

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Peter Clark House**

Address: 1135 Park Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 1135-PA-1

Current Owner Name: Tina Smith

Parent Parcel(s): SA-51

Current Owner Address: PO Box 1442, Park City, Utah 84060

Legal Description (include acreage): LOT 1 1135 PARK AVENUE REPLAT SUBDIVISION; CONT 2962.5 SQ FT OR 0.07 ACRES.

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 eligible
 listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)
This site no longer meets the criteria for listing in the National Register.

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints:
 historic: c.

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:

Drawings and Plans

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

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: Pyramid house

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: Original is a truncated pyramid roof form sheathed in asphalt shingle; addition has gable, hipped shed and flat roof forms sheathed in asphalt shingle.

Windows/Doors: Paired double-hung sash 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 one-story frame pyramid house has been significantly altered. The original house is generally described in the National Register nomination (see Structure/Site Form, 1983). In 2006-07, a large addition was constructed to the rear of the house. The addition extends north of the house to accommodate an attached garage beneath living space. The changes are significant and diminish the site's original design integrity.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has been significantly altered as a result of the large rear addition.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes. The recent addition, however, does not reinforce the workmanship of 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.

Association (Describe the link between the important historic era or person and the property.): The Pyramid house is one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination. However, the building has subsequently had major alterations and would no longer be considered eligible for the National Register as part of an updated or amended nomination. As a result, it does not meet the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site. It, however, retains important local historic significance and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1895¹

Builder: Not Known Known: (source:)

¹ National Register nomination.

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: Southeast oblique. Camera facing northwest, 2008.

Photo No. 2: East elevation. Camera facing west, 2008.

Photo No. 3: Northeast oblique. Camera facing southwest, 2008.

Photo No. 4: East elevation. Camera facing west, 2007.

Photo No. 5: Southeast oblique. Camera facing northwest, 2007.

Photo No. 6: Northeast oblique. Camera facing southwest, 2007.

Photo No. 7: East elevation. Camera facing west, 2006.

Photo No. 8: Southeast oblique. Camera facing northwest, 1995.

Photo No. 9: East elevation. Camera facing west, 1983.

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

FA 51
Serial Number

OF
Card Number

Owners Name _____
Location Park City
Kind of Bldg. Res St. No. 1135 PAK Ave
Class 3 Type 1 @ 3 4. Cost \$ 3419 x 100%

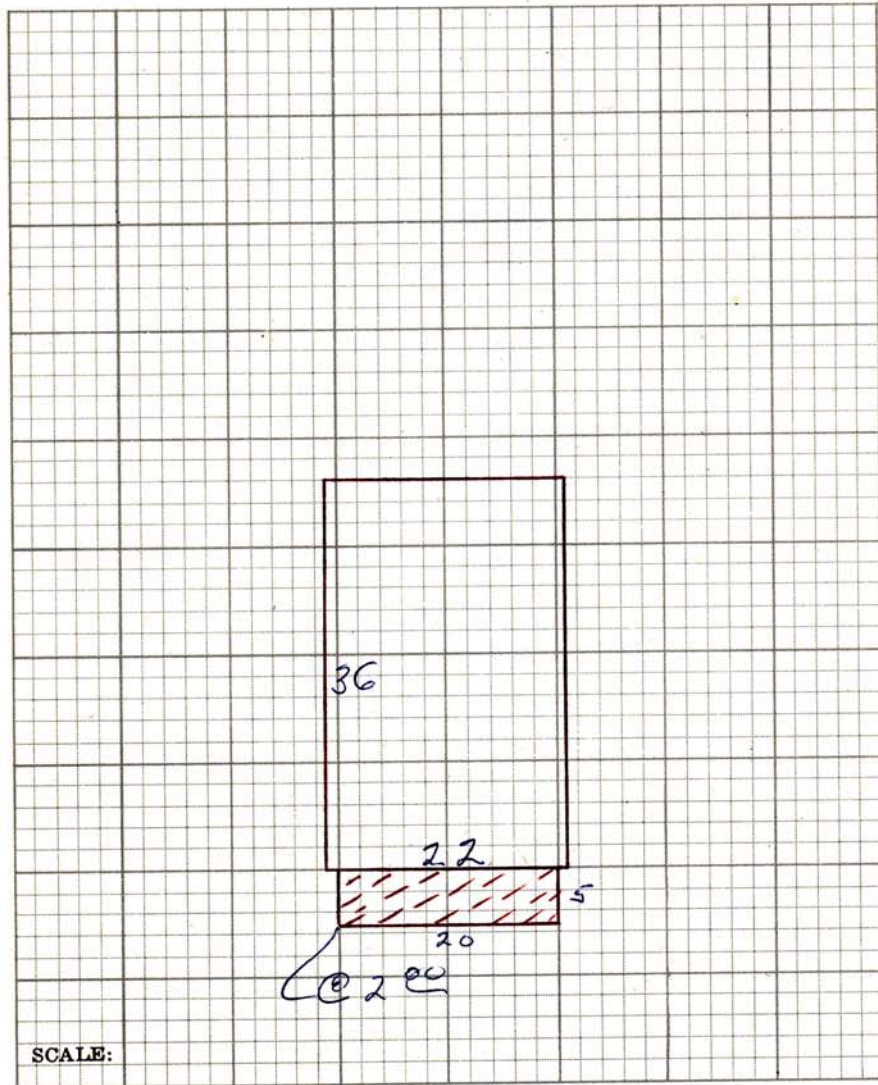
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	792		\$ 3419	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions	Additions	
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>			
Ext. Walls <u>Siding</u>			
Roof Type <u>hip</u> Mtl. <u>slg</u>			
Dormers—Small _____ Med. _____ Large _____			
Bays—Small _____ Med _____ Large _____			
Porches—Front _____ @ <u>2nd</u>	200		
Rear _____ @ _____			
Porch _____ @ _____			
Planters _____ @ _____			
Ext. Base. Entry _____ @ _____			
Cellar Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor <u>Dirt</u>	60		
Bsmt. Gar. _____			
Basement—Apt. _____ Rms. _____ Fin. Rms. _____			
Attic Rooms Fin. _____ Unfin. _____			
Plumbing {	550		
			Class <u>1</u> Tub. <u>1</u> Trays _____
			Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
			Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____			
Heat—Stove _____ H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____	169		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless <input checked="" type="checkbox"/> Radiant _____	598		
Air Cond. — Full _____ Zone _____			
Finish—Fir. _____ Hd. Wd. _____ Panel _____			
Floor—Fir. _____ Hd. Wd _____ Other _____			
Cabinets <input checked="" type="checkbox"/> Mantels. _____			
Tile—Walls _____ Wainscot _____ Floors _____			
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____			
Awnings — Metal _____ Fiberglass _____			
Total Additions	919		
	488		
	4398		

Year Built <u>1904</u>	Avg. 1.	Replacement Cost	
	Age 2.	Obsolescence	
Inf. by {	Owner - Tenant -	Adj. Bld. Value	
	Neighbor - Record - Est.	Conv. Factor	x.47
Replacement Cost—1940 Base			
Depreciation Column <u>0</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side <u>garage</u>	78		
Total Building Value		\$	

Appraised ① 10-24 19 68 By 1581 BUN
Appraised ② _____ 19 _____ By _____ NOV 12 1968



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% ^{3%}
 Cars — Floor DIRT Walls skt Roof C.I. Doors _____
 Size 10 x 28 Age 1928 Cost 261 x 47%
 1940 Base Cost _____ x _____ % Depr. 30 10
 Total _____

78

REMARKS _____

Researcher: Philip F. Notarianni
Date: September 1978

Site No. SU-10-564

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION	Street Address: 11 ⁴¹ 35 Park Avenue, Park City	N8 9- Plat SA Bl. 5 Lot S10	
	Name of Structure:	T. R. S.	
	Present Owner: Josef Buehler and Garth Olsen	UTM:	
	Owner Address: P.O. Box 812, Park City, UT 84060	Tax #: SA-51A	
AGE/CONDITION/USE	Original Owner: probably Peter Clark	Construction Date: ca. 1900	Demolition Date:
	Original Use: residential		
	Present Use:	Occupants:	
	<input checked="" type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Public <input type="checkbox"/> Commercial	<input type="checkbox"/> Park <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural	<input type="checkbox"/> Vacant <input type="checkbox"/> Religious <input type="checkbox"/> Other
STATUS	Building Condition:	Integrity:	
	<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Deteriorated	<input type="checkbox"/> Site <input type="checkbox"/> Ruins	<input type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Minor Alterations <input type="checkbox"/> Major Alterations
	Preliminary Evaluation:	Final Register Status:	
	<input type="checkbox"/> Significant <input checked="" type="checkbox"/> Contributory <input type="checkbox"/> Not Contributory <input type="checkbox"/> Intrusion	<input type="checkbox"/> National Landmark <input type="checkbox"/> National Register <input type="checkbox"/> State Register <input type="checkbox"/> District <input type="checkbox"/> Multi-Resource <input type="checkbox"/> Thematic	
DOCUMENTATION	Photography:		
	Date of Slides: June 1978	Date of Photographs:	
	Views: Front <input checked="" type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>	Views: Front <input type="checkbox"/> Side <input type="checkbox"/> Rear <input type="checkbox"/> Other <input type="checkbox"/>	
	Research Sources:		
<input type="checkbox"/> Abstract of Title <input checked="" type="checkbox"/> Plat Records <input checked="" type="checkbox"/> Plat Map <input checked="" type="checkbox"/> Tax Card & Photo <input type="checkbox"/> Building Permit <input type="checkbox"/> Sewer Permit <input checked="" type="checkbox"/> Sanborn Maps	<input type="checkbox"/> City Directories <input type="checkbox"/> Biographical Encyclopedias <input checked="" type="checkbox"/> Obituary Index <input type="checkbox"/> County & City Histories <input type="checkbox"/> Personal Interviews <input checked="" type="checkbox"/> Newspapers <input checked="" type="checkbox"/> Utah State Historical Society Library	<input type="checkbox"/> LDS Church Archives <input type="checkbox"/> LDS Genealogical Society <input checked="" type="checkbox"/> U of U Library <input type="checkbox"/> BYU Library <input type="checkbox"/> USU Library <input type="checkbox"/> SLC Library <input type="checkbox"/> Other	

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Summit County records.
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Residential

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story hip roof frame dwelling with shingle roof covering and lap siding. The square shaped building has an open porch in the southeast corner. Flagstone has been added to the front foundation.

Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input checked="" type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

Contributory as a mining town residence, built in wood with a hip roof and porch; thus, exhibiting elements typical of other Park City homes.

Lot 11 to Cornelius F. Cotrell in 1884; and on to Richard Hales in 1891. North half of Lot 10 to Summit County in 1918--tax sale. Lot N10-11 to Lloyd F. Stanley from Eliza A. Hales in 1925. Up for tax sale during 1930s; and in 1952 sold to William S. Button and in 1958 to the Worthneys.

Obituary index consulted for possible information on owners--none located.

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1135 Park UTM: 12 457630 4499880
 Park City, Summit County, Utah
 Name of Structure: Peter Clark House T. R. S.
 Present Owner: Paul H. and Tana Lee Landes
 Owner Address: P.O. Box 1705, Park City, Utah 84060
 Year Built (Tax Record): Effective Age: Tax #: SA 51-A
 Legal Description Kind of Building:
 North 2 feet of Lot 8, All Lot 9, South half Lot 10 Block 5, Snyder's Addition
 to Park City Survey.
 .07 acre.

STATUS/USE 2

Original Owner: probably Peter Clark Construction Date: c. 1895 Demolition Date:
 Original Use: Residence Present Use:
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:
 Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records / Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

1900 Census Records. Summit County, Park City Precinct, p. 163-A.
Salt Lake Tribune. June 27, 1960, p. 22. Peter Clark obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame pyramid house with a truncated hip roof. Typical of the pyramid house is the square plan, the generally symmetrical facade with the door set slightly off-center between pairs of double hung sash windows, and the hip roof porch spanning the facade. The original porch piers have been replaced by simple square piers, and the original balustrade no longer exists. These changes, however, are minor and unobtrusive. There is a rear shed extension which may be original. Whether the extension is original or not, in-period additions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. Except for the porch changes, the building is essentially unaltered and maintains its original integrity.

Statement of Historical Significance:

Construction Date: c. 1895

Built c. 1895, the Peter Clark House at 1135 Park is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, 11 are true pyramid houses and 17 are variants of the basic type. This house is one of the true pyramid houses. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. It appeared early on, but continued to be built with variations longer than the other two types.

This house was built between 1889 and 1900, as indicated by the Sanborn Insurance Maps, having probably been built for Peter Clark around 1895. An official entry recording a \$200 mortgage by Clark in 1900 described this property as already having a house on it. Born in Scotland in 1872, Peter Clark came to Park City by at least 1895, when he married Rose Cunnington (b.1876). Soon after their marriage they probably had this house built. Peter worked as a miner until the early 1900s, then became involved in the legal profession. He served as Summit County Attorney from 1908 to 1912 then as Park City Attorney until 1918. The Clarks apparently moved to Salt Lake City around 1919, when Peter became deputy collector for the Bureau of the Internal Revenue in that city, a position which he held until 1923. He later served as an inspector for the Salt Lake City Board of Health (1936-44) and as a probate appraiser for the Third District Court until his death in 1960..

Although the Clarks apparently moved out of this house in 1919, they continued to own it until 1937. Other owners within the historic period include Gilbert and Lillie V. Carter (1937-41).



Peter Clark House

1135 Park

Park City, Summit County, Utah

East facade

Photo by Debbie Temme, October 1983

Negative: Utah State Historical Society







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General Contracting / Property Management
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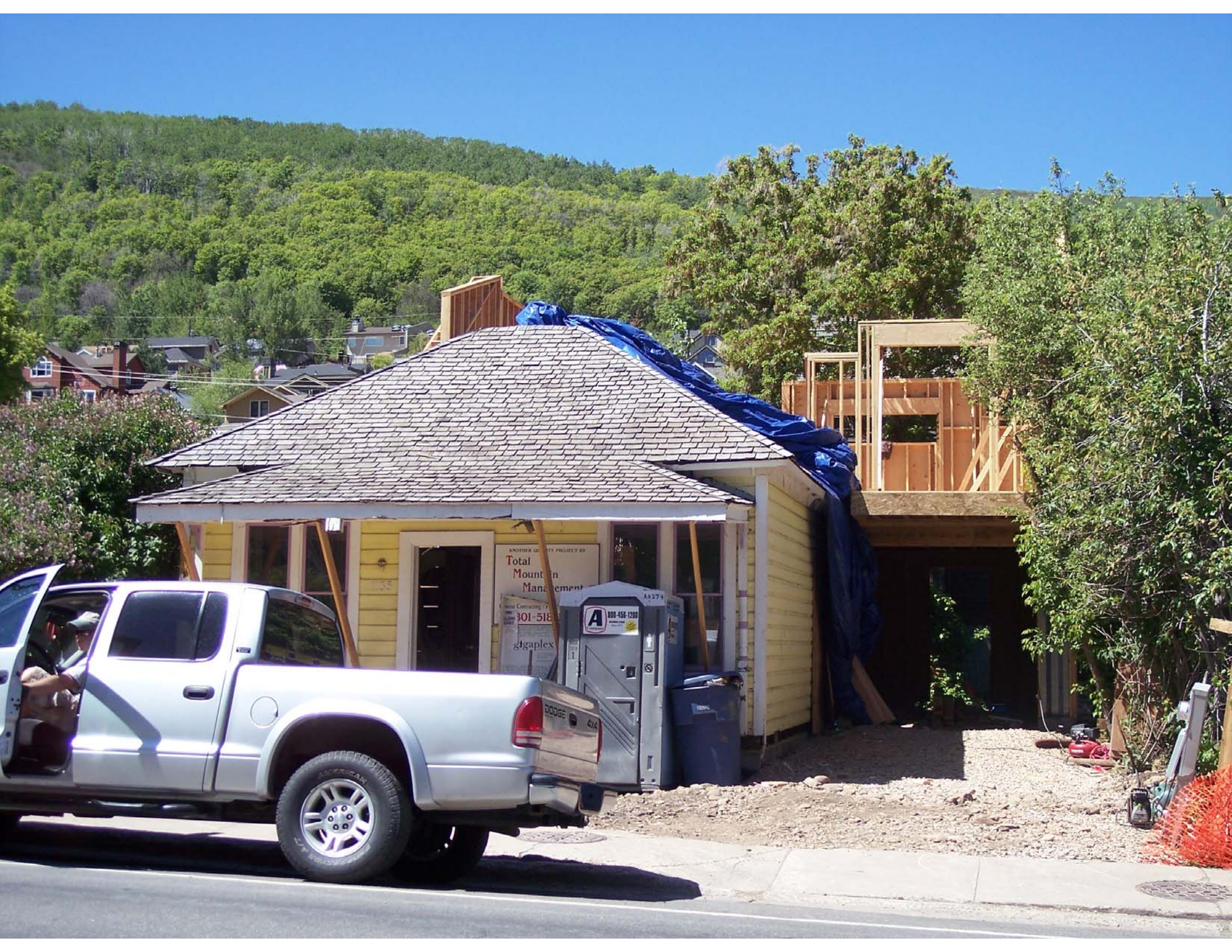
DAKOTA SPORT



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PARKING
2AM-5AM
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