



HISTORIC SITES INVENTORY
HISTORIC SITE FORM
 PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Monitor Barn

Address: 2414 Monitor Drive

Date of Construction: c. 1928

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: HR-99

Current Owner: Marjorie Preus-Jaques & Dorothea Preus (trustees)

Legal Description (include acreage): LOT 99 HOLIDAY RANCHETTES SUBDIVISION IN SECS 4 & 9 T2SR4E
 CONT 2.453 AC

STATUS / USE

Original Use: agricultural outbuilding Current Use: residential outbuilding

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible - Barn and Root storage cellar

Ineligible - House

Listed, Date:

Evaluation:

Landmark Site

Significant Site

Non Historic

DOCUMENTATION

Photographs:

Tax Photos

Prints:

Historic

Research Sources:

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

DESCRIPTION

Architectural Style: Twentieth Century: other / barn: other

No. Stories: 1

Number of Associated Structures: Accessory building(s). # Structure(s). #

Condition: Good Fair Poor Uninhabitable/Ruin

Location: Original location Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: Horizontal wood siding

Foundation: Not verified

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

Additions: Major Minor None

Alterations: Major Minor None

Describe Additions/ Alterations (Dates):

Essential Historic Form: Retains Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

The structures at 2414 Monitor Drive include a house, a barn, and a root cellar; the historic house has had numerous modifications made that reduce its historic value but the barn and root cellar are largely unchanged and maintain a strong association with the past. The house is a bungalow type which, although not one of the main house types built during the historic Park City mining era, was still common during that time. The house has a hip-roof and a cross-wing with asphalt shingles and an upper gable addition that is sheathed in the same manner. It is clad in wooden drop siding and has two brick chimneys. There are several Chicago style windows along the front facades and some fixed casement and double-hung sash windows are seen elsewhere on the house. The barn and root cellar are of greater interest as they remain mostly unmodified. The barn was described fully in an Intensive Level Survey in 2006 as follows:

“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 possibly 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.”

The barn and root cellar are presumed to remain in their described condition and, therefore, the overall form and materiality of the structures remains intact and the structures retain their historic value

SIGNIFICANCE

Historic Era:

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

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

Quoting from the 2006 Intensive Level Survey:

“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.”

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
- Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
- Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993

PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

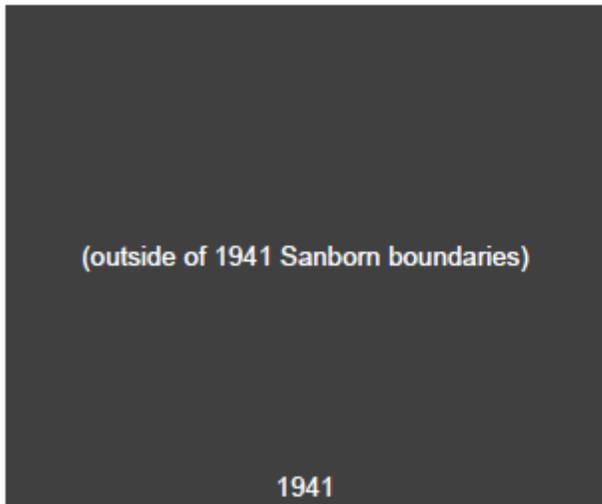
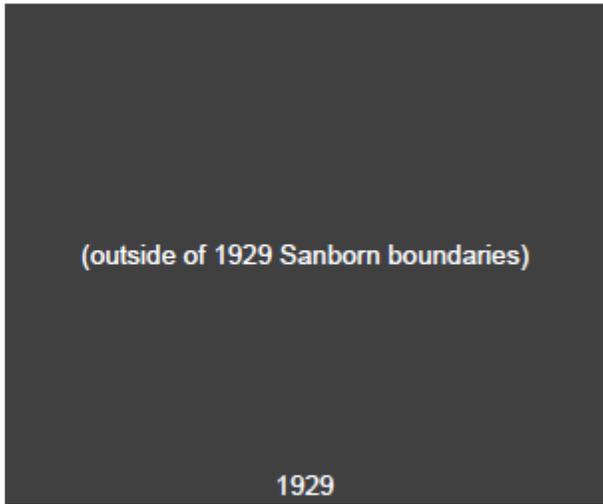
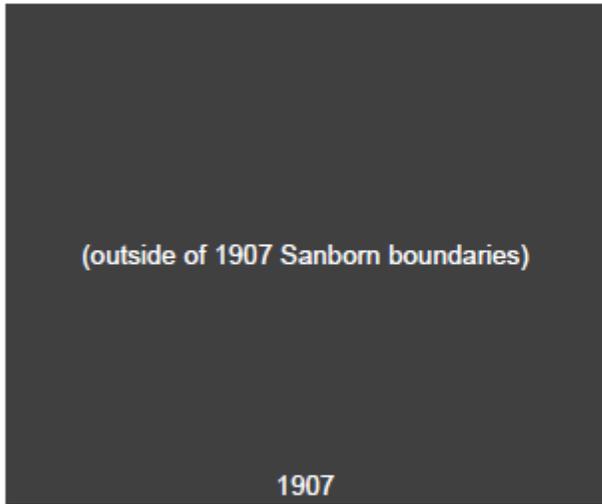
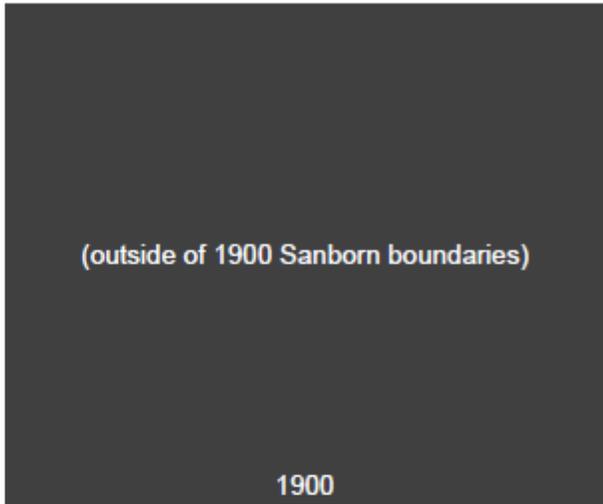
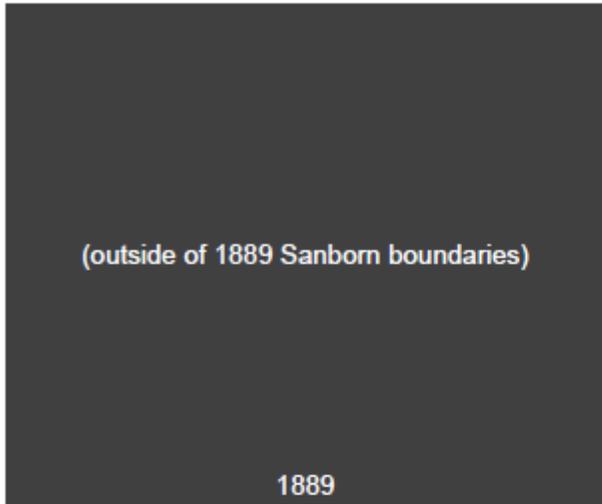






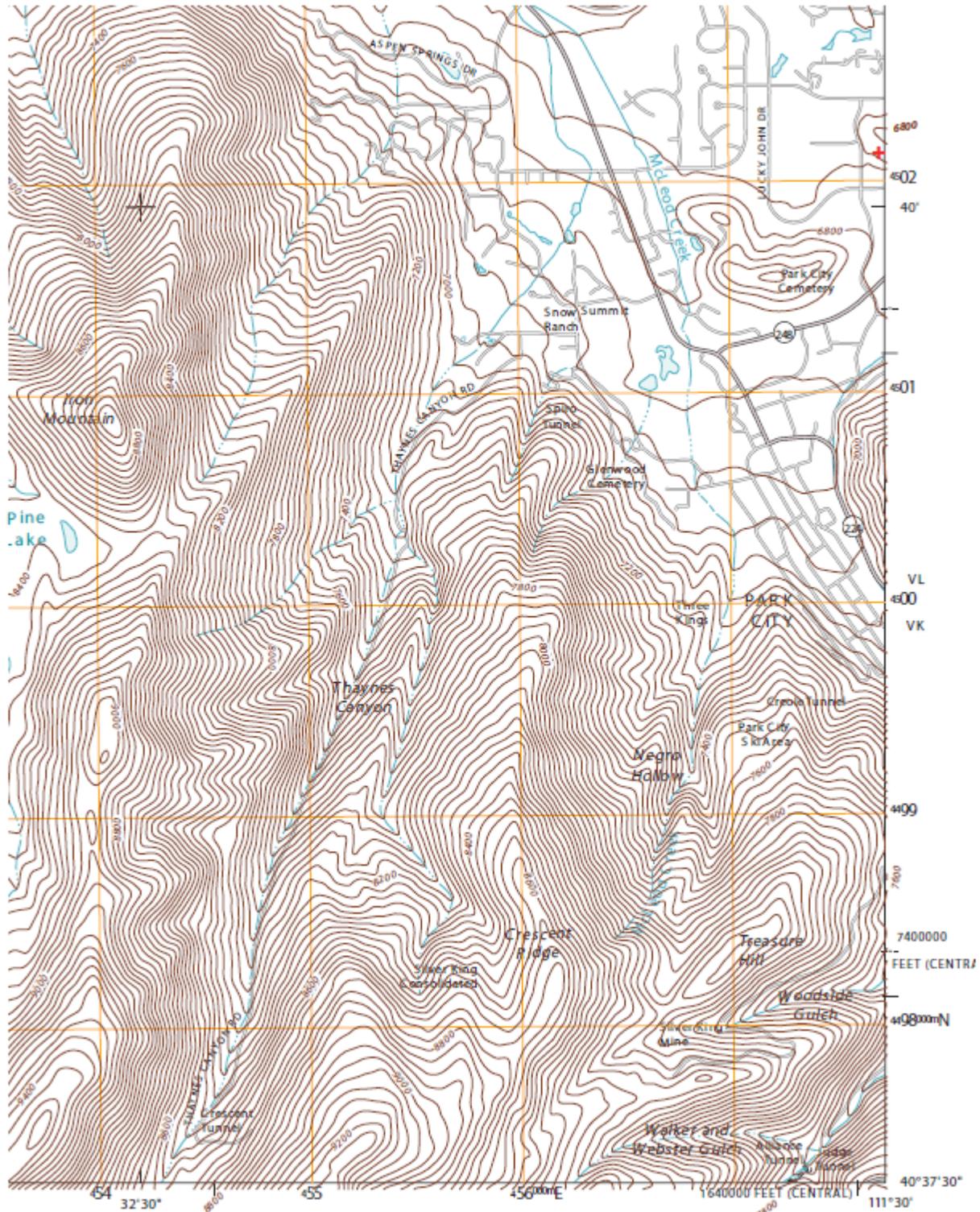
MAPS

2414 Monitor Drive, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



2414 Monitor Drive, Park City, Summit County, Utah

Intensive Level Survey—USGS Map



+ location on USGS Park City West 1:24000 Quadrangle Map (2011)

DOCUMENTS

HISTORIC SITE FORM

UTAH OFFICE OF PRESERVATION

(10-91)

1 IDENTIFICATIONName of Property: **Monitor Barn**

Address: 2414 Monitor Drive

Township: 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/USEProperty 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 DOCUMENTATIONPhotos: 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

4 ARCHITECTURAL DESCRIPTION**2414 Monitor Drive, Park City, UT p. 2**

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 Ranchetts,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.

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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.

5 HISTORY**2414 Monitor Drive, Park City, UT p. 3***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"/> <i>Agriculture</i>	<input type="checkbox"/> <i>Economics</i>	<input type="checkbox"/> <i>Industry</i>	<input type="checkbox"/> <i>Politics/ Government</i>
<input type="checkbox"/> <i>Architecture</i>	<input type="checkbox"/> <i>Education</i>	<input type="checkbox"/> <i>Invention</i>	<input type="checkbox"/> <i>Religion</i>
<input type="checkbox"/> <i>Archeology</i>	<input type="checkbox"/> <i>Engineering</i>	<input type="checkbox"/> <i>Landscape Architecture</i>	<input type="checkbox"/> <i>Science</i>
<input type="checkbox"/> <i>Art</i>	<input type="checkbox"/> <i>Entertainment/ Recreation</i>	<input type="checkbox"/> <i>Law</i>	<input checked="" type="checkbox"/> <i>Social History</i>
<input type="checkbox"/> <i>Commerce</i>	<input type="checkbox"/> <i>Ethnic Heritage</i>	<input type="checkbox"/> <i>Literature</i>	<input type="checkbox"/> <i>Transportation</i>
<input type="checkbox"/> <i>Communications</i>	<input type="checkbox"/> <i>Exploration/ Settlement</i>	<input type="checkbox"/> <i>Maritime History</i>	<input type="checkbox"/> <i>Other</i>
<input type="checkbox"/> <i>Community Planning & Development</i>	<input type="checkbox"/> <i>Health/Medicine</i>	<input type="checkbox"/> <i>Military</i>	
<input type="checkbox"/> <i>Conservation</i>		<input type="checkbox"/> <i>Performing Arts</i>	

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.

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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.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 2414 Monitor Drive

City: Park City, UT

Current Owner: Marjorie Preus-Jaques & Dorothea Preus

Address: (see historic site form for address)

Tax Number: HR-99

Legal Description (include acreage): L99 Holiday Ranchette Sub. (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
9/10/1880	United States	James G. Watson	Patent		Section 4
3/29/1890	James Watson and Wife	Henry Dorrity	W		"SE1/4 of Sec 4 Except [...]"
1/26/1917	Ella A. Dority, et al	Nils Paulson	W.D.		"E1/2 of Section 4"
10/5/1917	Nils Paulson	Emma N. Paulson	W.D.		"E1/2 of Section 4"
5/6/1925	State of Utah vs.	Nils Paulson, et al	Lis Pendens		"E1/2 of Section 4", et al
8/9/1926	J.C. Clark (Sheriff)	State of Utah	S. Deed		"E1/2 of Section 4", et al
8/8/1947	State of Utah	Roy Pead	Q.C.D.		"E1/2 of Section 4", et al
4/30/1951	Roy & Minnie Pead	Cottonwood Stake . . . LDS	W.D.		"E1/2 of Section 4", et al
2/10/1971	Cottonwood Stake . . . LDS	Treasure Mountain Resort Co.	W.D.		"E1/2 of Section 4", et al
9/8/1971	Greater Park City Company	United Park City Mines Co.	Sp. W.D.		"E1/2 of Section 4", et al
12/12/1973	United Park City Mines Co.	Greater Park City Company	Sp. W.D.		"E1/2 of Section 4", et al
11/21/1974	Ronald C. & Karen L. Bogue	Re: Greater Park City Company	Notice of Interest		
VARIOUS	**partial int. in house was	held by many people outside	of hist. period.**		
11/3/1989	Harlen Terwilliger, et al	Kathleen Cartier	Q.C.D.		
7/23/2001	Frederick & Margaret Becker, et al	Kathleen Cartier	W.D.		[their interest]
	Kathleen Joan Cartier	Bradley S. & Jillian A. Scott	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 5/5/2014

