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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Clegg, Peter, House

Other names/site number: _____

Name of related multiple property listing: _____

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 8 South 100 East

City or town: Tooele State: Utah County: Tooele

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

___ A X B X C ___ D

| | |
|---|--|
| <p style="text-align: center;"> Deputy SHPO</p> <p>Signature of certifying official/Title: _____</p> <p>Date: <u>5.15.19</u></p> <p>State or Federal agency/bureau or Tribal Government</p> | |
| <p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p> <hr/> <p>Signature of commenting official: _____</p> <p>Date: _____</p> <hr/> <p>Title : _____</p> <p style="text-align: right;">State or Federal agency/bureau or Tribal Government</p> | |

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____


Signature of the Keeper

9/30/19
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Victorian Eclectic

LATE VICTORIAN: Queen Anne

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

BRICK; STONE: sandstone; VENEER: Vinyl

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

Summary Paragraph

The Peter Clegg House is a 2-story Central-Block-with-Projecting-Bays single-family dwelling exhibiting Victorian Eclectic style. Built in 1903, the home is located in the city of Tooele, on the south side of Vine Street—the main east-west road through the heart of the historical community area—and one block east of Main Street. The building sits on a corner, 0.36-acre lot that is somewhat unusually wide for the area and contains numerous mature trees. Surrounding lots are generally narrower and longer and host small, 1-story cottages dating to the late-1910s through 1930s and 1940s. The Clegg House is constructed of several different types of brick, including used kiln bricks, adobe bricks, and red fired clay facing bricks, and includes two projecting bays, one of which (an octagonal bay with a bellcast roof) provides a Queen Anne influence to the dwelling. There are two formal porches attached to the residence—one on the primary façade facing 100 East, and one on the secondary façade facing Vine Street. Both date to the historic period. The building has seen a single addition over its history. This addition, which was constructed prior to 1931, is a two-story, wood-framed ell attached to the southwest corner of the dwelling. The structure appears to have served as a summer kitchen (main floor) and sleeping porch (upper floor). The Clegg House has seen little exterior alteration outside the historic period and the period of significance for this property. Vinyl siding has been applied to the aforementioned addition, two small gable walls, portions of the porch covers, and in the soffits. Collectively, these areas comprise a very small portion of the structure, both physically and visually, and do not detract from the overall historical integrity of the building. Most of the original wood-framed windows throughout the dwelling remain intact and protected by storm windows; several post-1950 aluminum frame windows can be found in the addition. The interior of the dwelling also remains substantially intact and consistent with its historical design. Both the kitchen and the upstairs bathroom have been renovated within the last 10 years, and some of the original hardwood floors have been covered with carpet at different times. One interior doorway leading from the hall to the kitchen was exempted (blocked) during the historical period, but the original floor plan of the home remains otherwise intact. Interior wood finishes, including extensive baseboard, casing, and trim moldings as well as doors, built-in benches and bookcases all painted in a faux-wood finish, are still present throughout the home. There are two outbuildings on the property—one contributing and one non-

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contributing. The contributing outbuilding is a small stone cold storage shed that likely pre-dates the Clegg House and has a pre-1931 frame addition. The non-contributing outbuilding is a detached garage built ca. 2006.

Narrative Description

The Peter Clegg House (the Clegg House) property encompasses the dwelling and two outbuildings sitting on a corner, 0.36-acre lot on the south side of Vine Street and one block east of Main Street in the city of Tooele, Tooele County, Utah. The city of Tooele is the largest community in the Tooele Valley, which is located immediately south of the southernmost arm of the Great Salt Lake. The city is located in the southeastern part of the valley and on the western edge of the Oquirrh Mountains. Historically, the city of Tooele had two primary development areas referred to as Old Town and New Town. The Old Town section was centered around Main Street and extended roughly from present-day 150 North to 200 South. Vine Street was the primary east-west rough through the Old Town area. The New Town section, which existed by at least 1910, began (more or less) on Vine Street at present-day 250 East and extended to the north and east from there. The Clegg House is located between these two areas but is technically closer to Old Town.

The lot on which the Clegg House is located is found on the southwest corner of Vine Street and 100 East. It is somewhat unusual in its width for the area in that most of the platted residential lots in the neighborhood are narrower, though slightly longer. The Clegg lot contains numerous mature trees, including a ponderosa pine dating to at least 1890—before the house was built. The surrounding neighborhood to the northeast, east, and southeast is characterized by small, 1-story cottages dating to the late-1910s through 1930s and 1940s and heavily dominated by Period Cottages. Occasional bungalows and vernacular cross-wing cottages can also be found in the neighborhood. The most notable structure that is contemporary with the Clegg House is a small, vernacular, 1.5-story Victorian era home built in 1899 and located immediately west of the Clegg property. This collection of smaller and, mostly, later homes makes the 2-story Clegg House stand out in both size and style. In fact, of the roughly 600 historical buildings documented in the city of Tooele and still standing at last knowledge, only 28 were 2-story buildings, and of these, only 13 were residential structures. The Clegg House is the only one of these 13 dwellings that represents the Central-Block-with-Projecting-Bays form.

The Victorian cottage west of the property now serves as a buffer between the Clegg House property and a large complex of modern commercial and governmental buildings with a grand expanse of asphalt-paved parking lots that now abut the Clegg property on the south. A row of trees on the property line provides a screen of vegetation between the parking lots and the Clegg property. To the north of the Clegg House, across Vine Street, lands once occupied by historical dwellings have been redeveloped with commercial structures dating to the period after ca. 1974.

As noted, two outbuildings share the property with the Clegg House—one (a stone and frame cold storage shed/workshop) is contributing, and the other (a garage) is non-contributing. All of the resources of the Clegg House property are described in more detail below, beginning with the contributing resources (i.e., the dwelling and shed/workshop) and ending with the non-contributing resources (i.e., the garage).

Contributing Resources

Two contributing resources are present on the property and included in this nomination. These are the Clegg House and an associated storage shed/workshop. Following are detailed descriptions of each building.

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The Clegg House (1903)

The Peter Clegg House is a 2-story Central-Block-with-Projecting-Bays single-family dwelling exhibiting Victorian Eclectic style (see **Figure 1**). Built in 1903, the Clegg House includes two projecting bays, one of which (an octagonal bay with a bellcast roof) provides a Queen Anne influence the dwelling. There are two formal porches attached to the residence—one on the primary façade facing 100 East, and one on the secondary façade facing Vine Street. Both date to the historic period. The building has seen a single addition over its history. This addition, which was constructed prior to 1931,



Figure 1. Clegg House; looking southwest

is a two-story, wood-framed ell attached to the southwest corner of the dwelling. The structure appears to have served as a summer kitchen (main floor) and sleeping porch (upper floor).

The Clegg House is constructed of several different types of brick, including used kiln (fire or refractory) bricks, adobe bricks, and red fired clay facing bricks, though the face bricks—in both smooth and rock-faced varieties—are the only ones visible in both exterior and interior views. According to the current residents, Glen and Marilyn Clegg Lowry, the exterior walls and some of the interior walls are formed with used fire bricks taken from kilns or furnaces of a regional smelter and laid in an alternating cross-wise fashion with locally produced adobe bricks. In some cases, voids in the walls were filled with cobbles and other rubble before the refined face bricks were applied to the exterior walls and hardware cloth/chicken wire and plaster were applied to the interior walls.¹ There is a narrow, projecting belt-course of the smooth face bricks several inches above the foundation that serves as a water table to deflect rain water away from the foundation. The rock-faced face bricks are used sparingly and are only present at the joints of the facets of the projecting bays for aesthetic emphasis.

The house rests on a raised foundation of coursed and mortared dressed reddish-tan sandstone blocks. There is a partial, unfinished basement that would have functioned historically primarily as a cold storage area, possibly a coal storage area, and as access to plumbing and electrical equipment. The roof of the house is complex and asymmetrical. The portion over the central block of the dwelling is best described as a gablet or Dutch Gable form with the gablets facing east and west. The roof over the projecting bay on the primary elevation of the house has a bellcast form and is topped by a tall decorative finial, and the roof over the projecting bay on the secondary (north) elevation of the house is a front gable form with a pent roof. The entire roof is clad in modern asphalt shingles. Three salmon-colored brick chimneys extend from the roof. One is located along the north elevation of the building, near the center of the elevation. A second is located in an almost identical position along the south elevation of the building, and the third is located in a similar position along the west elevation. All of the chimneys exhibit identical brick corbelling at the top. The chimney near the north elevation serves a fire place in the living room/parlor. The one near the south elevation would have served a fireplace or stove in either the library on the first floor or a bedroom on the second floor. The fire place/stove no longer exists. The chimney near the west

¹ Lowry, Glen. 2019. Personal communication to Sheri Murray Ellis, Certus Environmental Solutions, LLC, Salt Lake City, on January 7, 2019.

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elevation served a fire place/stove in the kitchen that served as the primary cooking stove until it was removed in the 1930s.²

The Clegg House has seen little exterior alteration outside the historic period and the period of significance for this property. Vinyl siding has been applied to the aforementioned addition, two small gable walls, portions of the porch covers, and in the soffits. Collectively, these areas comprise a very small portion of the structure, both physically and visually, and do not detract from the overall historical integrity of the building. Most of the original wood-framed (single-hung and fixed sash) windows throughout the dwelling remain intact and protected by storm windows; several post-1950 aluminum frame windows can be found in the addition. Overall, the exterior of the dwelling retains a high degree of historical and architectural integrity.

Exterior Elevation Details

The Clegg House is relatively simple in that it has only four elevations—north, south, east, and west. The pre-1931 addition that occupies the western third of the south elevation complicates that plan to some degree. For the purpose of the elevation-by-elevation descriptions that follow, the pre-1931 addition will be discussed in its entirety as its own feature rather than being described relative to a given elevation of the original home.

The east elevation of the dwelling comprises its primary elevation and is the front of the house. It faces onto 100 East and hosts the “public” entrance to the building. The elevation is asymmetrical in its fenestration and overall form due to the presence of the Queen Anne-style octagonal bay at the north end of the elevation. A prominent porch consisting of a cast-in-place concrete landing accessed by two concrete steps and covered by a substantial, Victorian style cover supported by fluted wooden Tuscan-style columns occupies the central third of the first story of the elevation. The porch columns and overall wood framing appear to be original to the structure, but the soffit, fascia, ceiling, and beam covers are all clad in modern vinyl siding.

The fenestration of the east elevation consists of a pedestrian doorway located near the center of the first story and topped with a single-pane transom window, and ten window openings. One of the windows is a 3-pane, wood-framed, half-round window found in the gablet of the roof. Four of the window openings are located in the octagonal bay—in the east and northeast facets—with two in the first story and two in the second story. Two of the remaining window openings are located in the first floor level of the elevation (one north of the doorway under the porch cover and one south of the door), and three are located in the second floor level (two above the porch cover and one to the south of it). All of the window openings exhibit concrete lintels and sills. The lintels over the openings in the octagonal bay and the southernmost window of the first story of the elevation are tall (roughly 12 inches) and flush with the face brick, while those over the remaining openings are short (roughly 4 inches) and project approximately 1 inch from the face brick. At present, the sills and lintels of all but the window openings with the taller versions are painted white. In the bay and the southern window of the first story, the sills are painted as such, but the lintels are painted to match the color of the face brick. Eight of the nine window openings in the east elevation are rectangular in shape, with the long axis oriented vertically. They vary in size, and no more than two windows match each other. That is, the two upper windows in the octagonal bay are the same, and the two in the lower story of the bay are the same. Two windows in the second story above the porch cover are the same. The southernmost windows in the elevation (one in the first story and one in the

² Lowry, Marilyn Clegg. 2019. Personal communication to Sheri Murray Ellis, Certus Environmental Solutions, LLC, Salt Lake City, on January 7, 2019.

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second) are different from each other and from all of the other openings in their size. All of these openings, though, hold wood-framed, 1-over-1, single-hung windows covered by modern storm windows. The final window opening in this elevation is unique both in the elevation and in the house as a whole. It is a small, rectangular opening with the long axis oriented horizontally. It is set high in the first story of the elevation, north of the doorway and under the porch cover. This window appears to be a wood-framed, single-pane, fixed-sash window covered by a modern storm window.

The north elevation comprises the secondary elevation of the Clegg House. Because the building is located on a corner lot, both the east and north elevations front on public spaces or views. The north elevation of the Clegg House fronts on Vine Street and would have served as a secondary entrance (and secondary public view) to the house. The façade form and pattern of fenestration is asymmetrical. The east end of the elevation is marked by the Queen Anne style octagonal bay, while the west end is marked by a more Classical style hexagonal bay with the front gable roof. A porch that is essentially identical to the one on the east elevation of house is present here and occupies the space between the two projecting bays. The porch cover is supported by the same type of fluted wooden Tuscan style columns, and the ceiling, soffit, fascia, and beam covers are all clad in vinyl siding. There are eight window openings and a doorway in this elevation. The doorway is located off-center to the west under porch cover, immediately east of the hexagonal bay. It has a single-pane, wood-framed transom window above it and opens into what is now used as a dining room. Two of the window openings are located in the north facet of the Queen Anne bay. They are arranged with one in the lower story and one in the upper story and are identical to those previously described for this bay in the discussion above about the east elevation of the dwelling. The remaining six window openings are located in the northeast, north, and northwest facets of the hexagonal bay at the west end of the elevation. There are three in the lower story and three in the upper story. As with the openings of the east elevation, those in the lower story of this elevation have tall concrete lintels painted to match the face brick, while the remaining openings have short concrete lintels that project slightly from the face brick and are painted white. All of these window openings have concrete sills that also project slightly from the face brick. The window openings in the northeast and northwest facets of the hexagonal bay are wood-framed, 1-over-1, single-hung windows covered by modern storm windows. The two openings in the north facet of the bay appear to be wood-framed, single-pane, fixed-sash windows with single-pane transoms.

The west elevation of the Clegg House is relatively non-descript architecturally, though it does possess two somewhat unique features. There are six window openings—three in the upper story and three in the lower story. Those in the upper story are spaced symmetrically with one at either end of the elevation and one in the middle. All of these openings are rectangular in shape with the long axis oriented vertically, though the central opening is shorter than the other two. They all exhibit the same concrete sills and lintels as found elsewhere in the building. The three window openings in the lower elevation are also rectangular in shape with the long axis oriented vertically. They are arranged with one at the north end of the elevation, adjacent to the hexagonal bay, and two at center in the elevation separated by no more than 1 foot. Of the two in the center, the southernmost is approximately half as tall as the other. The openings in the center of the lower elevation are two of only four opening in the Clegg House to exhibit brick, segmental arch lintels; the other two are on the south elevation. The arches are composed of narrow, staggered soldier bricks. Both windows have concrete sills. At present, the northern opening holds a wood-framed, 1-over-1, single-hung windows, and the southern opening holds a wood-framed, single-pane, fixed-sash window. Both are covered with modern storm windows. The two central windows open into the kitchen. It is possible the northern of the two once served as a service door for wood or coal that was converted to a window after the original cooking stove was removed. Unlike other elevations of the Clegg House, the west elevation includes two small window openings in the sandstone

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foundation/basement wall. These openings, which are framed in concrete, appear to have been later additions to the house, though still created during the historic period.

The south elevation of the Clegg House is partially obscured by the aforementioned wood frame addition. As such, only the remaining portion of the elevation is discussed here, and the addition will be described separately. The exposed eastern two-thirds of the south elevation is characterized by four window openings—two in the lower story, one in the upper story, and one straddling the two. The two in the lower story are the remaining two of the total four openings in the house with segmental arch lintels. The eastern of these two openings is approximately three times taller than the western opening and holds a wood-framed, 1-over-1, single-hung windows covered by a storm window. The western opening, which opens into a half-bath, holds a frosted and textured metal-framed slider window. The single window opening in the upper story of the elevation is located directly over the larger of the two windows in the lower story. This opening is essentially identical to upper story openings elsewhere in the building and holds a wood-framed, 1-over-1, single-hung windows covered by a storm window. The remaining window in this elevation is a unique triangular bay window with a wooden scrollwork support bracket. This window opens onto the landing of the stairwell between the first and second stories of the dwelling. The wood-framed bay has been clad in modern vinyl siding, as has the soffit of its roof cover. The two openings in the bay hold wood-framed, 1-over-1, single-hung windows.

As mentioned previously, there is a single addition to the Clegg House (see **Figure 2**). It was built sometime between 1903 and 1931 and is a 2-story, wood-framed structure measuring roughly 12 feet deep by 15 feet wide. It is attached to the western third of the south elevation of the home. The lower level, which is accessed through the kitchen of the house as well as from exterior doorways in its south and east elevations, likely served as a summer kitchen historically. The upper story, which is accessed through an interior bedroom, was used as a sleeping porch during at least a portion of the historic period.³ The entire addition is now clad in vinyl siding. Its historical cladding is unknown. The addition rests on a cast-in-place concrete slab foundation and has a hipped roof. The depth of the eaves matches that of the main house. The east and west elevations of the addition are very similar in overall features. The lower stories consist of short-walls or half-walls topped with metal-framed window walls. The only notable difference between the two elevations is that there is a pedestrian doorway in the lower story of the east elevation where none exists in the west elevation. The upper stories of the east and west elevations are characterized by long, three-part slider windows with aluminum frames. These likely represent a post-1950 installation. A similar, though slightly shorter, window is found in the upper story of the south elevation of the addition. The lower story of this elevation is characterized by a single doorway located at the extreme west end of the elevation. There are no windows openings in the lower story of the south elevation.



Figure 2. Clegg House addition; looking west

³ Lowry, Marilyn Clegg, 2019.

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Interior Details

The original interior of the Clegg House remains substantially intact and consistent with its historical design in both overall configuration and woodwork. Both the kitchen and the upstairs bathroom have been renovated within the last 10 years, and some of the original hardwood floors have been covered with carpet at different times. One interior doorway leading from the hall to the kitchen was exempted (blocked) during the historical period, but the original floor plan of the home remains otherwise intact. This doorway was permanently infilled as part of the recent kitchen remodel. Interior wood finishes, including extensive baseboard, casing, trim moldings, and plinth blocks, as well as doors, built-in benches and bookcases all painted in a faux-wood finish, are still present throughout the home. The hardware cloth/chicken wire and plaster walls also remain intact. The ceilings were lowered in the 1960s for temperature control through the installation of suspended acoustic tiles. The house was converted to forced air heating and cooling in 2004, but the original radiators remain in place in their original locations.

The house is divided into two functional stories. A partial basement is present but unfinished and limited largely to access to plumbing and electrical facilities. It also currently houses the laundry facilities. The basement walls are composed of mortared stone, and ceilings are partially finished in lath and plaster. Remnants of a brick fireplace flue are also present in the basement. It is unclear if there was a functional stove or similar feature in the basement at one time or if this feature merely served as a base for the chimney and fireplace/stove that was originally located in the kitchen, directly above this feature.

In total, the Clegg House has 10 rooms in the main home and two in the addition. Half are on the first floor, and half are on the second floor. The primary entrance to the home (in the east elevation) opens into a long hallway that runs east-west for about two-thirds of the depth of the house. At the west end of the hallway is the doorway that has been enclosed. It provided passage from the hall to the kitchen. The wall along the hallway—between the baseboard and chair rail—is covered in thick wallpaper with an embossed, brown and tan geometric motif (see **Figure 3**). This general type of wallpaper, which may be Anaglypta or Lincrusta brand, was very popular during the Victorian period but became less popular by the 1930s.⁴ Immediately upon entering the home, there is a doorway to the left that accesses a roughly square room that served as a library and office throughout most of the history of the home. Continuing further down the hall, one arrives at a junction with the stairwell to the second story on the left, and two doorways on the right. The first (easternmost) doorway opens to a large living room, and the second (westernmost) enters into a large dining room. The windows of the Queen Anne style octagonal bay are located in the northeast corner of the living room, and a fireplace with a walnut mantle exhibiting Corinthian columns, a mirror, and a tile firebox surround and hearth is present in the northwest corner of the room. The fireplace



Figure 3. Wallpaper in stairwell

⁴ Hartley, Don. 2019. Personal communication to Cory Jensen of the Utah Division of State History, Salt Lake City on January 20.

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is set at an angle in the corner and has a historical wood burning stove insert. The entire fireplace assembly is original to the historical period.

From the living room, the dining room is accessed through a wide doorway with original pocket doors. The hexagonal bay of the north elevation is located in the northwest corner of the room, and the doorway to the north elevation porch is located in the northeast corner. The kitchen is accessed through a doorway in the south wall of the dining room. As noted previously, the kitchen was remodeled in the last 10 years and no longer retains its historical finishes, cabinets, cooking facilities, etc. in the southeast corner of the kitchen is a doorway that provides access to a half-bath and the stairway to the basement. The half-bath has been remodeled during the modern era, but its pedestal sink, simple white tile, and tall baseboards are consistent with the historical style of the home. The kitchen also provides access to the first floor room of the addition via a doorway located in the south wall of the kitchen, near its west end. This doorway features a round/Roman arch lintel with a wood-framed, fixed-sash, 3-pane half-round transom window. The doorway appears to date to the historical period but may not be original to the home. The lower story of the addition features a single room with no notable architectural details.

Access to the second story of the home is achieved via a wide stairwell occupying the central third of the south half of the home. The carpeted stairwell exhibits an Arts & Crafts style balustrade with carved newel posts in a faux burl wood finish (see **Figure 4**). The wall along the stairs is covered in the same wallpaper as the main hallway of the first story. The stairwell rises from the first floor to a large landing featuring a built-in wood window bench associated with the previously described triangular bay window in the south elevation of the Clegg House. The bench is painted in the same faux burl wood style as the stairway newel posts and many of the doors and built-in features throughout the house. From the landing, the stairs lead back to the south and climb to a large central hall/foyer, off of which extend the rooms of the second story.

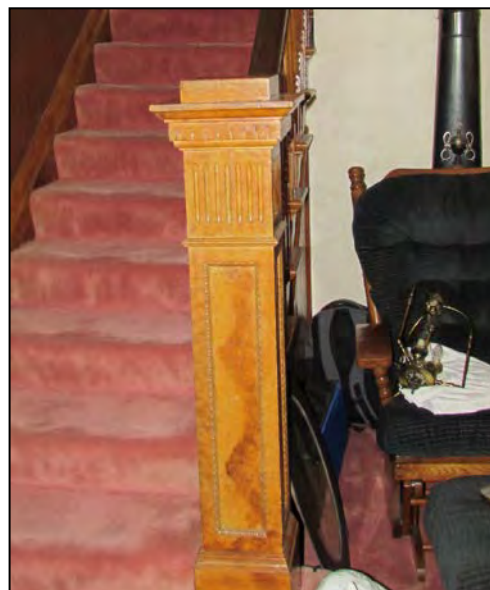


Figure 4. Newel post at bottom of stairwell

The second story of the Clegg House comprises the primary “private space” of the home, with all of the bedrooms and the sole full bath located on this floor. Three of the bedrooms—in the northeast corner, southeast corner, and northwest corner—are accessed directly from the central hall/foyer at the top of the stairwell. These bedrooms are all relatively large spaces featuring their original radiators and transom windows over their entryways. Acoustic ceiling tiles were installed in the 1960s in these rooms as they were on the first story of the home, but those located in the upstairs bedrooms were painted with metallic gold stars. No closets were originally present in the home but were built into each of the bedrooms during the 1960s.

The bedroom in the northwest corner of the second story is the master bedroom. The hexagonal bay of the north elevation of the home occupies most of the north wall of this bedroom and features a built-in window bench. The bench was recently refaced with new doors and stained a different color than original, but the historical framing remains intact inside the bench.

The full bath and final bedroom of the second floor are located in the southwest corner of the home and are accessed through a small antechamber featuring a round/Roman arch doorway. The bathroom is

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located immediately west (straight through) the arch. A storage closet is located to the right/north of the arch, in the antechamber, and a doorway leading into the bedroom is located to the left/south of the arch, in the antechamber. The doorways to the bedroom and bathroom feature transom windows. As noted previously, the bathroom was recently remodeled and retains none of its historical finishes or fixtures. The style and colors of the floor and wall tiles is reminiscent of the tiles used on the historical fireplace in the first story of the home and do not unduly detract from the overall integrity of the Clegg House.

The final room on the second story of the home is located in the addition on the southwest corner of the house. The addition is accessed via a doorway in the south wall of the southwest bedroom—the one entered via the antechamber. There is a step down from the bedroom to the addition, which consists of a single room lacking notable architectural detail beyond a historical beadboard ceiling. This room served as a summer sleeping porch for the Clegg family during at least a portion of the historical period.

Cold Storage Shed/Workshop (ca. 1890)

The cold storage/workshop outbuilding is located immediately south of the Clegg House, a few feet beyond the south elevation of the frame addition. The 1-story building measures approximately 26 feet long by 16 feet wide and has a gabled roof covered in corrugated metal sheets. It comprises two separated cells. The eastern cell is the larger of the two and is part of a mortared, locally procured stone (sandstone and other types) building covered on the exterior in plaster board. The walls of the stone section are roughly 16 inches thick. Most of the historical mortar joints are wide, and the mortar is a low-quality material that is currently disintegrating. The current owners have begun to repair and stabilize the structure by removing stones individually, clearing the loose mortar, and reinstalling them with modern mortar. This repair work is distinguishable from the original mortar but does not substantially detract from the integrity of the structure. The western cell is part of a wood frame structure clad in wooden drop siding. The stone section of the building rests on a mortared stone foundation, while the frame section rests on a cast-in-place concrete slab foundation. Per a Sanborn fire insurance map, the frame addition was present by 1931; earlier Sanborn maps for Tooele do not illustrate the Clegg property. According to the present owners, the stone building is visible in a ca. 1890 photograph of Tooele, which indicates it pre-dates the construction of the Clegg House.⁵ No information was found to indicate who constructed the building. Land records indicate the presiding Church of Jesus Christ of Latter-day Saints (LDS) bishop at the time, Hugh S. Gowans, received the official patent for the property in 1872. Given LDS land allocation patterns of the day, this does not indicate Gowans occupied or developed the property but that he served as the “ecclesiastical clearinghouse” for deeding parcels to other church members prior to the implementation of the more secular land recordation system that exists today.

The cold storage/workshop building has two doorways and two windows. One doorway is located at the north end of the west elevation (in the wood frame cell). The other is located in the approximate center of the south elevation of stone cell. One of the window openings is located in the south elevation of the wood cell. This opening is small and rectangular in shape with the long axis oriented horizontally. This opening has been boarded up from the inside. The other opening is located in the center of the east elevation of the stone cell. The opening is largely obscured from outside view by a dense growth of ivy that covers the east and north elevations of the stone cell. The opening, which is roughly

⁵ Lowry, Glen, 2019.

Sect



Figure 5. Attic opening in cold storage/workshop; looking west

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square and exhibits a slight tapering from wider on the inside to narrower on the outside, is boarded up on the inside of the building. A third “window” opening is present in the building in the gable wall between the stone and wood-framed cells (see **Figure 5**). This opening is small, roughly square, and tapers on the sides from wider on the inside to narrower on the outside of the stone wall. While wood framing is present in the opening, it appears this feature served as a vent and never did hold a window.

The interior of the stone cell is characterized by exposed mortared stone walls, a wood plank floor, and milled lumber beams. The remains of a beadboard ceiling are present; it is unclear if this ceiling is original to the structure or was added later (though still during the historical period). The interior of the wood-frame cell was not inspected in detail but reportedly once held saddle trees⁶, suggesting it was used as a tack room for horses associated with the property.

Non-contributing Resources

The final structure on the Clegg House property is a non-contributing detached garage located to the southwest of the dwelling and west of the cold storage/workshop. This garage is an out-of-period building that was constructed ca. 2006 and rests on a cast-in-place concrete slab foundation. It has a moderately pitched gable roof with relatively deep eaves and is clad in vinyl siding. The garage bay is located in the west elevation of the rectangular structure, and a pedestrian entrance is located in the east elevation, near its north end. A single window opening is present in the garage. It is located in the west half of the south elevation.

⁶ Lowry, Glen, 2019.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
POLITICS/GOVERNMENT

Period of Significance

1903-1945

Significant Dates

1903
1945

Significant Person

(Complete only if Criterion B is marked above.)

Clegg, Peter McIntyre

Cultural Affiliation

N/A

Architect/Builder

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Peter Clegg House in Tooele, Tooele County, is locally significant under Criteria B and C. The period of significance for the complex begins in 1903 with the construction of the home and ends in 1945 with the death of its historically significant resident, Peter Clegg. Under Criterion B, the Clegg House has local significance for its association with Peter McIntyre Clegg, who served in numerous political, social, ecclesiastical, and business roles that shaped the development of the city of Tooele and, to a lesser extent, the State of Utah. As mayor of Tooele and a senator in the state legislature, Clegg implemented policy, introduced bills, and chaired committees that established many of the municipal programs that exist today. As president, director, and chair of numerous industry groups, particularly in the livestock industry, Clegg lobbied for land use and taxation policies that influenced the economic prosperity of these ventures. As a businessman, Clegg invested in and established myriad new commercial entities that influenced both the built environment and the economic viability of Tooele during the historical period, and as a long-time member of the local LDS bishopric, he played a significant role in shaping the social and spiritual lives of his fellow church members in Tooele and in connecting those members to the higher leadership of the LDS Church. The Clegg House is also significant under Criterion C as an excellent and rare example of a 2-story, high-style, Victorian era home in Tooele. The home is the only 2-story Central-Block-with-Projecting-Bays dwelling known to be present in Tooele. It retains a high degree of historical integrity both on the exterior and the interior and is clearly reflective of Peter Clegg's standing in the community when compared to the typical small, 1-story cottages of most of the population during the historical period.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion B Significance: Peter Clegg

The Clegg House is locally significant under Criterion B in the area of Politics/Government for its direct association with Peter Clegg, an important figure in the history of Tooele during the late 1800s and early 1900s. Clegg served in numerous political, social, ecclesiastical, and business roles that shaped the development of Tooele and, to a lesser extent, the State of Utah. As mayor of Tooele, county commissioner, and a senator in the state legislature, Clegg implemented policy, introduced bills, and chaired committees that established many of the municipal programs that exist in one form or another today. As president, director, and chair of numerous industry groups, particularly in the livestock industry, Clegg lobbied for land use and taxation policies that influenced the economic prosperity of these ventures. As a businessman, Clegg invested in and established myriad new commercial entities that influenced both the built environment and the economic viability of Tooele during the historical period, and as a long-time member of the local LDS bishopric, he played a significant role in shaping the social and spiritual lives of his fellow church members in Tooele and in connecting those members to the higher leadership of the LDS Church.

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Peter McIntyre Clegg (see **Figure 6**) was born in Tooele on October 15, 1859 to Benjamin and Grace McIntyre Clegg.⁷ Benjamin Clegg had arrived in Utah around 1849 after converting to the Church of Jesus Christ of Latter-day Saints (the LDS Church) in 1848 and travelling to the Utah Territory in the emigrant company of Ezra Taft Benson.⁸ In 1850, Benjamin was sent by the LDS Church to settle the Tooele Valley with several other pioneers. That same year, he married a widow named Elizabeth (last name unknown) who had five children—Ann, Mary, Joseph, Susanna, and Charlotte—ranging in age from 1 year old to 14 years old. Three years later, Benjamin entered into a polygamous marriage with Grace McIntyre with whom he would have five children, including Peter McIntyre Clegg.

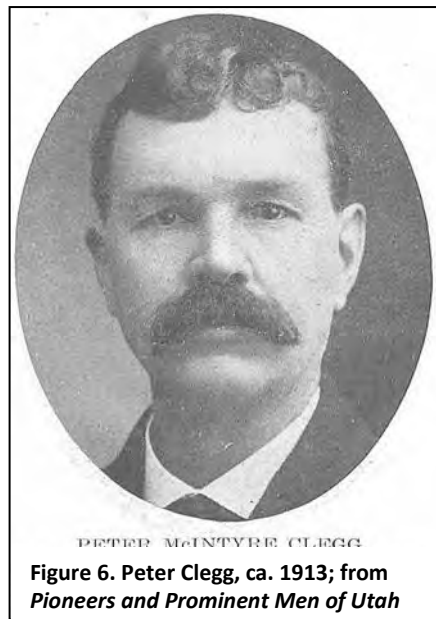


Figure 6. Peter Clegg, ca. 1913; from *Pioneers and Prominent Men of Utah*

For all intents and purposes, Peter Clegg would become a self-made man. While his father had amassed a relatively impressive agricultural spread by the late-1800s, the family had many mouths to feed, and financial resources were stretched accordingly. Peter acquired a “common school education”⁹ and went to work in the railroad industry as a freight laborer, presumably in his late teens or early twenties. As Peter began to build his financial stability, he shifted his focus toward the livestock industry—specifically sheep and cattle—and started acquiring land and stock animals in short order. By 1919, he owned nearly 1,000 acres of land near Tooele and 330 acres of land in southeastern Idaho and ran his cattle and sheep on those lands with the help of several employees.¹⁰

As Peter began to build his financial stability, he shifted his focus toward the livestock industry—specifically sheep and cattle—and started acquiring land and stock animals in short order. By 1919, he owned nearly 1,000 acres of land near Tooele and 330 acres of land in southeastern Idaho and ran his cattle and sheep on those lands with the help of several employees.¹⁰

It was during this period of Peter’s ascendancy to financial success that he acquired the property on which the Clegg House is located. The property had belonged to Peter’s first, and by then his former, father-in-law, Thomas Atkin, Jr., and was part of a large land holding Atkin had amassed by the time of his passing. As was common at the time, Atkin and other LDS pioneer settlers were assigned small individual plots of land and larger communal plots of land for agricultural activities that would sustain individual families and the broader community. Titles of ownership were not issued. In 1872, following the passage of the Homestead Act in 1867, Hugh Gowans, who was the presiding LDS bishop of the area as well as the settlement’s mayor, received the official federal land patent for lands in the Tooele area. Per the custom of the time, the presiding bishop (in this case also the mayor) would receive the patent and then distribute the land to the church members in the area—usually, though not always, according to the lands they were already occupying or working at the time. Atkin would have received official title to “his” land around that time. Atkin passed away in 1900, and in the fall of that year, Peter Clegg, purchased Lot 8 on the corner of Vine Street and 100 East from Atkins’s estate.¹¹ Two years later, in 1902, Benjamin Clegg (Peter’s father) and his wife Grace deeded the Lot 7, just to the south of Lot 8, to their son, Peter.¹² The house on Lot 8 was completed the following year.

In his matrimonial pursuits, Clegg was a serial monogamist. He married Edith Atkin in January 1886, but Edith died shortly after giving birth to their third child in 1890. Five years later, in 1895, Peter married

⁷ State of Utah. 1945. Certificate of Death for Peter McIntyre Clegg. Accessed online via FamilySearch.org on January 18, 2019.

⁸ Warrum, Noble. 1919. *Utah Since Statehood: Historical and Biographical Volume 2*. S.J. Clarke Publishing, Chicago.

⁹ Ibid.

¹⁰ Ibid.

¹¹ Tooele County Recorder. 1900. Administrator’s Deed for parcel 02-026-0-0016, on file at the Tooele County Recorder Office, Tooele.

¹² Tooele County Recorder. 1902. Warranty Deed for parcel 02-026-0-0016, on file at the Tooele County Recorder Office, Tooele.

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Agnes McLaws, who passed away in 1903 from complications from surgery to remove a tumor.¹³ Peter and Agnes did not have any children. Agnes was married to Peter at the time the Clegg House was constructed and, reportedly, had requested certain features be included in the home, including the faux burl wood painting of interior wood finishes. Three years after Agnes's death (i.e., in 1906), Peter married Ellen Matilda Lindberg. The couple had a single child, a daughter, but Ellen died in giving birth to her in 1908. Two years later, in September 1910, Peter married his fourth wife, Ida May Lane, and together they had four children, three of whom survived to adulthood. Ida was longest lived of Peter's wives—outliving Peter himself by nearly two decades—and can claimed the longest occupancy of the Clegg House to date.

Peter Clegg's roles in public life, the roles wherein he directly influenced the history of Tooele and its citizenry, were myriad and varied across his life. Rather than present an exhaustive discussion of these roles, they are summarized here in a general timeline followed by brief discussion of select points of emphasis:

1883 – ca. 1888: Tooele City constable/marshal¹⁴

1892 – 1894: Tooele County Revenuer (tax collector)¹⁵

1894: Elected Tooele City school board trustee and treasurer¹⁶

1896: Appointed secretary of a board to work with projectors of Deep Creek Railroad to lay its line via Tooele. The effort was ultimately unsuccessful.¹⁷

1899: Elected as one of the directors of the newly formed creamery company in Tooele¹⁸

1902: Elected to the finance committee of the Utah Irrigation Association¹⁹

1903: Helped found and incorporate the Settlement Canyon Irrigation Company.²⁰ Clegg first served as one of three directors and later became president, a role he held until his death.²¹

1905 - 1924: Bishop's counselor in the Tooele Ward, Tooele South Ward, and Tooele Stake of the LDS Church²²

1906 - 1909: Senator in the Utah State Senate

1906: Delegate to the national convention on behalf of the Utah Woolgrowers Association²³

Regional delegate to irrigation conference in Idaho²⁴

¹³ *Deseret Evening News*. 1903a. "Tumor Causes Death." September 25, Salt Lake City.

¹⁴ *Salt Lake Herald Republican*. 1883. "More Commissions." October 2, Salt Lake City.

¹⁵ Dunn, Alex F. 1935. "History of Peter McIntyre Clegg and Ida Mary Lane Clegg, His Wife, (with Pioneer Background)." Unpublished manuscript prepared for the Tooele South Ward High Priest Party, October 12, 1935. Copy in possession of Marilyn Clegg Lowry.

¹⁶ *Ibid.*

¹⁷ *Salt Lake Herald Republican*. 1896. "Tooele After the Road." March 31, Salt Lake City.

¹⁸ *Salt Lake Herald Republican*. 1899. "Tooele Tunes." June 4, Salt Lake City.

¹⁹ *Salt Lake Herald Republican*. 1902. "Committees Named." April 5, Salt Lake City.

²⁰ *Deseret Evening News*. 1903b. "Business Notes." May 25, Salt Lake City.

²¹ *Salt Lake Tribune*. 1945. "Peter Clegg Dies at 85 in Tooele." May 1, Salt Lake City.

²² Dunn, 1935.

²³ *Deseret Evening News*. 1906a. "Live Stock Delegates." January 16, Salt Lake City.

²⁴ *Deseret Evening News*. 1906b. "Utah Delegates Off for Boise." September 1, Salt Lake City.

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Co-incorporator of the Lovelocks Land & Livestock Company to buy pastureland in Idaho²⁵

1908: Part of movement to oppose Burkett bill—a bill that would centralize control of grazing authorizations on public lands with the Secretary of Agriculture instead of leaving it to states²⁶

Joined other businessmen to purchase the Tooele Trading Company—a general merchandise company specializing in harnesses, lumber, and coal—and became president²⁷

Primary founder of the Tooele County State Bank of Tooele City;²⁸ served as president for 2 years (until 1910)

1910: Incorporated the Tooele Hotel Company with other local businessmen and served as one of the directors of the board.²⁹ The company opened the Oquirrh Hotel less than a block west of the Clegg House later that year.³⁰

1911: Co-founded the Tooele Land and Water Company and served as its vice-president³¹

Treasurer and co-founder of the Utah Aviation Association³²

Board member of new Carnegie Free Library in Tooele³³

1912: Lobbied for state legislation to limit taxation of sheep herds to the value of the time they grazed in the state instead of as year-round assets – the latter being the common practice in Idaho and Nevada, too³⁴

Became first counselor to the bishop in the Tooele South Ward, when the Tooele Stake was split into two wards³⁵

1914 – 1920: 3-term mayor of city of Tooele^{36 37}

1915: Nominal party to a lawsuit against the International Smelting & Refining Company to force the company to buy land over which dust and fumes had settled and had impaired the agricultural productivity³⁸

²⁵ *Salt Lake Herald Republican*. 1906. "Company Recently Organized." July 8, Salt Lake City.

²⁶ *Deseret Evening News*. 1908a. "Utah Sheepmen Now Organized." January 23, Salt Lake City.

²⁷ *Deseret Evening News*. 1909. "Busy Tooele, the Coming Smelter City of Utah." December 18, Salt Lake City.

²⁸ *Deseret Evening News*. 1908b. "Tooele a City Astir." December 19, Salt Lake City.

²⁹ *Deseret Evening News*. 1910. "New Incorporations." January 31, Salt Lake City.

³⁰ *Salt Lake Herald Republican*. 1910. "Big Celebration When Fine Hotel is Opened." May 28, Salt Lake City.

³¹ *Salt Lake Herald Republican*. 1911. "Incorporations." December 30, Salt Lake City.

³² *Salt Lake Tribune*. 1911. "Utahns Incorporate to Build Aeroplanes." July 7, Salt Lake City.

³³ *Tooele Times*. 1911. "Municipal Officers." June 15, Tooele.

³⁴ *Salt Lake Herald Republican*. 1912. "Would be Severe Blow to West." August 1, Salt Lake City.

³⁵ Dunn, 1935.

³⁶ *Salt Lake Tribune*. 1914. "New Officers at Work." January 8, Salt Lake City.

³⁷ Dunn, 1935.

³⁸ *Salt Lake Herald Republican*. 1915. "Farmers to Start Suit on Contract." May 27, Salt Lake City.

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1916: Elected via a primary to serve as a delegate to the Republican state convention...with instructions to “vote for nominees for state offices who are in favor of prohibition” and also to “work for the adoption of a prohibition platform”³⁹

Became member of the executive committee for the newly formed Hughes Alliance Tooele branch—group supported Charles Evans Hughes as the Republican candidate for U.S. president against Democrat Woodrow Wilson⁴⁰

Elected chairman of a committee to seek the intervention of newly elected President Woodrow Wilson to launch an investigation into what was seen as an unreasonable and precipitous increase in the price of “foodstuffs, and the necessities of life”⁴¹

Was an investor in mining concerns in the Gold Hill and Dugway districts at the Gold Hill Extension and Bonanza mines⁴²

1917: Stockholder in the Copper Metals Mines of California⁴³

Elected chairman of the local Red Cross chapter⁴⁴

Before 1919: 12 years as member of Tooele school board; exact dates unknown⁴⁵

1920: Entered race for governor – he was unsuccessful⁴⁶

1922 – 1930: 2-term County Commissioner⁴⁷

1922 – 1930: Bishop of the Tooele South Ward of the LDS Church⁴⁸

After 1930: LDS Church Tooele Stake high councilmember and active as special adviser to LDS stake welfare commission in later years

While Peter Clegg clearly served in many public roles during this lifetime, perhaps those with the greatest secular impact were as a founder of the Settlement Canyon Irrigation Company, member of the Utah State Senate, co-founder and president of the State Bank of Tooele, and mayor of Tooele—all activities he undertook while residing in the Clegg House and using his library/office as a secondary work space.

The Settlement Canyon Irrigation Company was among the first, if not the first, organized irrigation company in Tooele and is among the most important and longest lived such companies in the area. For the first several decades after settlement, pioneers in communities off of railroad lines were heavily dependent on subsistence agriculture. Dry farming, which produces a lower yield than irrigation farming,

³⁹ *Salt Lake Tribune*. 1916a. “Republicans Name Tooele Delegates.” July 29, Salt Lake City.

⁴⁰ *Salt Lake Herald Republican*. 1916a. “Tooele Organizes Hughes Alliance.” October 18, Salt Lake City.

⁴¹ *Salt Lake Herald Republican*. 1916b. “Ask High Price Probe.” November 21, Salt Lake City.

⁴² *Salt Lake Tribune*. 1916b. “Much Activity in Goodwin Camp.” December 15, Salt Lake City.

⁴³ *Salt Lake Tribune*. 1917a. “Copper Metals Mine has Silver Strike.” October 11, Salt Lake City.

⁴⁴ *Salt Lake Tribune*. 1917b. “Social Notes from Utah Towns.” October 21, Salt Lake City.

⁴⁵ Warrum, 1919.

⁴⁶ *Salt Lake Herald Republican*. 1920. “Aspirants for Governorship Offer Claim.” June 28, Salt Lake City.

⁴⁷ Dunn, 1935.

⁴⁸ Ibid.

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was the sole means of agriculture for those settlers farming in areas away from perennial water sources. The pioneer settlers of Tooele had constructed individual irrigation ditches off of the Middle Canyon drainage by 1856, but the ditches were unregulated and only reached short distances from the water source. The creek in Settlement Canyon saw some irrigation development by 1856 as well, and was tapped to provide water to agricultural fields mostly located west of the Tooele settlement. Formal organization of water rights and irrigation systems did not occur in Tooele until after 1900. The Settlement Canyon Irrigation Company started, in part, by Clegg, was the first to be established (in 1903). This company, with the communal investment in developing, expanding, and improving the water delivery network, greatly expanded the agricultural productivity of lands on the west side of Tooele and as far west as the Grantsville area. Three years later, in 1906, the Middle Canyon Irrigation Company was incorporated to manage irrigation systems emanating from that watershed. Both companies continue to operate today. Interestingly, Clegg was well known as a dry farmer even after his founding of the Settlement Canyon Irrigation Company. His dry farm lands, a portion of which were located southeast of the Tooele townsite between the Middle Canyon and Settlement Canyon creeks, were known to be quite productive and were acknowledged in local newspapers as having produced an estimated 4,000 bushels of wheat in 1906 (see **Figure 7**).⁴⁹



Figure 7. Peter Clegg's dry farm wheat field ca. 1915. Courtesy of the Utah State Historical Society. Note the International Smelter facility at left in the photo.

Perhaps Clegg's second-most influential non-political role was as a founder and president of the first bank in Tooele in 1908—generally referred to as the Tooele County State Bank. The establishment of the bank not only provided a local financial institution for Tooele's residents, who were otherwise forced to address banking matters in Salt Lake City some 35 miles distant, but was seen as a sign by community members of the prosperity and stability of their small town. The establishment of the bank was announced

⁴⁹ *Deseret Evening News*. 1906c. "Tooele." August 4, Salt Lake City.

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with great fanfare in local newspapers, and Clegg, who stood as president of the institution, was described as “one of most prominent men in the county, having served in the state legislature and filled other positions of trust and responsibility, besides managing his large stock farm.”⁵⁰ The bank served as the primary financial institution in the area for personal, commercial, and municipal matters.⁵¹ The bank, like many during the early years of the 1900s, fared well for several decades; however, when the stock market crashed in 1929, it was one of the first banks in Utah to fail.⁵² This was due in large part to the banks assets/deposits being heavily tied to the operations of the International Smelting and Refining Company, which had opened its doors in Tooele in 1910, and the deposits of paychecks made by its employees. When the stock market crashed, the smelter’s operations were severely curtailed and it laid off many of its workers. The workers, in turn, eventually pulled their savings from the bank. The smelter would recover during the war time economic boom, but the bank was long gone by that time. It was reported to be a great personal and community pride that despite the bank’s failure during the Great Depression, Clegg and his fellow bank officers ensured all public funds held there were paid in full and at least a portion of the personal funds for all individual depositors were paid.⁵³

In his political roles as senator, mayor, and county commissioner, Clegg had a more direct influence on policy and economic development than in his other organizational roles. During his first state senate term, Clegg was instrumental in ensuring that the lands of the Bonneville Salt Flats, which had been given to the University of Utah by the federal government upon Utah’s statehood in 1896 did indeed end up in the State’s hands. The legislation giving the land to the university was vague in its description of exactly what lands (surface and subsurface) were involved, and left the door open for private mining operations, including those by large railroad conglomerates, that began to develop salt mines in the area. Clegg worked tirelessly throughout his first senate term to clarify the legislation and ensure the salt deposits, as well as the land beneath it, were the property of the university and the State of Utah. After several failed bills in Congress and several lawsuits over the matter, Clegg and his compatriots prevailed. A Supreme Court decision issued in November 1908 “ruled that all the saline lands in the state are the proper property of the state, and are to be devoted to the support and maintenance of the state university.”⁵⁴ In the decades that followed, portions of the saline lands would come under the ownership of the federal government (through the Bureau of Land Management), and others would be sold or leased by the state to private concerns, but the success of Clegg and his colleagues in securing the bulk of the land for the State of Utah, had large and long-term financial ramifications for the growth of the University of Utah.

On a more local level, Clegg’s role as mayor of Tooele also had a long lasting impact on the community. In 1915, the year after he took office for his first term, Clegg spearheaded the effort to create the first city park and for the city to purchase the culinary waterworks that supplied the community. Until that time, the privately owned Tooele City Water Company operated the water system, and reports suggest its service left something to be desired. Clegg oversaw the effort to seek, and ultimately win, resident support for the tax increase of “between 1 and 2 per cent (sic)” to fund the purchase of the system.⁵⁵ Clegg prevailed, and the purchase stood as the single largest municipal acquisition by the city until the modern era. The power of Clegg’s persuasion as a community leader was clearly displayed a few years later, when he was charged with leading the local effort to help fund the war effort (of World War I) through the sale of Liberty Bonds. To address lagging bond sales during the first two bond efforts, the U.S. Secretary of the Treasury created a quota and reward system as part of the third iteration Liberty

⁵⁰ *Deseret Evening News*, 1908b.

⁵¹ Dunn, 1935.

⁵² *Ibid.*

⁵³ *Ibid.*

⁵⁴ *Salt Lake Telegram*. 1908. “Salt Beds Belong to University.” November 27, Salt Lake City.

⁵⁵ *Salt Lake Tribune*. 1915. “Will Buy Waterworks.” January 21, Salt Lake City.

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Loan/War Bond drive. This quota system set a minimum target for sales for a given municipality or organization, and rewarded them with a specially issued Liberty Loan flag if they met or exceeded their quota. The Tooele area communities were given a \$3,000 quota, which, under the apparently spirited leadership of then-mayor Clegg, was “largely oversubscribed.”⁵⁶

On a countywide level, Peter Clegg’s influence was felt through his role as a county commissioner. Appointed to the post in 1922, Clegg’s specific mission in his first term was to fight against a proposed tax that would raise funds to improve the Wendover Road—the predecessor of modern Interstate 80.⁵⁷ The tax was primarily to fall on the citizens of Tooele County, as the proposed improvements would occur almost entirely within the county boundaries. Clegg, fresh off his term as the Tooele City mayor and a little more than 10 years removed from his time in the state senate, was a savvy negotiator and successfully argued that the improved road was of statewide benefit as much as it was a local, county benefit. In the end, Clegg, and the other politicians that joined him, avoided the county-specific tax. The discussions that occurred around the subject led to the passage of Utah’s first state gasoline tax in 1923 as a means of funding road improvements throughout the state.

It is clear from his political and business accomplishments, that Peter Clegg was a significant figure in the local community and that his influence, at times, extended beyond the Tooele Valley. In a biographical manuscript prepared by the Tooele South Ward in 1935, Clegg was lauded as follows: “No two men in the history of Tooele have exercised a more powerful influence for its development than Benjamin Clegg ... and his illustrious son, Peter McIntyre Clegg.”⁵⁸ This sentiment was a common one reflected in many public writings about him. Nearly all of his major accomplishments—at least those for which he is publicly noted—occurred as he resided in the home on 100 East. It can easily be said then, that the Clegg House is significant in the local context under Criterion B for its association with Peter Clegg.

Peter McIntyre Clegg passed away May 1, 1945, at his home.⁵⁹ Ida Clegg remained in the home until her death on December 27, 1963.⁶⁰ At that time, the home passed to their son, Howard. Howard Clegg, who continued his father’s and grandfather’s tradition of ranching and public service, lived in the home until his passing in 2004, at which time the home passed into a family trust overseen by Howard’s children. At present, Howard’s daughter, Marilyn, and son-in-law, Glen Lowry, reside in the Clegg House.

Criterion C Significance: Architecture

The Peter Clegg House is locally significant under Criterion C for its architecture. While the dwelling is not particularly ornate in the state or national scope of Victorian Eclectic homes, it represents one of the closest examples of “high style” design in the city of Tooele. With its Queen Anne-inspired bay, coursed sandstone foundation, decorative brickwork, the Clegg House stands as a rare example of the eclectic style. It is also a rare example of a 2-story home in Tooele and a possibly unique example of a 2-story Central-Block-with-Projecting-Bays form. In fact, of the roughly 600 historical buildings documented in the city of Tooele and still standing at last knowledge, only 28 are 2-story buildings, and of these, only 13 are residential structures. The Clegg House is the only one of these 13 dwellings that represents the Central-Block-with-Projecting-Bays form.

⁵⁶ *Salt Lake Tribune*. 1918. “Utah Towns Quick to ‘Go Over Top.’” April 6, Salt Lake City.

⁵⁷ Dunn, 1935.

⁵⁸ *Ibid*.

⁵⁹ *Salt Lake Tribune*, 1945.

⁶⁰ State of Utah. 1963. Certificate of Death for Ida Mary Lane Clegg. Accessed online via FamilySearch.org on January 18, 2019.

Clegg, Peter, House

Name of Property

Tooele County, UT

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The city of Tooele, which was settled in 1851 and had fewer than 3,000 residents until ca. 1920, was a largely agricultural and blue collar community throughout most of its history. There were few aristocrats or permanent residents of notable financial means—a fact that is reflected in the historical building stock of the area. With only a handful of exceptions, the historical dwellings of Tooele are small, 1-story vernacular and “low style” cottages, which makes the 2-story Clegg House stand out as a clear physical reflection of Peter Clegg’s financial status and community standing. Juxtaposed against the typical housing stock, the Clegg House demonstrates both the relative rarity of wealthy residents. Additionally, and despite it being one of the most elaborate houses in the community during the historical period, the “high style” of the home is sufficiently muted as to fit in with the overall simple, working class nature of the community. It is unclear who designed and built the home.

The Clegg House retains a high degree of historical integrity that is more than sufficient to reflect its significance for its architecture. This is particularly true of the exterior or public view of the dwelling, which has seen little alteration beyond the use of modern vinyl siding on the porch covers, gable walls, and in-period addition and installation of modern storm windows over historical windows. The interior of the home has seen more alteration than the exterior, including the installation of forced air heating and cooling, the modern remodel of the kitchen and bathrooms, the installation of acoustic ceiling tiles, and the covering of original hardwood floors with carpet; however, the overall floorplan, flow of movement through the rooms, wood moldings, fireplace, and radiators remain intact and clearly distinguishable as dating to the historical period and, more importantly, to the period of significance.

Summary: Areas of Significance

As discussed above, the Clegg House is locally significant under Criteria B and C for its association with Peter McIntyre Clegg and in the area of Architecture. The dwelling is directly associated with Clegg during his period of greatest local political and social influence, and his home office in the Clegg House is believed to have been the site of at least some of his activities associated with the endeavors for which he is most noted. The Clegg House is also significant for its architecture as a rare, perhaps unique, 2-story Central-Block-with-Projecting-Bays dwelling in Tooele; it is the only structure of this type known at this time to be present in the community. The dwelling retains a high degree of historical integrity with a smattering of small, out-of-period alterations that, collectively, do not unduly compromise the overall historical aesthetic of the building and its structural and stylistic design.

Clegg, Peter, House
Name of Property

Tooele County, UT
County and State

9. Major Bibliographical References

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_____. 1906c. "Tooele." August 4, Salt Lake City.
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_____. 1915. "Farmers to Start Suit on Contract." May 27, Salt Lake City.
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Clegg, Peter, House
Name of Property

Tooele County, UT
County and State

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_____. 1917b. "Social Notes from Utah Towns." October 21, Salt Lake City.

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Clegg, Peter, House
Name of Property

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 0.36

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|------------------------|
| 1. Latitude: 40.530338 | Longitude: -112.296042 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Clegg, Peter, House
Name of Property

Tooele County, UT
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Datum (indicated on USGS map):

NAD 1927 or NAD 1983

| | | |
|----------|----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary for this nomination includes all of parcel 02-026-0-0016, which contains all of the resources associated with this property. In total, this boundary encompasses approximately 0.36 acres. The legal description is as follows: Begin at the NE corner of Lot 8, Block 1, Plat A, thence south 114 feet, thence west 137 feet, thence north 114 feet, thence east 137 feet to the point of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundary for the nominated property represents the current legal parcel boundary and the sole remaining intact land historically associated with the Clegg House. It encompasses all extant structures/features known to be associated with the dwelling and its uses.

11. Form Prepared By

name/title: Sheri Murray Ellis
organization: Certus Environmental Solutions
street & number: _____
city or town: Salt Lake City state: UT zip code: 84103
e-mail: Sheri@certussolutionsllc.com
telephone: (801) 230-7260
date: May 2, 2019

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Clegg, Peter, House
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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Clegg, Peter, House

City or Vicinity: Tooele

County: Tooele State: Utah

Photographer: Sheri Murray Ellis

Date Photographed: January 7, 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 18. Overview of Clegg House property; camera facing west
- 2 of 18. Clegg House—east elevation; camera facing west
- 3 of 18. Clegg House—east elevation; camera facing southwest
- 4 of 18. Clegg House—north and west elevations; camera facing south-southeast
- 5 of 18. Clegg House—west elevation; camera facing southeast. Note addition at right.
- 6 of 18. Clegg House—south and east elevations; camera facing northwest
- 7 of 18. Clegg House—triangular bay window on south elevation; camera facing northwest
- 8 of 18. Clegg House—basement; view to the
- 9 of 18. Clegg House—entry hall looking at doorways to living room (near) and dining room (far); camera facing west
- 10 of 18. Clegg House—living room; view to the east

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- 11 of 18. Clegg House—living room fireplace; view to the north
- 12 of 18. Clegg House—dining room; camera facing west
- 13 of 18. Clegg House—remodeled kitchen; camera facing south
- 14 of 18. Clegg House—stairwell railing detail; camera facing southwest
- 15 of 18. Clegg House—stairwell window bend with historical wallpaper and moldings;
camera facing south
- 16 of 18. Clegg House—upstairs bedroom with doorway to sleeping porch addition; camera
facing southwest. Note original radiator at center right
- 17 of 18. Clegg House—contributing cold storage/workshop; camera facing west-northwest
- 18 of 18. Clegg House—non-contributing garage; camera facing northwest

Property Owner information:

(Complete this item at the request of the SHPO or FPO.)

Name: Howard J. Clegg Family Trust; Daniel Orme Clegg, Successor Trustee; Robert
Marshall Clegg, Successor Trustee; Marilyn Clegg Lowry, Trustee

Address 8 South 100 East

City or Town Tooele State UT Zip code 84074

Telephone/email (801) 792-8899

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Clegg, Peter, House
Name of Property

Tooele County, UT
County and State



**PETER CLEGG HOUSE,
TOOELE, TOOELE COUNTY, UT**

★ Property Location (Lat. 40.530338; Long. -112.296042)

▭ Nomination/Parcel Boundary

0 95 190 380 Feet
0 25 50 100 Meters

NAD 1983 UTM Zone 12N

CERTUS Environmental Solutions, LLC

Basemap taken from ESRI World Imagery

Clegg, Peter, House
Name of Property

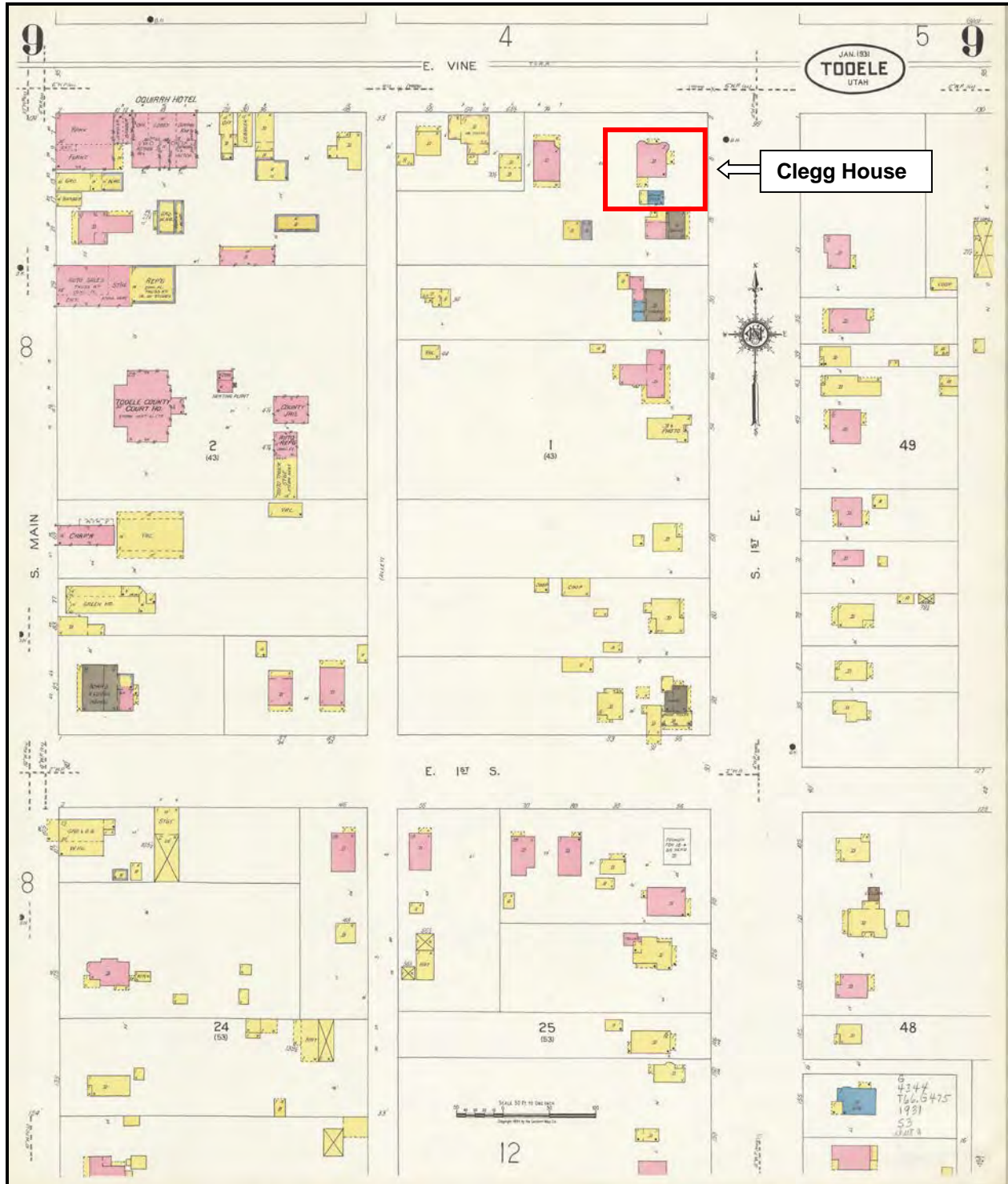
Tooele County, UT
County and State



Peter Clegg House; 8 South 100 East, Tooele, Tooele County, Utah
Latitude: 40.530338; Longitude: -112.296042

Clegg, Peter, House
Name of Property

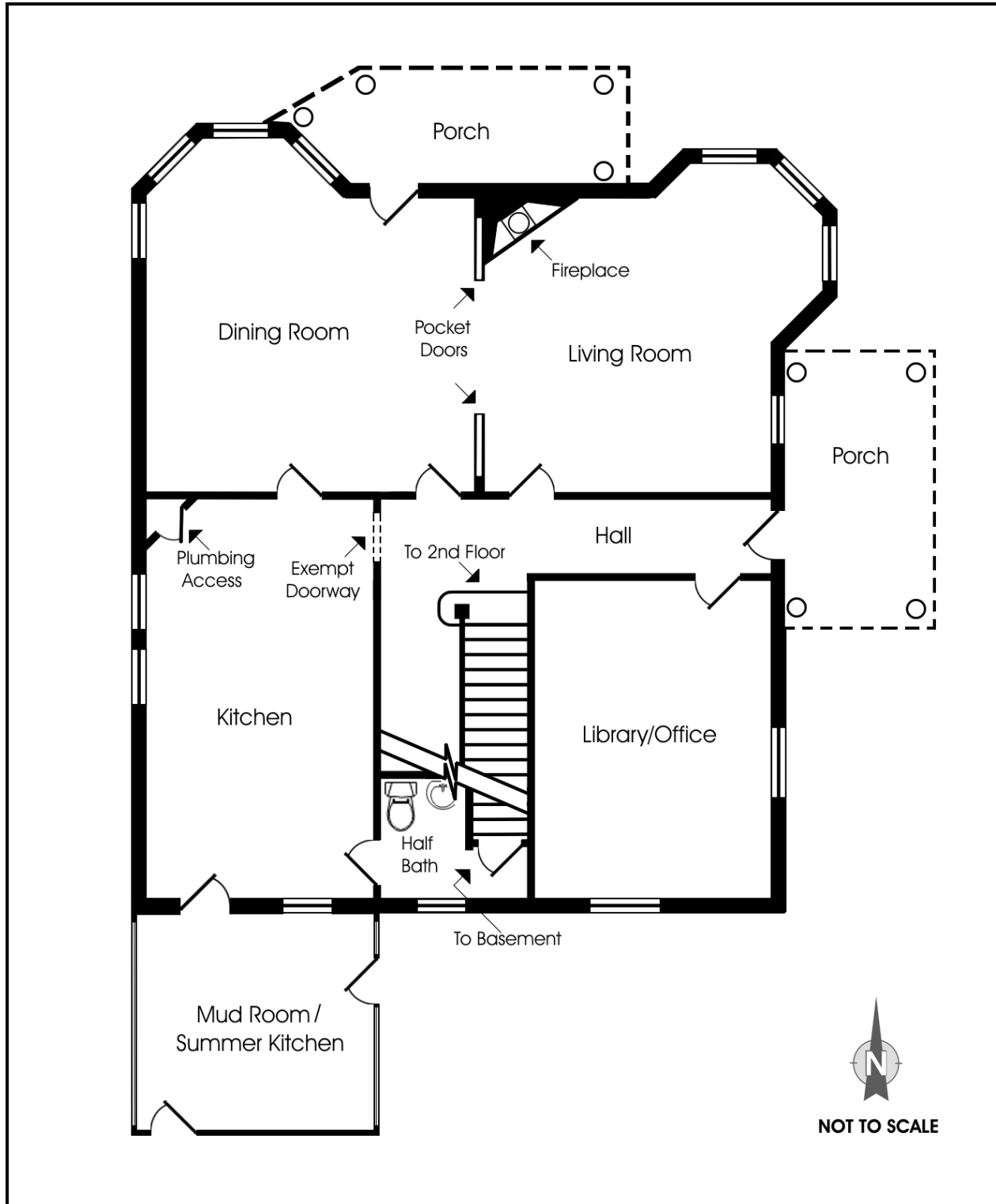
Tooele County, UT
County and State



Peter Clegg House as shown on 1931 Sanborn map

Clegg, Peter, House
Name of Property

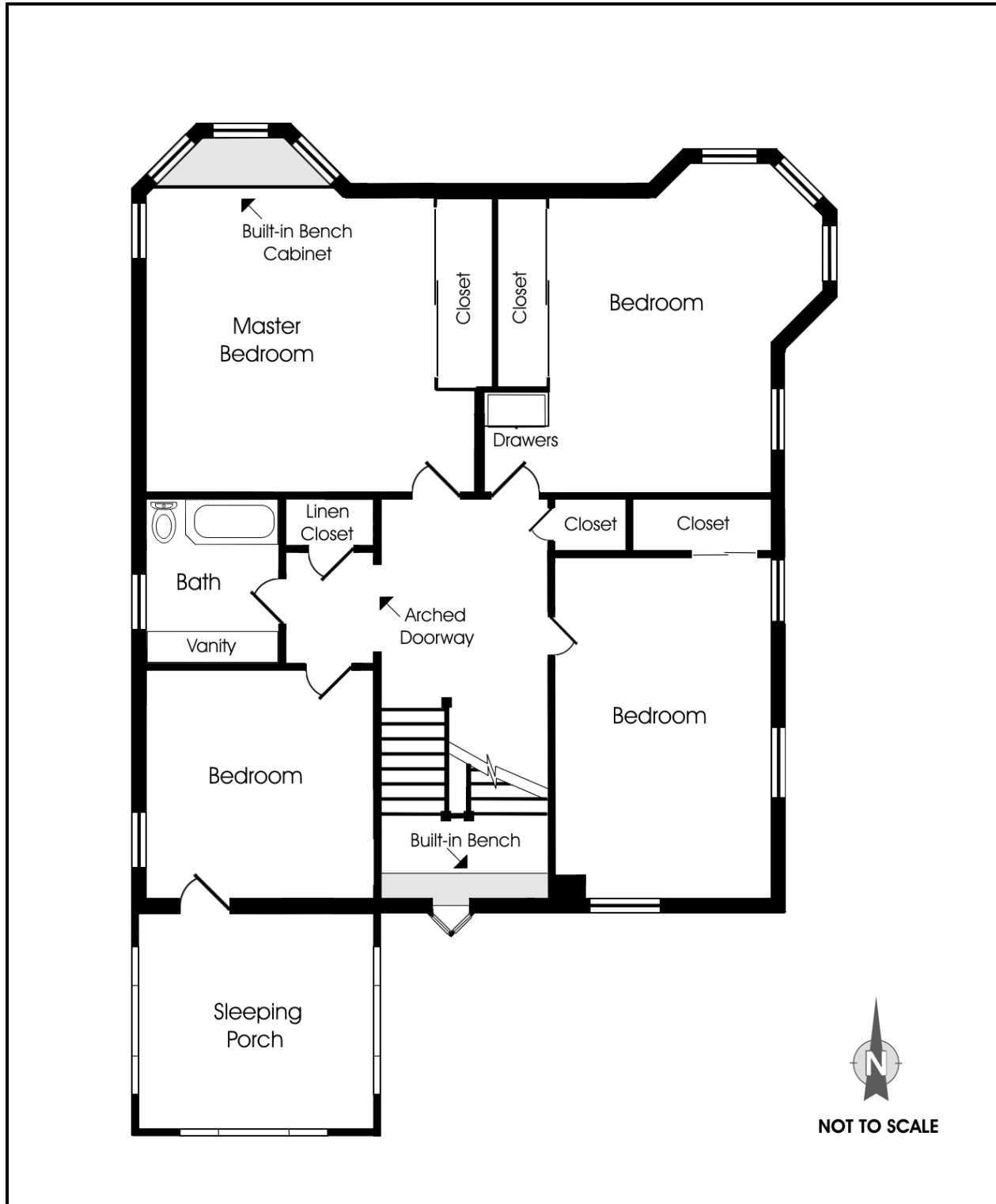
Tooele County, UT
County and State



Peter Clegg House; First Story Floorplan

Clegg, Peter, House
Name of Property

Tooele County, UT
County and State



Peter Clegg House; Second Story Floorplan

Clegg, Peter, House
Name of Property

Tooele County, UT
County and State



1 of 18. Overview of Clegg House property; camera facing west



2 of 18. Clegg House—east elevation; camera facing west

Clegg, Peter, House
Name of Property

Tooele County, UT
County and State



3 of 18. Clegg House—east elevation; camera facing southwest



4 of 18. Clegg House—north and west elevations; camera facing south-southeast

Clegg, Peter, House
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5 of 18. Clegg House—west elevation; camera facing southeast. Note addition at right.



6 of 18. Clegg House—south and east elevations; camera facing northwest

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7 of 18. Clegg House—triangular bay window on south elevation; camera facing northwest

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County and State



8 of 18. Clegg House—basement; view to the west

Clegg, Peter, House
Name of Property

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County and State



9 of 18. Clegg House—entry hall looking at doorways to living room (near) and dining room (far); camera facing west

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County and State



10 of 18. Clegg House—living room; view to the east



11 of 18. Clegg House—living room fireplace; view to the north

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County and State



12 of 18. Clegg House—dining room; camera facing west



13 of 18. Clegg House—remodeled kitchen; camera facing south

Clegg, Peter, House
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County and State



14 of 18. Clegg House—stairwell railing detail; camera facing southwest



15 of 18. Clegg House—stairwell window bend with historical wallpaper and moldings; camera facing south

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Tooele County, UT
County and State



16 of 18. Clegg House—upstairs bedroom with doorway to sleeping porch addition; camera facing southwest. Note original radiator at center right



17 of 18. Clegg House—contributing cold storage/workshop; camera facing west-northwest

Clegg, Peter, House
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Tooele County, UT
County and State



18 of 18. Clegg House—non-contributing garage; camera facing northwest

Clegg, Peter, House
Name of Property

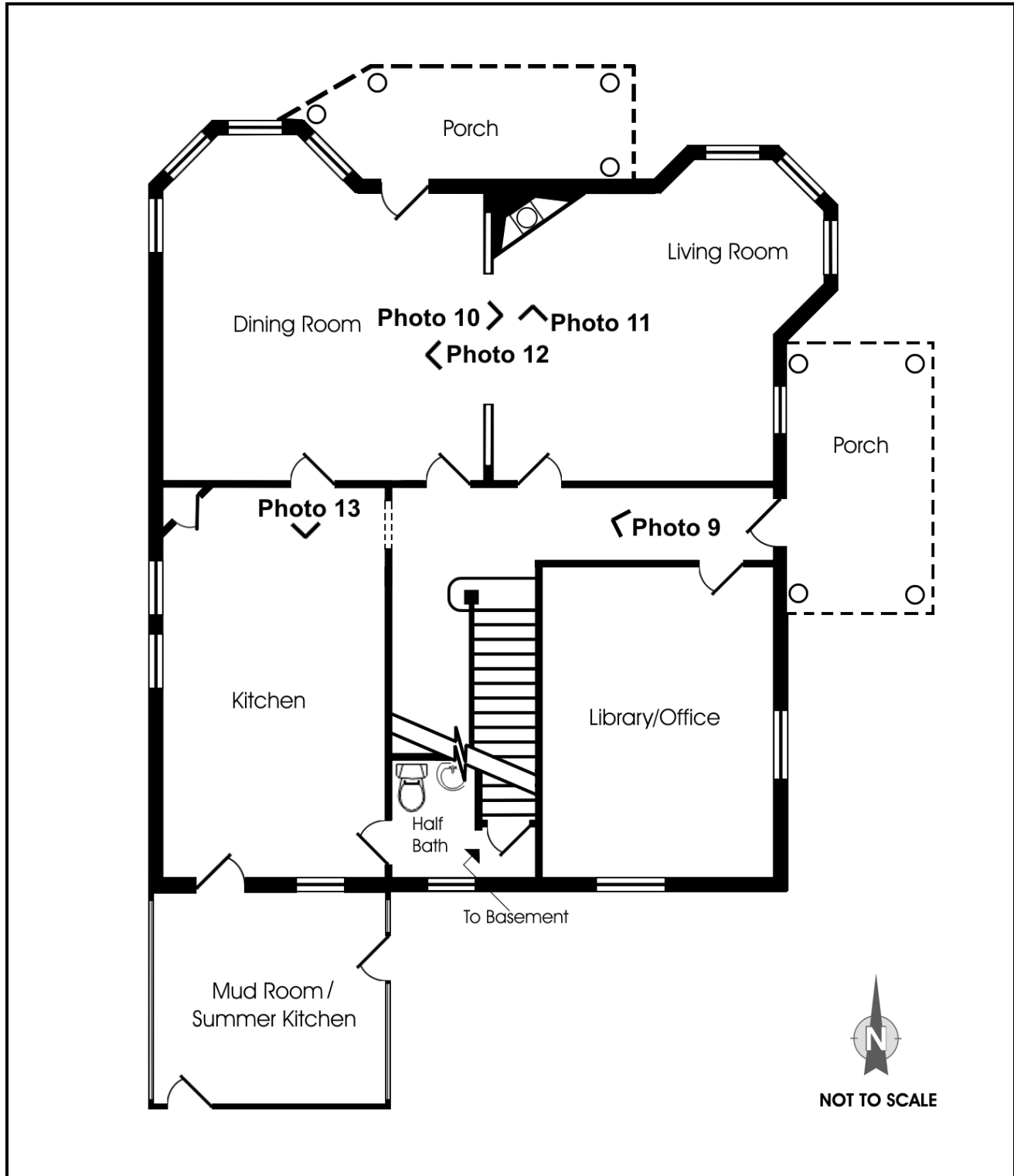
Tooele County, UT
County and State



Peter Clegg House; 8 South 100 East, Tooele, Tooele County, Utah
Photo locations

Clegg, Peter, House
Name of Property

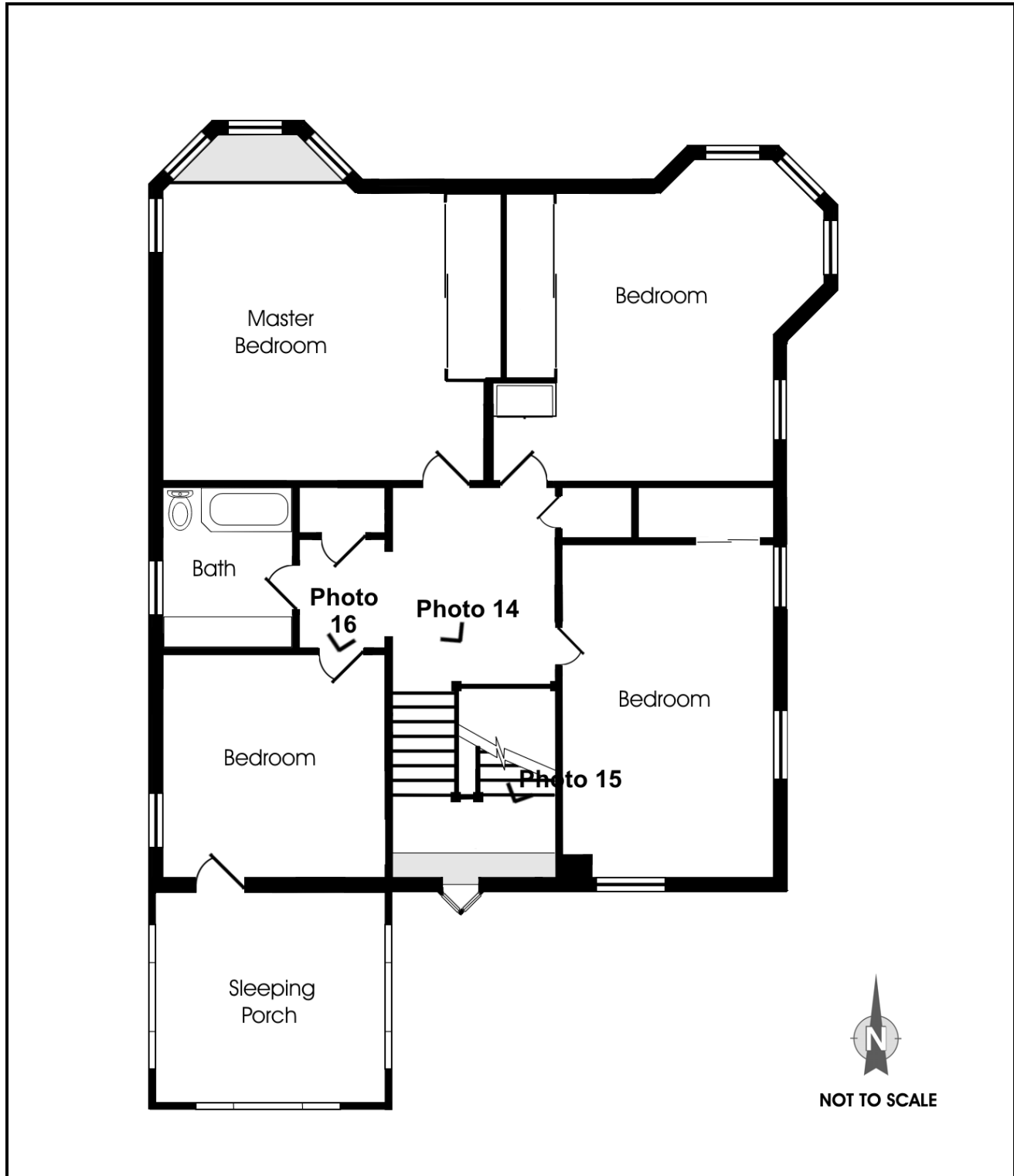
Tooele County, UT
County and State



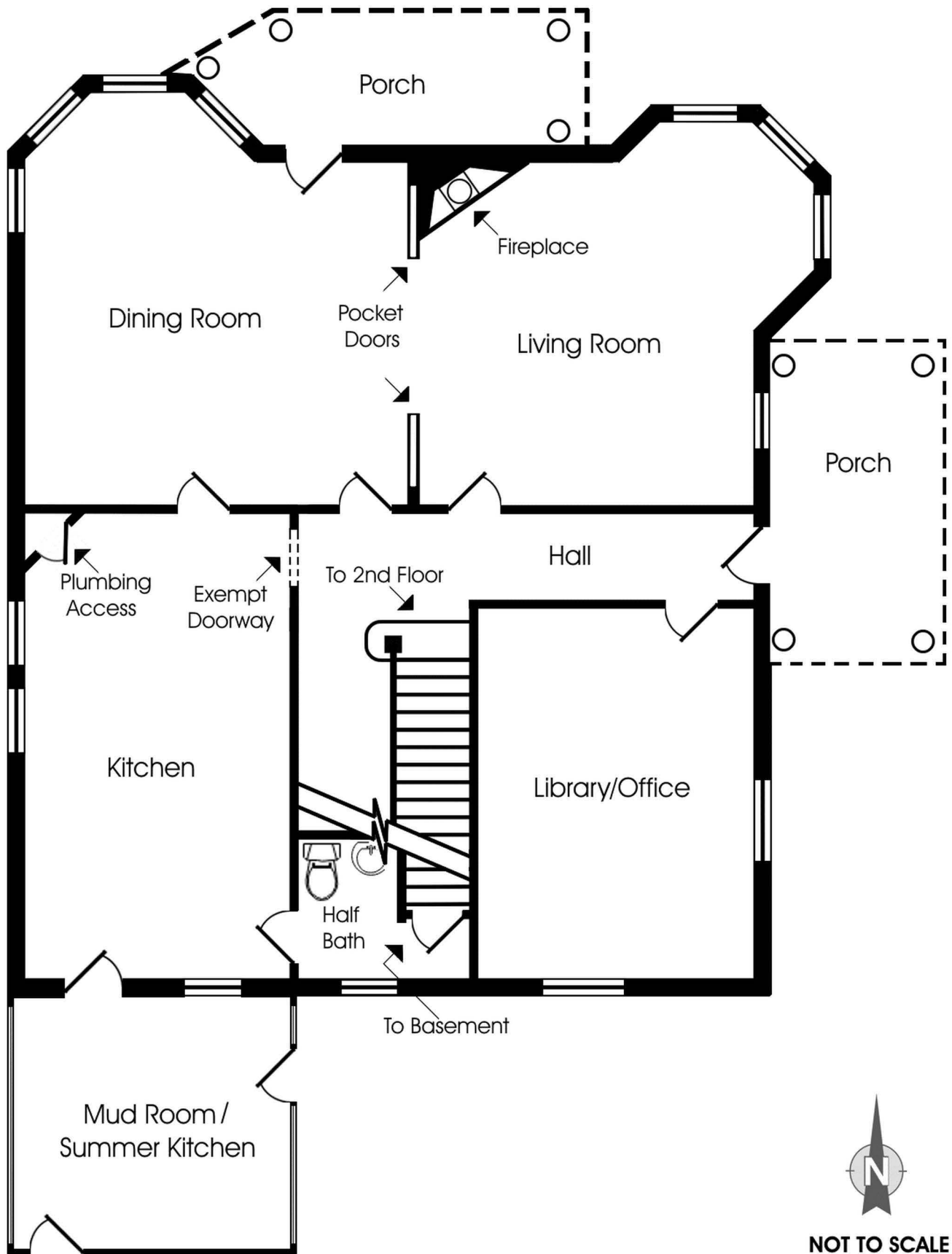
Peter Clegg House; First Story Floorplan
Photo locations

Clegg, Peter, House
Name of Property

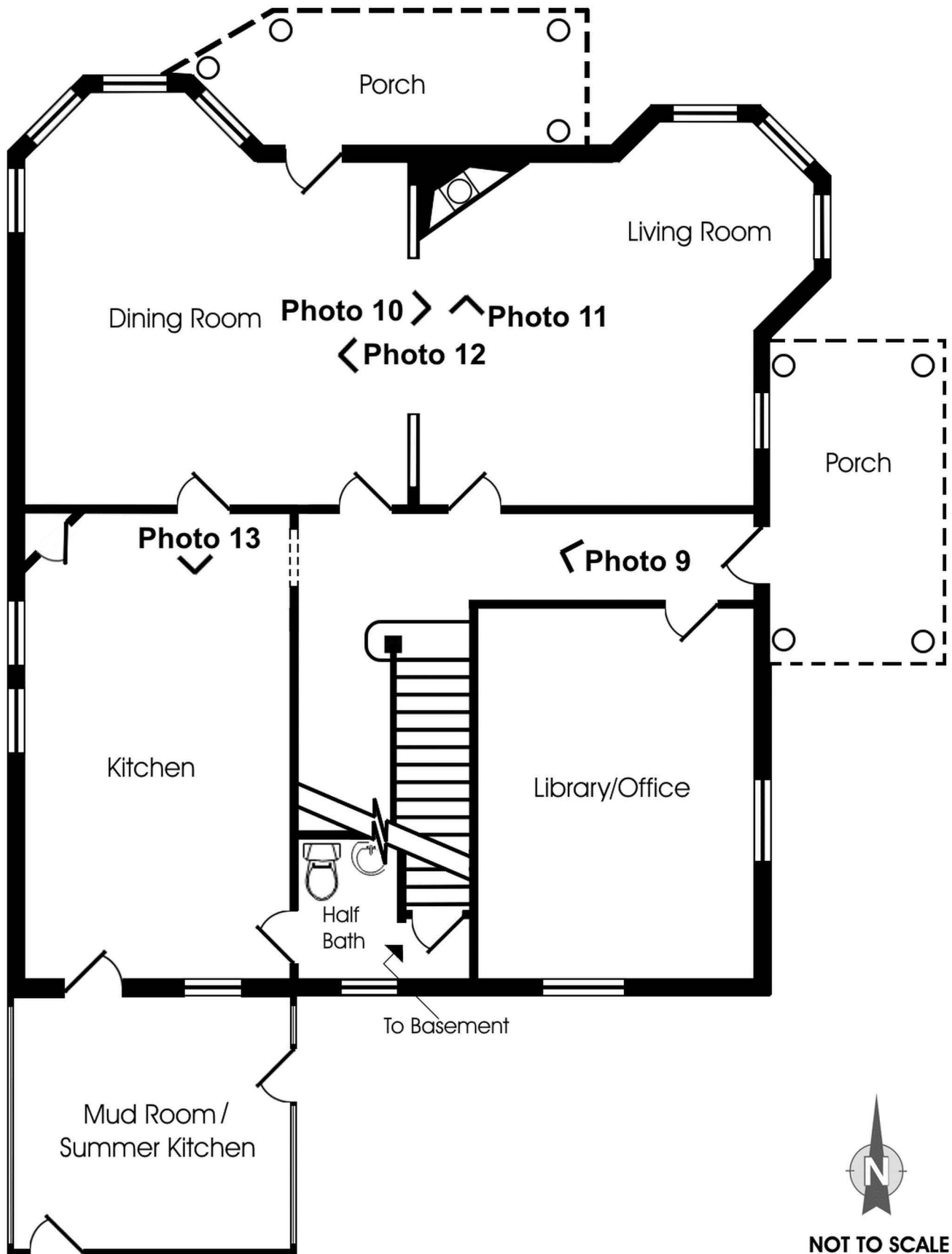
Tooele County, UT
County and State



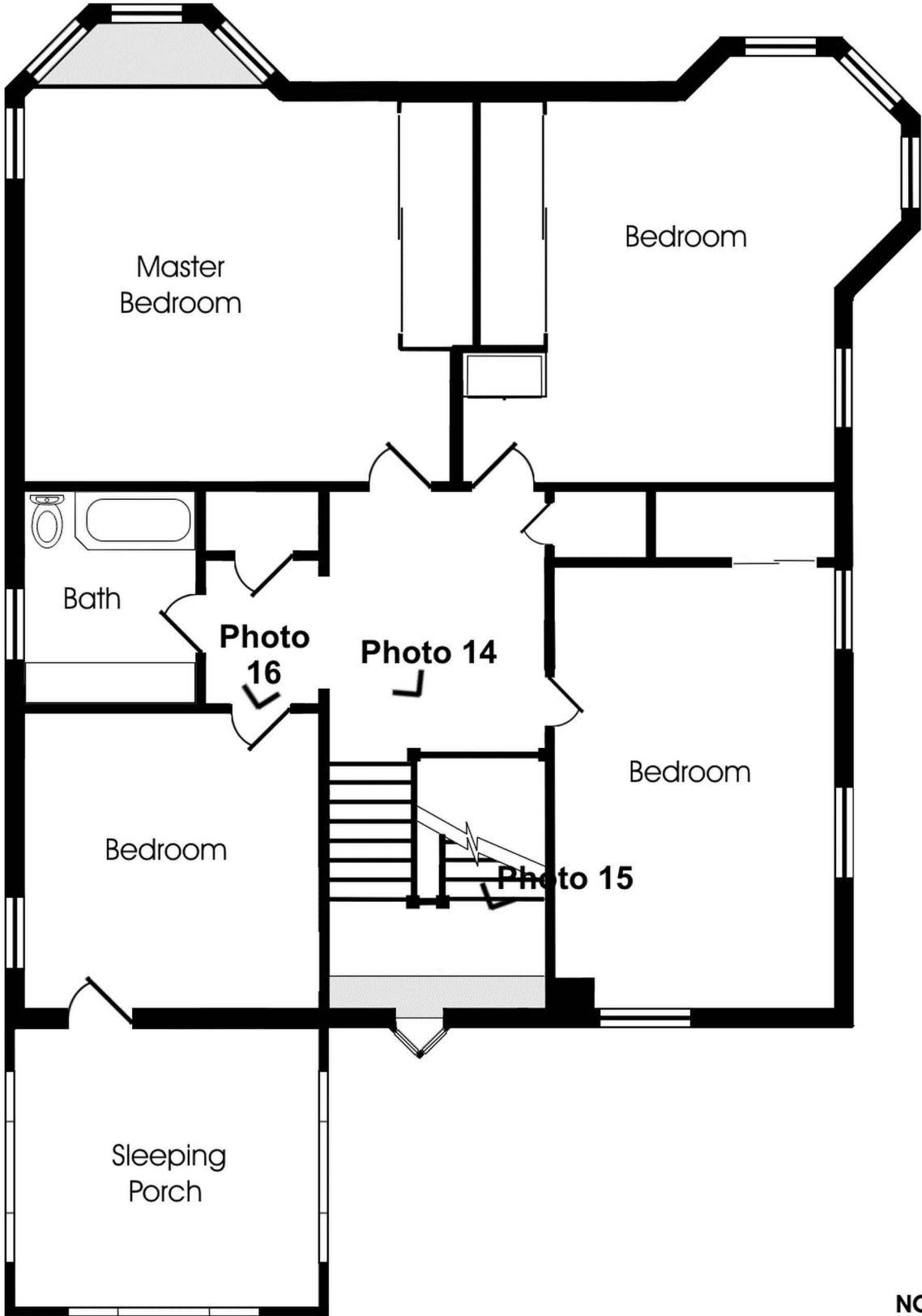
Peter Clegg House; Second Story Floorplan
Photo locations




NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



VINE ST

100 EAST

HOUSE

GARAGE

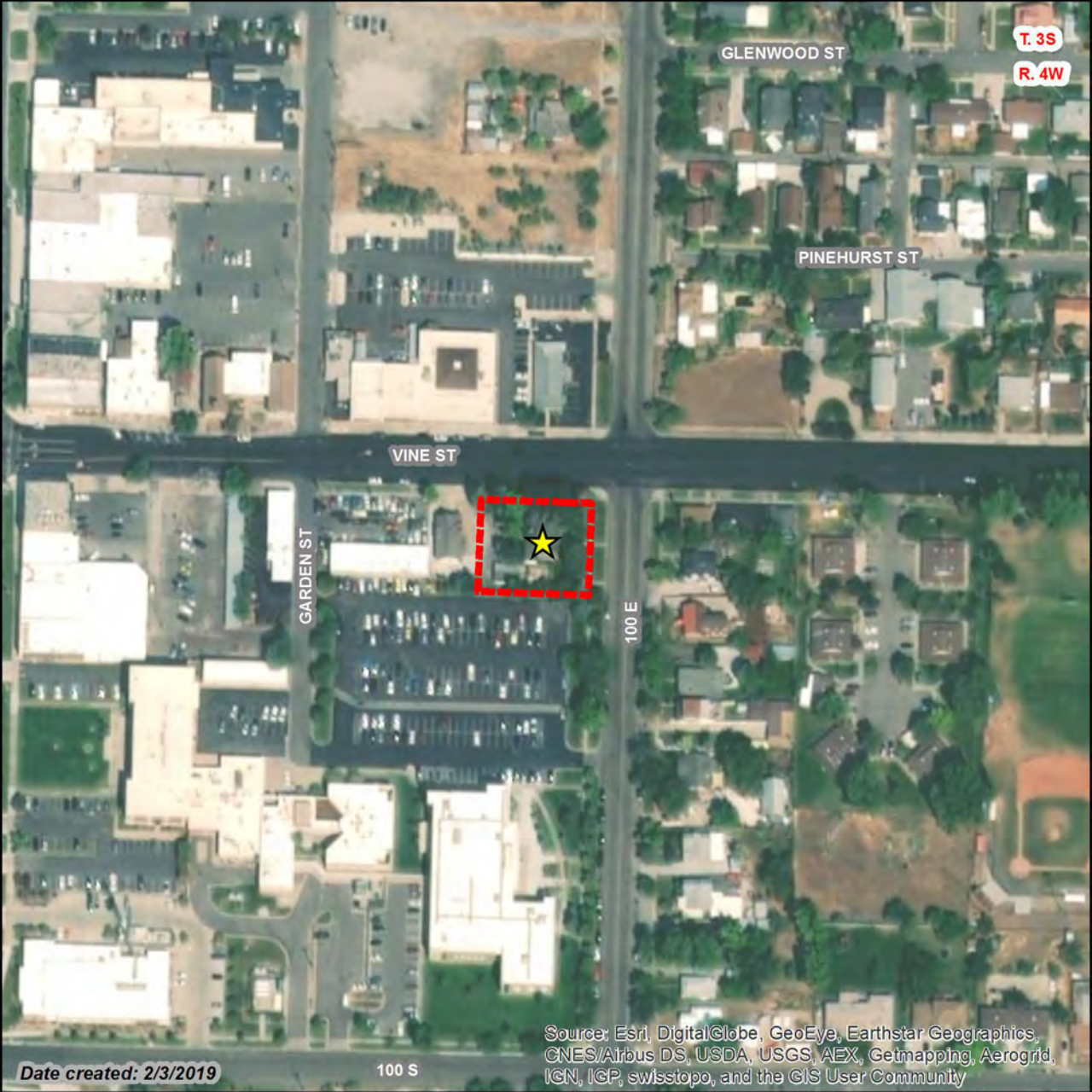
COLD STORAGE/
WORKSHOP

TEXT Contributing resource

TEXT Non-contributing resource

0 40 80 Feet






T. 3S

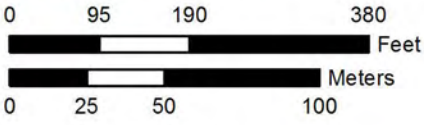
R. 4W


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

PETER CLEGG HOUSE, TOOELE, TOOELE COUNTY, UT

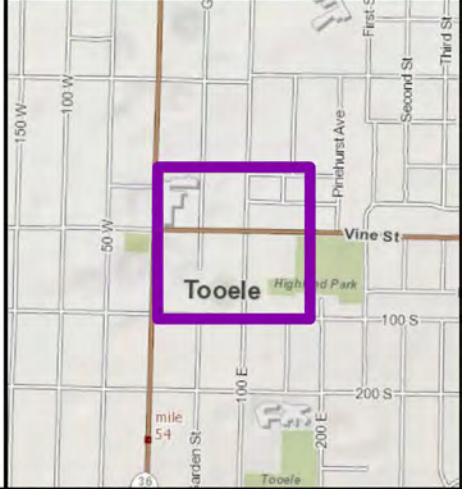
 Property Location (Lat. 40.530338; Long. -112.296042)

 Nomination/Parcel Boundary



 NAD 1983
UTM Zone 12N

Basemap taken from
ESRI World Imagery





VINE ST

100 EAST

Photo 4

Photo 3

Photo 1

Photo 5

Photo 2

HOUSE

Photo 7

GARAGE

Photo 6

Photo 18

Photo 17

COLD STORAGE/
WORKSHOP

TEXT Contributing resource

TEXT Non-contributing resource

0 40 80 Feet







Glegg 8



Clegg 8







Clayton

















Happy birthday
★ MIMI ★
Love Ty



LOVE
CARBUTON









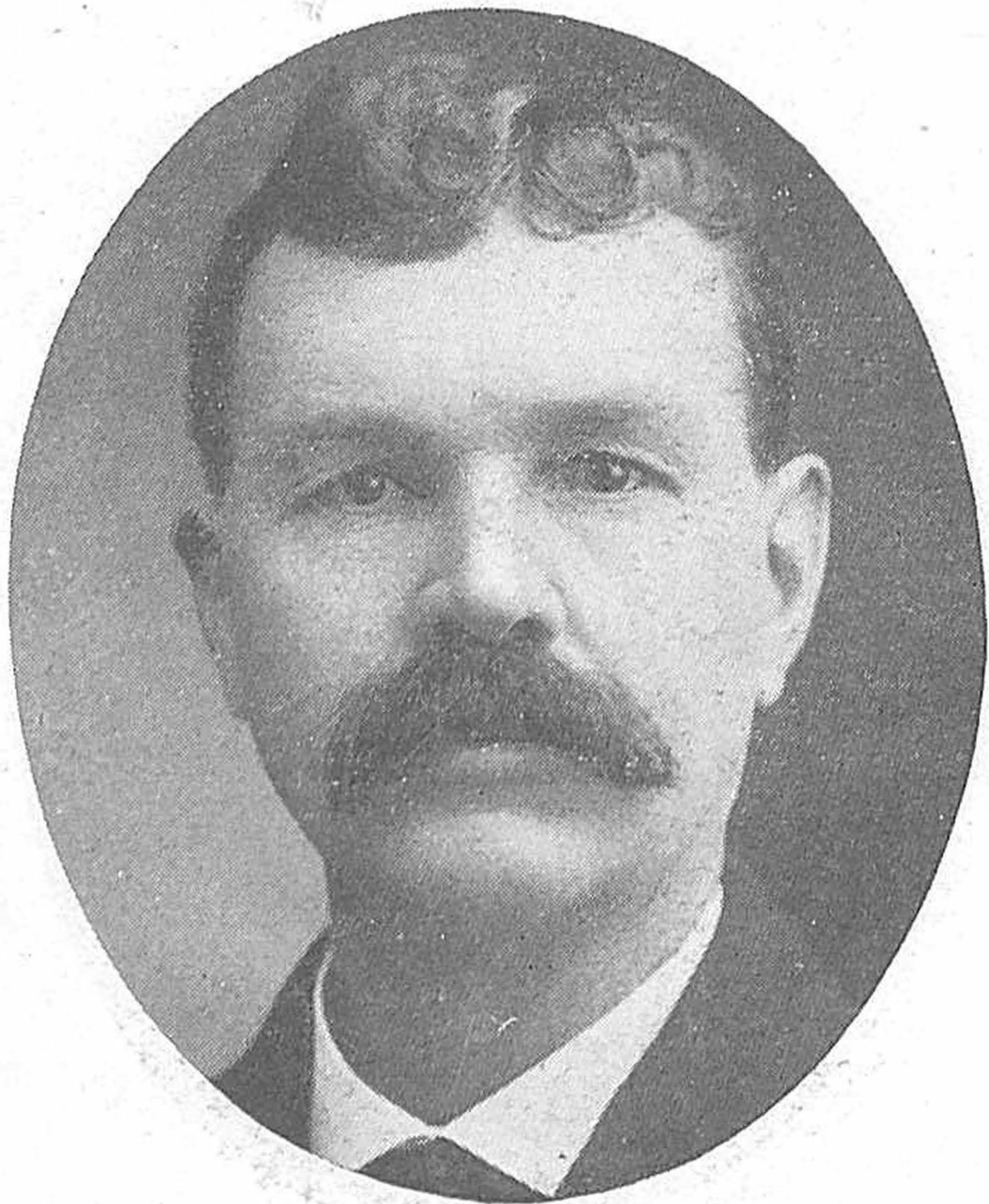
Clegg 8











PETER McINTYRE CLEGG

Son of Benjamin Clegg and Grace McIntyre. Born Oct. 15, 1859, Tooele, Utah. President Tooele County State Bank.



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 8/16/2019 Date of Pending List: 9/13/2019 Date of 16th Day: 9/30/2019 Date of 45th Day: 9/30/2019 Date of Weekly List: 10/4/2019

Reference number:

Nominator:

Reason For Review:

- | | | |
|---|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 9/30/2019 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Control Unit Discipline _____

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Jill Remington Love
Executive Director
Department of
Heritage & Arts

 Utah Division of
State History

Don Hartley
Director
State Historic Preservation Officer



August 12, 2019

TO: Ms. Joy Beasley
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

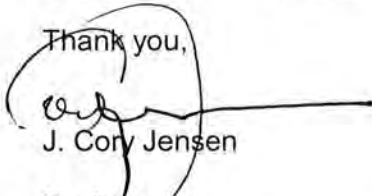
FROM: J. Cory Jensen, National Register Coordinator
Utah State Historic Preservation Office

RE: Clegg, Peter, House National Register of Historic Places nomination

Ms. Beasley,

The enclosed disk contains the true and correct copy of the nomination form for the **Clegg, Peter, House** to the National Register of Historic Places. The other disks contain the photograph image files of the property in TIF format. Should you have any questions, please contact me at coryjensen@utah.gov or 801/245-7242.

Thank you,



J. Cory Jensen

Enclosures:

- 1 CD with PDF of the NRHP nomination form and correspondence/additional info
- 1 CD with digital images (tif format)
- 1 Physical transmission letter
- 1 Physical Signature Page, with original signature
- Other:

Comments:

- Please ensure that this nomination receives substantive review
- Property owners
- Property owners who object:
- Other: This is the second submission of this nomination—the first was lost at a FedEx facility. If possible, could you please provide an expedited review?