans bought the Park City Resort, as it was known then, in February of 1971 and sold it three years later to Alpine Meadows of Tahoe, California in 1974. Royal Street had created the Greater Park City Company to hold its resort holdings but the company ran into financial difficulties in the mid 1970s.

Kathleen Joan Cartier purchased the property in 1977 and owned it until 2001 when she sold it to Bradley S. and Jillian A. Scott. The Scotts transferred the title to Dorothea Preus, the current owner, in 2003.

The existing house was extensively remodeled in 2003-4. It was built c. 1918 but is an ineligible non-contributing structure because of the remodeling and additions. The barn and the root cellar retain their historic integrity and are eligible/contributing buildings.

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7 The date is from Summit County tax assessor records.
8 A stake is an organizational unit of the LDS church which is comprised of a number of wards, the smallest unit, which are similar to a diocese and a parish in the Catholic or Episcopal churches.
9 Summit County tax assessor records.