



# HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



## IDENTIFICATION

Property Name (if any): Peter Clark House

Address: 1135 Park Avenue

Date of Construction: c. 1895

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: 1135-PA-1

Current Owner: Cortney Reid Johanson

Legal Description (include acreage): LOT 1, 1135 PARK AVENUE REPLAT SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 2962.5 SQ FT OR 0.07 AC  
1986-1129 1987-1779 2118-394

## STATUS / USE

Original Use: single dwelling    Current Use: single dwelling

Property Type:

Building

Structure

Site

National Register of Historic Places:

Eligible

Ineligible

Listed, Date:

Evaluation:

Landmark Site

Significant Site

Non Historic

7/12/1984 - Mining Boom Era Residences Thematic District This site no longer meets the criteria for listing in the National Register

## 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: Pyramid house

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: Drop siding

Foundation: Concrete

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

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 house at 1135 Park Avenue was described in a 1984 National Register nomination form as follows:

“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.”

This description is accurate for the original house; however, in 2006-2007 a massive two story addition was built onto the rear of the house. The addition includes a garage and extends farther north than the original house. Efforts were made to match the materials of the addition to those of the original house. Although the form remains legible, the cumulative formal and material changes have diminished its 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.)

The history of this house was described in the 1984 National Register nomination form as follows:

“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).”

The Clarks appear on the 1920 census for this house, showing that they moved to Salt Lake City sometime after that year, rather than in 1919, as the above history states. They rented the house out at the time of the 1930 census, to Reaves and Birdie Bird, and their daughter Lois. Reaves worked as a laborer for a mine, but nothing else is known of him or his family.

Lillie Carter lived in the house during the 1940 census, with her five children. The census shows that she was widowed by that time, though it is not known when or how her husband George died. The house came under the ownership of the county, and then was sold to Hugh C. Humphrey by 1941.

Hugh Humphrey appears on the 1940 census, living on King Road at that time with his wife Leah and their two children. He worked as a miner, but no other information could be found on him. The house has been bought and sold many times since that time, and is currently owned by Courtney Reid Johanson.

## REFERENCES

---

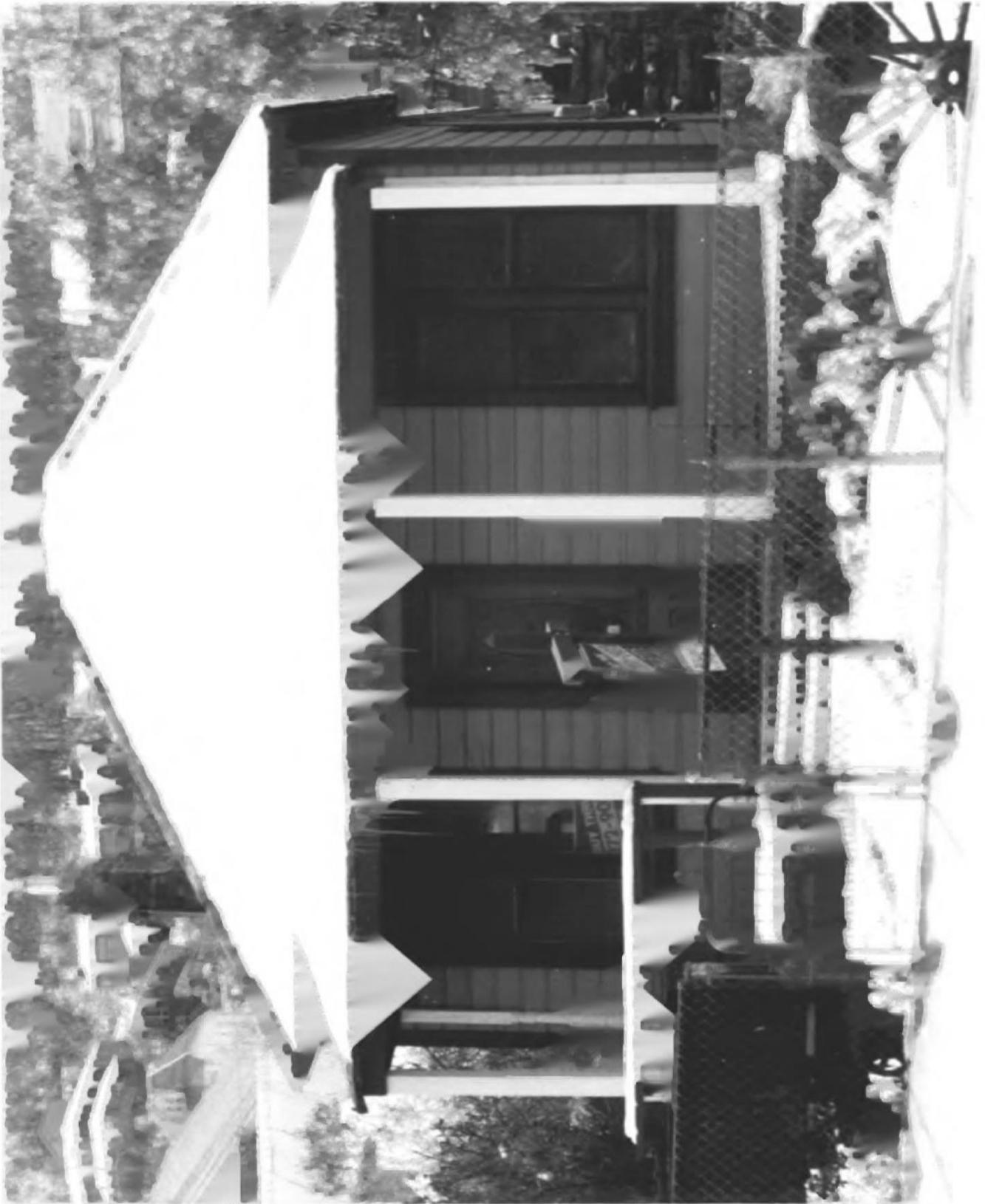
- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. 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.)

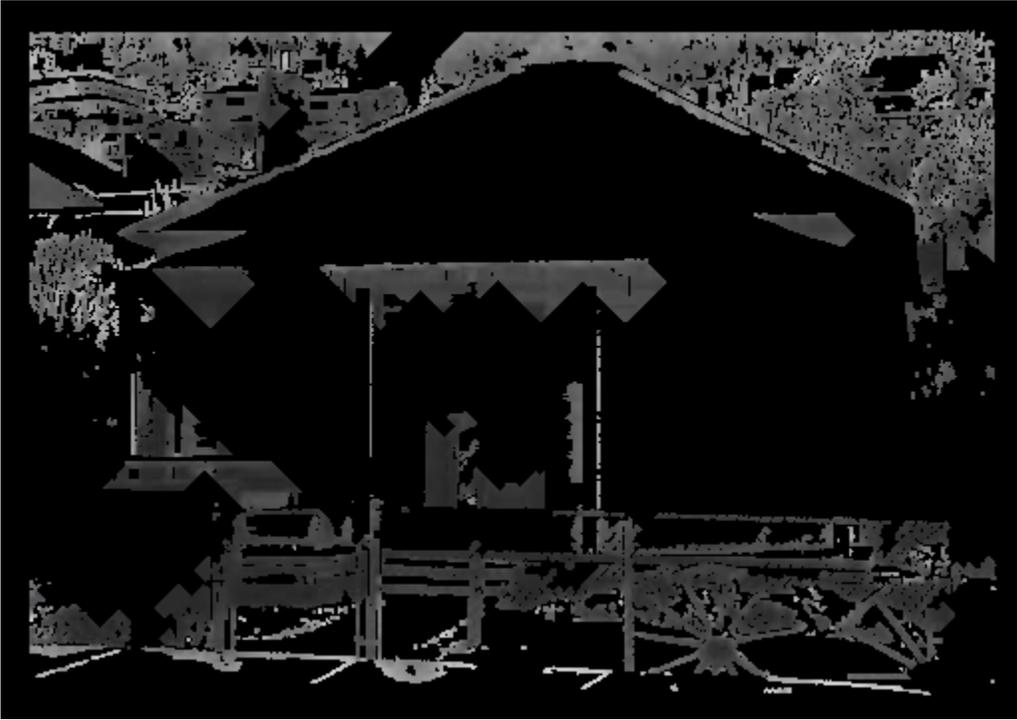




Peter Clark House  
1135 Park  
Park City, Summit County, Utah

East facade

Photo by Debbie Temme, October 1983  
Negative: Utah State Historical Society



Peter Clark House  
1135 Park Ave., Park City, Summit County, Utah  
East façade  
Photo by Debbie Temme, October 1983  
Negative: Utah State Historical Society







*1135 Park Avenue. Northeast oblique. November 2013.*



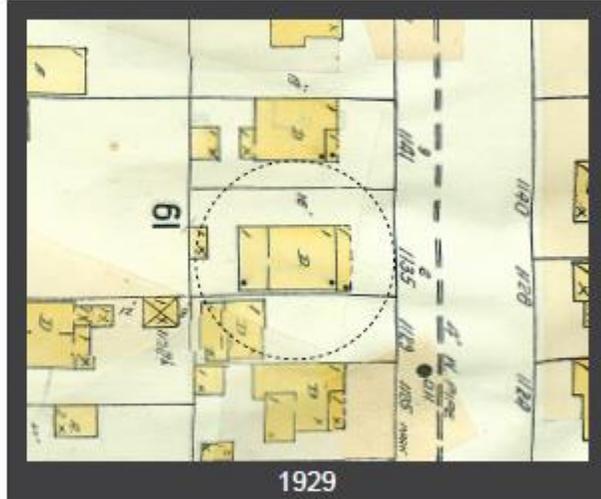
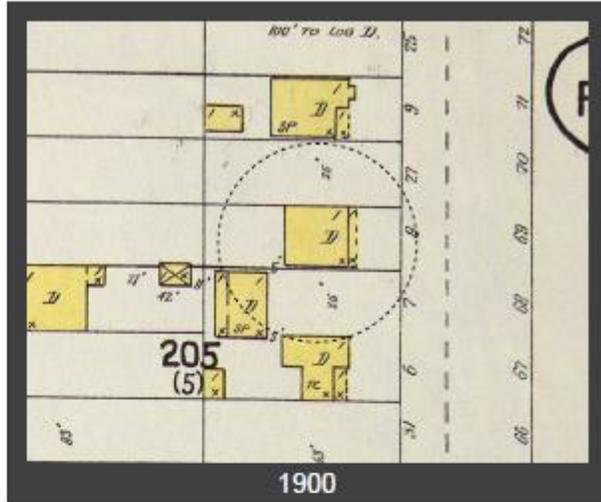
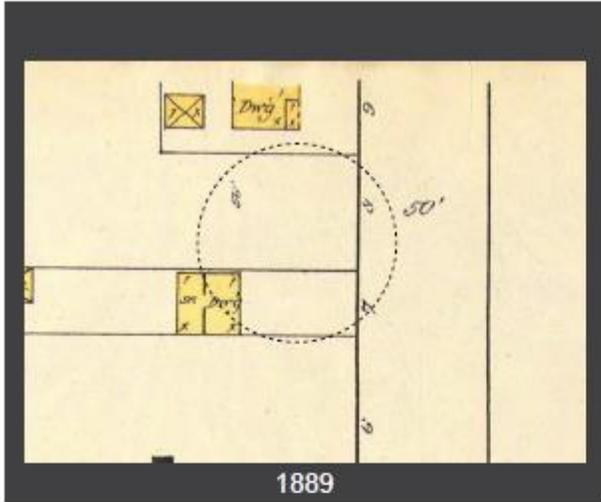
*1135 Park Avenue. East elevation. November 2013.*



*1135 Park Avenue. Southeast oblique. November 2013.*

MAPS

1135 Park Avenue, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history



FOUND SURVEY MONUMENT  
PI 1115 51/PARK Ave

SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I had Certificate No. 9164, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.

*John Demkowicz* 6-18-93  
LEGAL DESCRIPTION

THE NORTH 2 FEET OF LOT 8, ALL OF LOT 9, AND THE SOUTH HALF OF LOT 10, BLOCK 5, SNYDER' ADDITION TO PARK CITY, according to the official plat thereof on file and of record in the office of the Summit County Recorder.



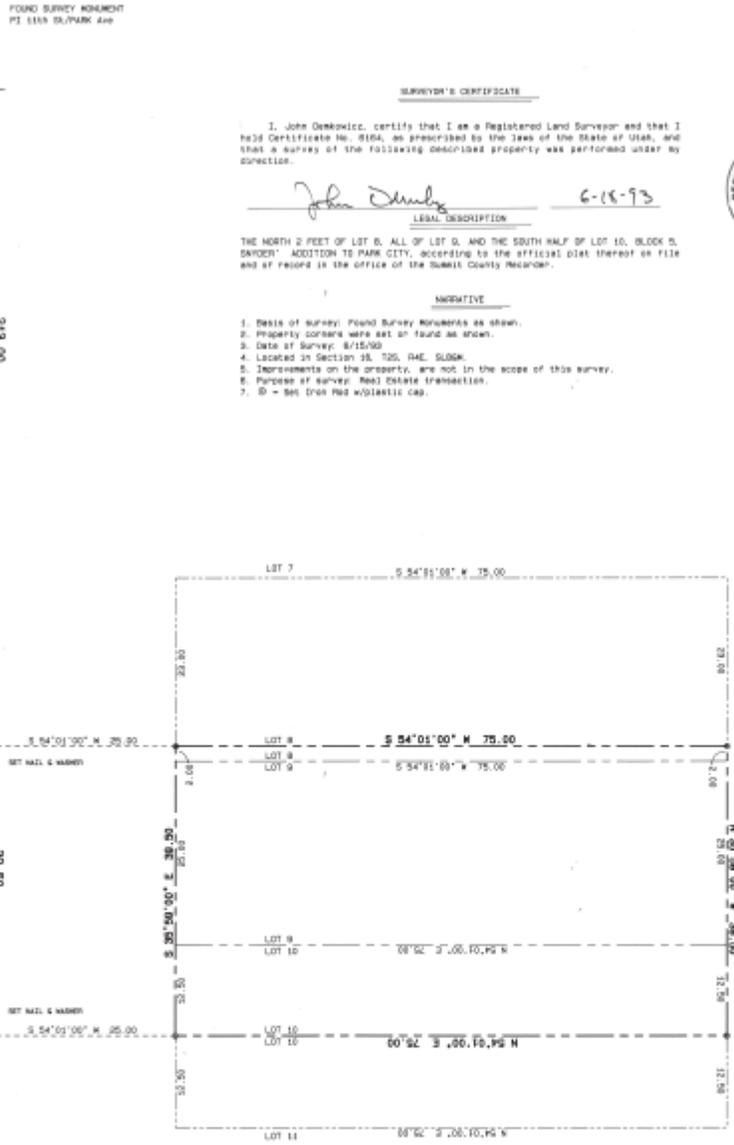
NORMATIVE

1. Basis of survey: Found Survey Monuments as shown.
2. Property corners were set or found as shown.
3. Date of Survey: 8/15/93
4. Located in Section 36, T2S, 04E, S10W.
5. Improvements on the property, are not in the scope of this survey.
6. Purpose of survey: Real Estate transaction.
7.  $\odot$  - Set (Iron Rod w/Plastic cap).

213.00

BASIS OF BEARING - C/L PARK AVENUE - S 35°39'00" E 430.00

177.50



FILE No. S-1183  
 FILED AT THE REQUEST OF  
 ALLIANCE ENGINEERING INC.  
 ALAN SPRINGS SUMMIT CO. RECORDER  
 FEE \$ 15.00 By *John Demkowicz*  
 FILED 06/24/93 at 4:35 P. M.

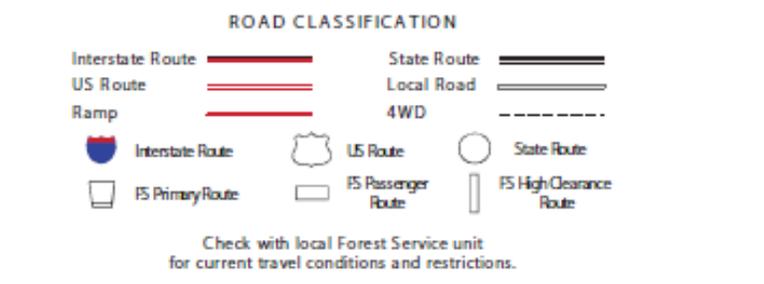
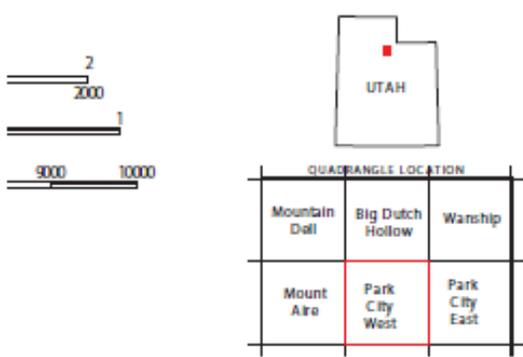
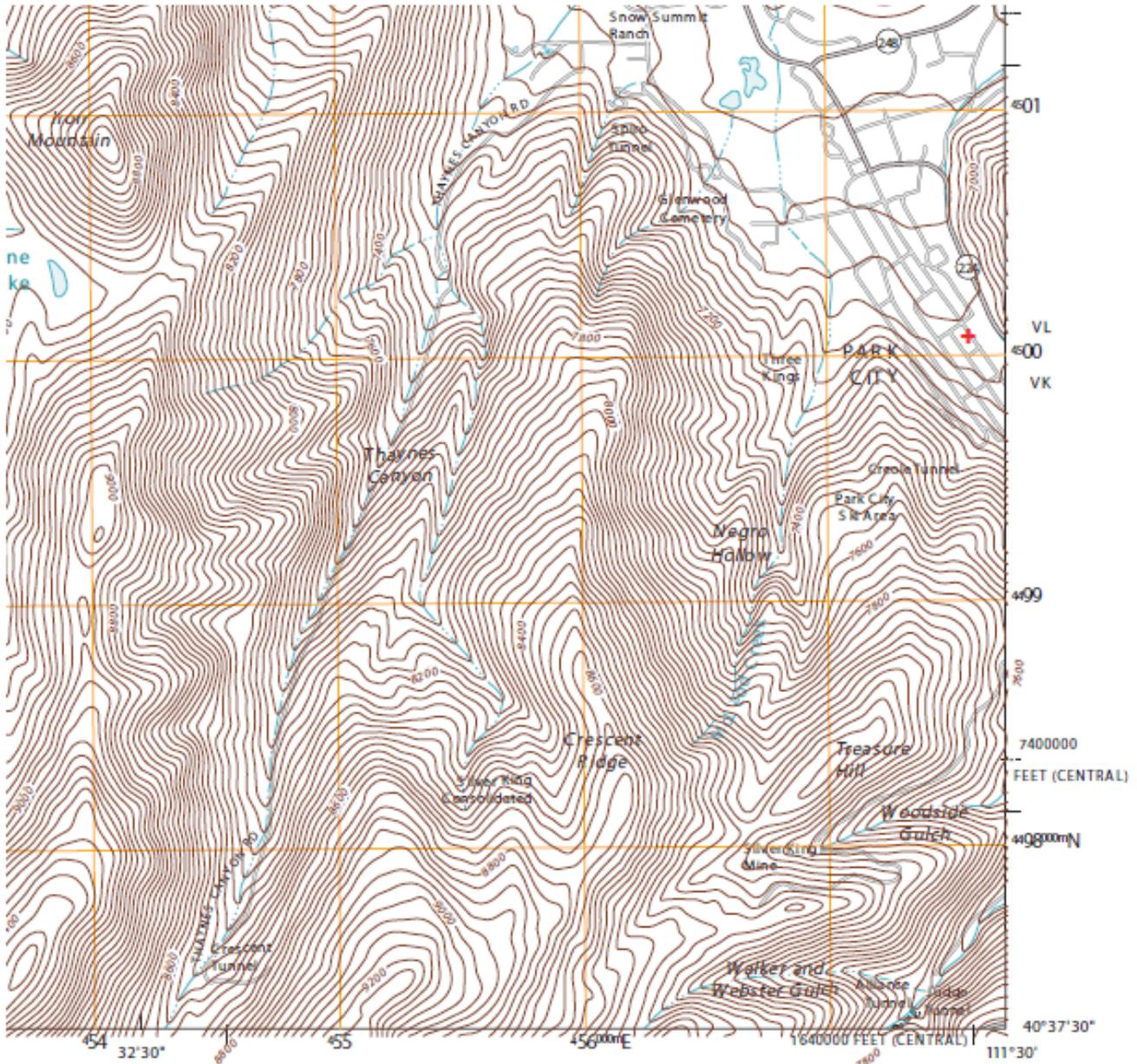


FOUND SURVEY MONUMENT  
PI 1216 51/PARK Ave

S-1183

 801-649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 222 Main Street P.O. Box 2564 Park City, Utah 84060	STAFF: D. CONSTABLE M. MORRISON	PAGE 1 OF 1	ALL OF LOT 9, N 2' LOT 8, S 1/2 LOT 10, BLOCK 5, SNYDERS ADD. TO PARK CITY FOR CRAIG MASTERS
	Y: \SA\SAP	DATE: 8-18-93	JOB NO: 8-8-93

1135 Park Avenue, Park City, Summit County, Utah  
 Intensive Level Survey—USGS Map



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

DOCUMENTS

Researcher: Philip F. Notarianni  
 Date: September 1978

Site No. SU-10-564

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

**1 IDENTIFICATION**

Street Address: 11<sup>41</sup>55 Park Avenue, Park City PlatSA Bl. 5 Lot S10 N8 9-  
 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

**2 AGE/CONDITION/USE**

Original Owner: probably Peter Clark Construction Date: ca. 1900 Demolition Date:  
 Original Use: residential  
 Present Use: Occupants:  
 Single-Family  Park  Vacant  
 Multi-Family  Industrial  Religious  
 Public  Agricultural  Other  
 Commercial  
 Building Condition: Integrity:  
 Excellent  Site  Unaltered  
 Good  Ruins  Minor Alterations  
 Deteriorated  Major Alterations

**3 STATUS**

Preliminary Evaluation: Final Register Status:  
 Significant  National Landmark  District  
 Contributory  National Register  Multi-Resource  
 Not Contributory  State Register  Thematic  
 Intrusion

**4 DOCUMENTATION**

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

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

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

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

5  
ARCHITECTURE

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.

6  
HISTORY

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.

Utah State Historical Society

Property Type:

Historic Preservation Research Office

Site No. \_\_\_\_\_

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.

Researcher: Roger Roper

Date: 4/84

Street Address: 1135 Park

Site No:

4  
ARCHITECTURE

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.

5  
HISTORY

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).

### TITLE SEARCH FORM

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

Address: 1135 Park Avenue

City: Park City, UT

Current Owner: Courtney Reid Johanson

Address: (see historic site form for address)

Tax Number: 1135-PA-1

Legal Description (include acreage): 1135 Park Avenue Replat Sub., platted 8/2/2006 (SA BK5 N2ft. L8, L9, S1/2 L10) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L-10, 12-32]
8/4/1900	Peter Clark & wife	Annie M. Gibson	Mortgage	\$200.00	"9, House on this lot and all right of mortgage..."
10/16/1906	W.A. McEnery & wife	Peter Clark	W.D.		"S1/2 10"
8/20/1937	Peter Clark, et ux	Gilbert & Lillie V. Carter	Q.C.D.		"N2ft. 8, 9, S1/2 10, 23, N1/2 24"
1/13/1941	Summit County	Hugh C. Humphrey, et ux	Q.C.D.		"N2ft. 8, all 9, S1/2 10, 23, N1/2 24"
4/27/1943	Hugh C. Humphrey, et ux	Randi Pederson, et ux	Q.C.D.		"N2ft. 8, all 9, S1/2 10, 23, N1/2 24"
10/11/1945	Randi Pederson, et ux	Earl B. Brown	Q.C.D.		"N2ft. 8, all 9, S1/2 10, all 23, N1/2 24"
2/25/1952	Earl B. Brown	Mary Jane Rolfe Brown	Q.C.D.		"8,9, S1/2 10, 23, 24"
8/26/1958	Mary Jane Rolfe Brown	M.J.R. Brown & Leo R. Speirs	Q.C.D.		"N2ft. 8, 9, S1/2 10, 23, N1/2 24"
4/14/1971	Leo R. Speirs	Leo R. & Glendell Speirs	W.D.		"N2ft. 8, 9, S1/2 10, 23, N1/2 24"
9/21/1971	Leo R. & Glendell Speirs	John W. & Nedra Jenkins	W.D.		"pt. 8, 9, S1/2 10, 23, N1/2 24"
1/4/1972	John W. & Nedra Jenkins	Harold C. & Catherine M. Jenkins	W.D.		"pt. 8, 9, pt.10, 23, pt.24"
3/7/1972	Harold C. & Catherine M. Jenkins	Leonard C. & Sandra J. Undraitis	W.D.		"pt. 8, 9, pt.10, 23, pt.24"
10/19/1972	Leonard C. & Sandra J. Undraitis	Josef Buehler & Gareth Olsen	W.D.		"pt. 8, 9, pt.10" [rest of form]
7/11/1979	Josef Buehler & Gareth Olsen	Gareth Olsen	Q.C.D.		
10/1/1981	Gareth E. Olsen	Paul H. & Tana Lee Landes	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 4/22/2014

### TITLE SEARCH FORM

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

Address: 1135 Park Avenue

City: Park City, UT

Current Owner: Courtney Reid Johanson

Address: (see historic site form for address)

Tax Number: 1135-PA-1

Legal Description (include acreage): 1135 Park Avenue Replat Sub., platted 8/2/2006 (SA BK5 N2ft. L8, L9, S1/2 L10) (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
10/16/1981	Paul H. & Tana Lee Landes	Gareth E. Olsen, Benef.	Trust Deed		"Associate Title Co., Trustee"
4/14/1982	Gareth E. Olsen, Benef.	Summit County Title Co., Trustee	Subst. of Trustee		
3/21/1983	Summit County Title Co.	American Fidelity Thrift & Loan	Trustee's Deed		
7/2/1984	American Fidelity Thrift & Loan	Copper State Thrift & Loan Assoc	W.D.		
7/2/1984	Copper State Thrift & Loan Assoc	Richard P. Howe	W.D.		
4/9/1987	Paul M. Halliday, suc. tr.	Federal Nat'l Mtg. Assoc.	Trustee's Deed		
7/31/1987	Federal Nat'l Mtg. Assoc.	Thomas M. & Eleanor H. Sedgwick, et al	W.D.		
1/2/1991	Thomas M. & Eleanor H. Sedgwick, et al	Peter & Jorli Newell	W.D.		
6/25/1993	Peter & Jorli Newell	Gary D. & Annette D. Piaget	W.D.		
8/5/2000	Gary Piaget (trustee)	Tina M. Smith	W.D.		
6/8/2009	Tina M. Smith	Aaron Hoffmann	W.D.		
6/15/2009	Aaron Hoffmann	Hofmann Properties LLC	Q.C.D.		
3/5/2012	Hofmann Properties LLC	Courtney Reid Johanson	W.D.		

Researcher: John Ewanowski, CRSA Architecture Date: 4/22/2014