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

1 IDENTIFICATION

Name of Property: Peter Clark House
Address: 1135 Park Avenue
City, County: Park City, Summit County, Utah
Current Owner Name: Tina Smith
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
- 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.

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.
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
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.

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. 4: East elevation. Camera facing west, 2007.
   Photo No. 7: East elevation. Camera facing west, 2006.
   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.
Owners Name
Location
Kind of Bldg. Res
St. No. 1135 PARK AVE
Class. 3  Type 1  @ 4. Cost $3419 $3419
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Att. Gar. — C. P. — Fire — Wall — Cl.

Description of Buildings
Additions
Additions
Foundation — Stone — Conc. — Sills —
Ext. Walls — R Shingles — Mtl. —
Roof Type — Cupola —
Dormers — Small — Med. — Large —
Bays — Small — Med — Large —
Porches — Front — 160 @ 200 — 200 —
Rear — @ —
Porch — @ —
Planters — @ —
Ext. Base. Entry — @ —
Ceiling-Bsmt. — 1/2 1/4 3/4 3/4 Full — Floor — Dirt — 60 —
Bsmt. Gar. —
Attic Rooms Fin. — @ — Unfin. —
Plumbing — Class — Tub — Traps —
| — Basin — Sink — Toilet — |
| — Wtr. Sfr. — Shr. St. — O.T. — |
| — Dishwasher — Garbage Disposal — |
Oil — Gas — Coal — Pipeless — Radiant —
Air Cond. — Full — Zone —
Finish — Fir. — Hd. Wd. — Panel —
Floor — Fir. — Hd. Wd. — Other —
Cabinets — Mantels —
Tile — Walls — Wainscot — Floors —
Storm Sash — Wood — S. — — Metal — D. — S. —
'Awnings — Metal — Fiberglass —

Total Additions

Year Built 1904 — Avg. 1. Replacement Cost 4378
Age 2. Obsolescence
Inf. by (Owner - Tenant - Neighbor - Record - Est.)
| Adj. Bld. Value |
| Conv. Factor |
Replacement Cost — 1940 Base
Depreciation Column A B 2 3 4 5 6
1940 Base Cost, Less Depreciation
Total Value from reverse side

Total Building Value $78
Appraised 10-24-68 By 1581
Appraised By 1968 — By

Nov 12, 1968
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<th>RESIDENTIAL OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
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Garage — Class / Depr. 2%

Cars — Floor DIRT Walls

Size 10 x 28 Age 1925 Cost 261 x 47%

1940 Base Cost x % Depr. 30.10

Total 78

REMARKS

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

Street Address: 1135 Park Avenue, Park City
Name of Structure: T. R. S.
Present Owner: Josef Buehler and Garth Olsen
Owner Address: P.O. Box 812, Park City, UT 84060
Original Owner: probably Peter Clark
Original Use: residential
Occupants:

Building Condition: Excellent
Integrity: Unaltered

Preliminary Evaluation: Significant

Final Register Status: National Landmark

Photography:
Date of Slides: June 1978
Date of Photographs: Views: Front, Side, Rear, Other

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

Bibliographical References:
Summit County records.
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.
Description of physical appearance & significant architectural features:

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:

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.
Structure/Site Information Form

Street Address: 1135 Park
Park City, Summit County, Utah

Name of Structure: Peter Clark House

Present Owner: Paul H. and Tana Lee Landes

Owner Address: P.O. Box 1705, Park City, Utah 84060

Year Built (Tax Record): North 2 feet of Lot 8, All Lot 9, South half Lot 10 Block 5, Snyder's Addition to Park City Survey.

UTM: 12 457630 4499880
T. R. S.

Legal Description: .07 acre.

Tax #: SA 51-A

Original Owner: probably Peter Clark

Original Use: Residence

Construction Date: c. 1895

Building Condition: Good
Integrity: Unaltered
Preliminary Evaluation: Significant
Final Register Status: National Landmark

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

Bibliographical References:
1900 Census Records, Summit County, Park City Precinct, p. 163-A.

Researcher: Roger Roper
Date: 4/84
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.

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 Cunningham (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