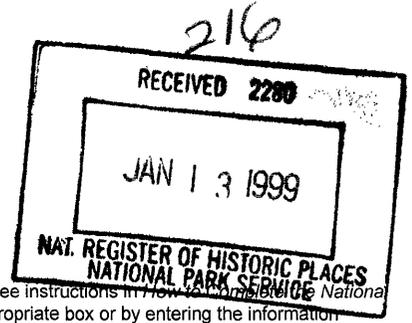


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in How to Complete the National Register of Historic Places Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Clotworthy/McMillan House

other names/site number Pinto Pony Designs

2. Location

street & number 261 South Main Street N/A not for publication

city or town Heber City N/A vicinity

state Utah code UT county Wasatch code 051 zip code 84032

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 Xmeets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide Xlocally. (See continuation sheet for additional comments.)

Walter S. Mat 1/2/99
Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

for
Edson A. Beall 2-14-99
Signature of the Keeper Date of Action

Clotworth/McMillan House
Name of Property

Heber, Wasatch County, Utah
City, County, and State

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

| Contributing | Non-contributing | |
|--------------|------------------|------------|
| <u>1</u> | | buildings |
| | | sites |
| | | structures |
| | | objects |
| <u>1</u> | <u>0</u> | Total |

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

COMMERCE/TRADE: specialty store

7. Description

Architectural Classification
(Enter categories from instructions)

MID-19TH CENTURY: Gothic Revival

Materials
(Enter categories from instructions)

foundation STONE: sandstone
walls STONE: sandstone, WOOD
roof ASPHALT: shingle
other Trim: WOOD

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Clotworthy/McMillan House, Heber, Wasatch County, UT

Narrative Description

The Clotworthy/McMillan house, constructed of sandstone c.1876, is a 1½ story hall-parlor home with a large kitchen wing. The house has a symmetrical facade with gothic revival dormers and elaborate bargeboards. The only major alteration made to the home since its original construction was the addition, and later removal, of a c.1905 one-story frame lean-to. This addition was reconstructed during a 1997 renovation. The home is located at 261 South Main Street in Heber City, in a residential/commercial area two and one-half blocks south of the community's center. The building maintains its historic integrity and contributes to the architectural history of Heber City.

The building is constructed of local red sandstone, rock-faced, and laid in a coursed pattern with a projecting water table and foundation of sandstone. The masonry is approximately 20 inches thick and the windows have splayed openings. The kitchen wing was part of the original construction. The original frame addition which was attached to the north and east elevation was most likely built in 1905.¹ This addition was later removed and then reconstructed with minor changes in 1997. The current addition is of wood-frame and wood-siding construction, similar to the original.

The fenestration consists primarily of two-over-two double hung windows with wood lintels and sills. All windows are original with the exception of two at the rear. The four-panel front door is also original. The door is recessed in a paneled casing, and features oval panels and an oval transom light. Pedimented hoods are found on the doors and windows of the primary elevations.

The main facade, or west elevation, is symmetrical with two gothic dormers and three bays at the lower level. A wood porch on a sandstone base spans the entire facade. The sandstone steps flanked by sandstone slabs were added to the house after the original construction. The porch roof is supported by six Tuscan columns and elaborate pierced-work dentils. Scroll-cut bargeboards appear on every elevation, except the rear. A 1906 photograph and the existing woodwork suggests the house originally had finials and pendants decorating each gable, however only one pendant is extant, the others were added in 1997. The "carpenter gothic" woodwork is now, and probably has always been, painted.

The south elevation features a porch with lathe-turned columns along the kitchen wing. The window on the main level is a coupled one-over-one. The decorative woodwork is similar to the main facade. The main door on the south elevation features colored glass in a Queen Anne sash. A second (French) door was probably added in the 1920s. (The French door was removed and replaced by a window in 1997.) Two sets of concrete steps were added to the south elevation in 1997. The north elevation is similar to the south, except for two small basement windows and the addition along the kitchen wing.

¹The addition appears on both the 1907 Sanborn Fire Insurance Map of Heber City and a 1906 photograph of the city published in the local newspaper. A newspaper article written in 1974 states the home gained a measure of notoriety in 1905 because it had the first "indoor toilet" in the city. The bathroom was in the addition. *Wasatch Wave*, December 21, 1906, #43 1471; *Wasatch Wave*, September 19, 1974.

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Clotworthy/McMillan House, Heber, Wasatch County, UT

The rear elevation is much plainer, using flat lintels on the openings, and featuring no bargeboards. The two windows in the upper level were replaced with vinyl in 1997. The 1997 addition follows the L-shape of the 1905 addition, but is slightly larger. It features a pyramidal roof and double-hung two-over-two windows. The addition is sheathed in pine shiplap siding painted white. The asphalt shingle roof of both the house and the addition was installed in 1997. The 1997 renovation also provided a concrete handicap access ramp which runs along the east elevation of the addition.

In plan, the house is a hall/parlor type with a large kitchen wing. The main entrance leads into the living room (hall). The 1997 restoration of this room conserved the hand-painted, simulated oak grain woodwork, as well as restoring the painted panels on the original plaster. Whether the panels were meant to frame murals is not known. Decorative elements found in panels include fleur-de-lis and a colorful molding. No similar panels were found in the parlor to the south, which has been plastered and painted white. The floors in both rooms are fir. An enclosed staircase in the parlor provides access to the second floor. The staircase was partially opened and enlarged in 1997.

The kitchen wing consists of one large room with a mantelpiece at the east end. There are no fireboxes in the home, the mantel provided a background for the stove. (The two chimney stacks which serviced the stove flues were removed in 1997.) There is a built-in cupboard in the north wall, converted from a window during the construction of the 1905 addition. Throughout the house, most of the original woodwork has been preserved. During the 1997 renovation, a few missing baseboards, picture rails, etc. were replicated. Two bathrooms were created in the new addition. The addition features plastered walls with wainscoting, and is the only room which is carpeted.

The second floor consists of three bedrooms. The east bedroom features a small mantelpiece similar to the one in the kitchen wing below it. This bedroom had been partitioned (date unknown), but the partitions were removed in 1997. The staircase was enlarged in 1997, and the open railing was enclosed making the southwest bedroom larger and providing a closet. The recent closet was removed in the northwest bedroom returning that room to its original appearance. The bedrooms have all been painted white, and utility elements have been enclosed. The attic consists of a crawlspace under the steeply pitched gables. Likewise, the basement is only partially excavated.

The site is now paved to provide parking for the building's new commercial use. The site is bordered by chain-link fences to the east and north, and a garage structure with a wood fence to the south. Three large trees remain, and there are strips of grass at the front and to the north of the property.

Clotworthy/McMillan Hosue
Name of Property

Heber, Wasatch County, Utah
City, County, and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all that apply.)

Property is:

- 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

X See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
SOCIAL HISTORY
AGRICULTURE

Period of Significance

c.1876-1940s

Significant Dates

c.1876

c.1905

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Elisha Averett, builder

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

X See continuation sheet(s) for Section No. 9

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National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Clotworthy/McMillan House, Heber, Wasatch County, UT

Narrative Statement of Significance

The Clotworthy/McMillan house, built circa 1876, is historically significant for its association with the early settlement of Heber City, Utah. The family of Thomas Clotworthy and Sarah Horner Clotworthy were among the earliest settlers of Heber City. Annie Coleman McMillan, who acquired the home in 1911 and whose descendants lived there until 1989, owned and operated a grocery store in Heber City. The building is also architecturally significant as one of the better-preserved examples of a sandstone gothic revival house in the area. The building is well-maintained, and a recent restoration has preserved the masonry, exterior wood trim, and interior decorative painting, all which were executed by local craftsman,

Heber City was originally settled in 1859, after the construction of a road linking Provo and the Heber Valley. Most of the early settlers were English converts to the Church of Jesus Christ of Latter-day Saints (LDS Church). In 1862, the Utah legislature created Wasatch County and made Heber City the county seat. At the time, there were 1,000 people living in the area.² With the completion of the Rio Grande Western railroad in 1899, Heber City became a center for shipping agricultural products, especially cattle, sheep, hay and sugar beets. Today, Heber City continues as an agricultural center, a tourist and recreation destination, and as a bedroom community for the Salt Lake and Utah valleys.

Thomas Clotworthy, son of Hugh Clotworthy and Jean Maitland Clotworthy, was born May 18, 1852 in Scotland. His family immigrated to Utah in 1856 and originally settled in Spanish Fork. After the death of his father in 1859, his mother moved the family to Heber Valley and lived in the old fort. On November 30, 1874, Thomas Clotworthy married Sarah Horner (born 1856), another Scottish immigrant. The couple had thirteen children. Their home on Main Street was probably completed by 1876.³

In his early life, Thomas Clotworthy hauled logs and supplied wood to the Ontario Mine in Park City. He later invested in cattle and sheep, and opened one of the first meat markets in 1891. Thomas Clotworthy also served on the town council of Heber City and was a member of the board of county commissioners from 1897-1901. At the time of his death on August 24, 1905, he was considered one of the leading sheepmen in the county. Sarah Horner Clotworthy and eight of her children lived in the home two more years until the property was divided in 1907.⁴

²Jessie L. Embry, "Heber City," in *Utah History Encyclopedia*, ed. by Allan Kent Powell, (Salt Lake City: University of Utah Press, 1994), 247.

³W. James Mortimer, *How Beautiful Upon The Mountains: A Centennial History of Wasatch County*, Salt Lake City, Utah: Deseret News Press, [Daughters of Utah Pioneers, Wasatch County Chapter], 1963, 315-316.

⁴Obituary of Thomas Clotworthy, *Wasatch Wave*, August 25, 1905, v. 17, no. 26.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Clotworthy/McMillan House, Heber, Wasatch County, UT

Between 1908-1911, the house was rented by O.A. Whitaker, a music professor from Provo. In 1911, Sarah Clotworthy sold the house to Annie Coleman McMillan, the widow of William McMillan (1849-1904) whose first wife had been Margaret Clotworthy (1855-1879), a sister of Thomas Clotworthy.⁵

Annie Coleman McMillan was born in England on May 17, 1859. She immigrated to Utah with her parents, George and Elizabeth Bailey Coleman, in 1864. She live in Salt Lake City for seventeen years. In her early adult years, Annie Coleman was employed in the home of Elizabeth Howard a secretary to Eliza R. Snow, the president of the Church of Jesus Christ of Latter-day Saints' women's organization, the Relief Society. Annie Coleman was reportedly very proud of her accomplishments during this time.⁶

On November 25, 1880, Annie Coleman was married to William McMillan, a Heber City blacksmith. The couple moved to Heber City. They had four daughters and five sons, the youngest was born two months after William left to serve an LDS mission to Scotland in 1896. For a while he presided over this mission, but due to muscle problems in his arm sustained as a blacksmith, William experienced serious health problems. Annie McMillan, left with the responsibility to provide for her own family and a step-daughter during William's absence, opened a grocery store near her home. In 1898, William returned from his mission and was elected county treasurer of Wasatch County. During this time, Annie also took care of her father-in-law and an invalid brother in her home. She continued to operate the store, as well as run the family farm after William's death in March 1904. The Clotworthy home she purchased in 1911 was just north of her store.

In the 1920 census, Annie McMillan did not give an occupation for herself, but her daughter Nora (1888-1984) was listed as a dry goods saleswoman, perhaps still working in the family store. Annie's son, Daniel (1881-1971) was also living in the house in 1920 at which time he was the Heber City postmaster. Annie C. McMillan died on November 6, 1939 at the age of eighty-two.

After Annie death's, her son, William McMillan and his wife Emma owned the home. In 1943 William sold the house to his sister, Phyllis McMillan O'Toole and her husband, Walter, a World War I Marine Corps veteran. Various members of the O'Toole family lived in the home until 1989 when it was sold to Spencer Auto Sales, Inc., and later in 1997 to Gorda LLC. Gordon and Sharon Spencer chose to restore the building and lease it for commercial use, taking advantage of the home's Main Street location. An intensive rehabilitation of the building's exterior and interior was completed in 1997. The home is currently being leased by *Pinto Pony Designs*, an interior design boutique.

Architectural Significance

The Clotworthy/McMillan house in Heber City is one of the better-preserved sandstone residences in the Heber Valley area. Built c.1876, of locally quarried red sandstone, the home is a fine example of a

⁵O'Toole Home Serves Its Owners and Past, *Wasatch Wave*, September 19, 1974; Mortimer, 535-536, and 316.

⁶Obituary of Annie Coleman McMillan, *Wasatch Wave*, November 10, 1939, v. 52, no. 40. U.S Census 1880, 1900, 1910 and 1920.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 5

Clotworthy/McMillan House, Heber, Wasatch County, UT

hall/parlor house type in the Gothic Revival style. Gothic Revival is a form of picturesque expression in architecture which was popular in Utah from approximately 1865-85. The style was developed on the premise that the Classical styles (which had been the styles of choice since settlement in 1847), were artificial and in contrast to natural forms. Romanticism was making inroads to the American's way of life, and Gothic Revival architecture, with its asymmetrical and vertical massing, sometimes complicated decorative schemes, and use of rich colors and various materials, was the architectural rendition of this natural ideal.⁷ Gothic Revival houses in Utah range from the very simple vernacular (a Classical house type with a single gabled dormer), to very elaborate; the Clotworthy/McMillan house falls somewhere in between.

Though the hall/parlor house is considered the "quintessential [and ubiquitous] Utah house during the second half of the nineteenth century," the Clotworthy/McMillan house represents the type executed on an ambitious scale.⁸ The house is a one-and-one-half story structure, not only on its principal (west) elevation, but also to the rear with an extremely large kitchen ell. With its secondary porch, the south elevation resembles a cross-wing.

The two over three bays of the main facade and the steeply-pitched gothic dormers are elaborately decorated with scroll-cut bargeboards. The home originally had numerous finials and pendants. Also of note is the decorative mural painting which was recently discovered and restored in the hall portion of the home. The painting features fleur-de-lis and a colored twisted line border. The woodwork in the hall has never been painted and retains its original hand-grained simulated oak appearance.

Elisha Averett (1848-1912), an accomplished stonemason who worked on both the Salt Lake and St. George temples, is credited with building the Clotworthy/McMillan house. Averett built several similar residences, as well as a number of civic buildings in the Heber Valley area. The Wasatch Stake Tabernacle (built 1887-1889) and the Heber Amusement Hall (built 1906-1908) are considered his greatest accomplishments. Though a few Averett homes are extant in the Heber Valley, the Clotworthy/McMillan house is one of the better-preserved examples.⁹

Joseph D. Chapman, another stonemason, was responsible for the design of the sandstone slabs and steps of the house. The carpenter responsible for the "gingerbread" is unknown. The interior decorative painting was executed by either Francis Kerby II (1821-1915) or his son Joseph Kerby (1857-1911), or perhaps both. Francis Kerby taught his painting and glazing trades to his sons. They worked in the Salt Lake Temple and many buildings in the Heber Valley. Francis Kerby was responsible for paint work in the

⁷Thomas Carter and Peter Goss, *Utah's Historic Architecture, 1847-1940: A Guide*, Salt Lake City, Utah: University of Utah Press, 1988, 102-103.

⁸*ibid.*, 14.

⁹Obituary of Elisha Averett, *Wasatch Wave*, May 10, 1912, v. 25, no. 12; Mortimer, 254-255; *Wasatch Stake Tabernacle and Heber Amusement Hall--National Register of Historic Places nomination form*, files of the Utah State Historical Society.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. 8 Page 6

Clotworthy/McMillan House, Heber, Wasatch County, UT

Wasatch Stake Tabernacle. In the 1900 census, while working in Park City, Joseph Kerby, described himself as an artist and house painter.¹⁰ The Clotworthy/McMillan interior is a rare surviving example of the Kerby family's residential work.

¹⁰Wasatch Wave September 19, 1974; Mortimer, 957-958; 1900 U.S. Census.

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National Park Service**

National Register of Historic Places Continuation Sheet

Section No. 9 Page 7

Clotworthy/McMillan House, Heber, Wasatch County, UT

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Wasatch County Assessor's Office. Tax card and photograph.

Wasatch Wave, 1905-1974.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOS Page 8

Clotworthy/McMillan House, Heber, Wasatch County, UT

Common Label Information:

1. Clotworthy/McMillan House
2. Heber, Wasatch County, Utah
3. Photographer: Art Whitehead
4. Date: November 1997
5. Negative on file at Utah SHPO.

Photo No. 1:

6. North & west elevations of building. Camera facing southeast.

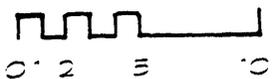
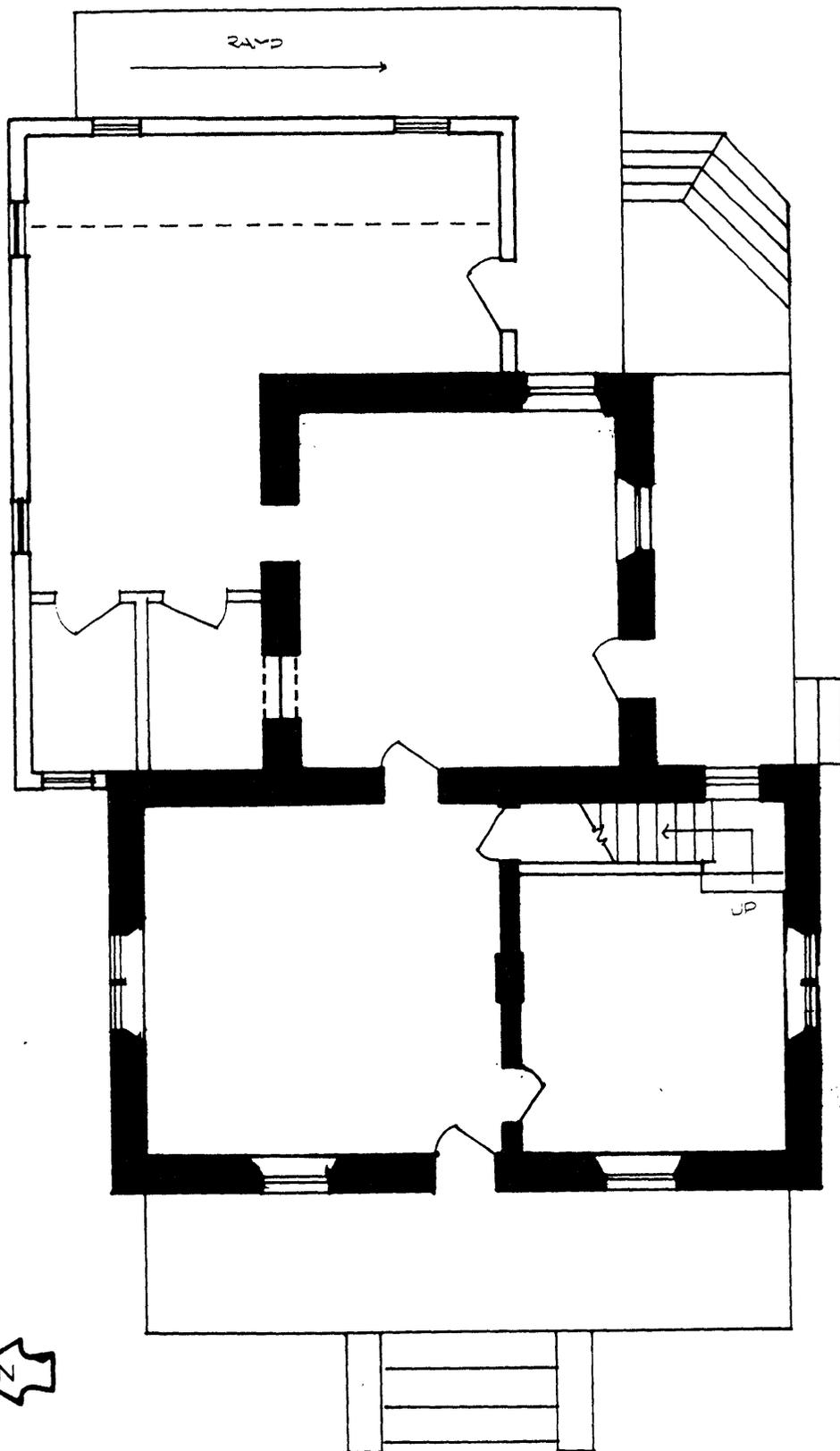
Photo No. 2:

6. South & east elevations of building. Camera facing northwest.

Photo No. 3:

6. North & east elevations of building. Camera facing southeast.

CLOTWORTHY / MCMILLAN HOUSE
261 SOUTH MAIN STREET
HEBER CITY, UTAH



MAIN FLOOR PLAN
DRAWING 1 of 2
SCALE: 1/8" = 1'

CONSTRUCTION PHASES

■ 1874