

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

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

- Original Use: Residential
- Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints:
- historic: c.

Drawings and Plans

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

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

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

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

Lufkin, Beatrice & Dina Blaes. "Monitor Barn." Intensive Level Survey Structure/Site Form. Park City Municipal Corporation. 2006.

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Bungalow

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 1/2-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 during 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. 1918¹

¹ Park City Municipal Corporation Planning Department files.

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.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."

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

HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

1 IDENTIFICATION

Name of Property: **Monitor Barn**

Address: 2414 Monitor Drive

Twshp: 2S Range: 4E Section: 6 & 9

City, County: Park City, Summit County

UTM:

Current Owner Name: Dorothea Strough Preus, Jr.

USGS Map Name & Date: Park City West
1955, Rev. 1975

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

Property Category

- building(s)
- structure
- site
- object

Evaluation

- eligible/contributing
- ineligible/non-contributing
- out-of-period

Use

- Original Use: Agricultural Outbuilding
- Current Use: Residential Outbuilding

3 DOCUMENTATION

Photos: Dates

- slides: 2006
- prints: 2006
- historic: 1989 tax photo

Drawings and Plans

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

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

- abstract of title
- tax card & photo
- building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- USHS Library
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- local library: Park City Historical Society and Museum
- university library(ies): Marriott Library, University of Utah

Bibliographical References (books, articles, interviews, etc.)

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

Carter, Thomas and Roger Roper. *Of Work and Romance: Discovering Utah Barns*. University of Utah Graduate School of Architecture. Western Regional Architecture Program, # 9. Salt Lake City, UT: 1999.

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

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Utah Centennial History Series. Utah State Historical Society and the Summit County Commission. Salt Lake City: Utah State Historical Society, 1998.

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

Mangum, Garth L. "Welfare Farms." *Encyclopedia of Mormonism*. Vol. 4. New York: Macmillan, 1992.

Rudd, Glen L. *Pure Religion: The Story of Church Welfare Since 1930*. Salt Lake City: Church of Jesus Christ of the Latter-day Saints, 1995.

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 minor major (describe below) Alterations: none 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 large¹ residential lot in the middle of a platted housing subdivision, Holiday Ranchettes,² 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 deep³ 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.⁴

The barn is an eligible/contributing outbuilding associated with a noncontributing/altered primary structure. The historic house on the property was built c. 1918,⁵ 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 shelter⁶ 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.

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. 1928⁷

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

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

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

The 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 stakes⁸ 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 is 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. 1918⁹ 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.

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.





