



Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission

From: Katia Pace, Principal Planner

Date: October 2, 2014

Re: National Register of Historic Places Nomination:
John & Margaret Price House, 2691 E. St. Mary's Way

Please find the National Register of Historic Places nomination for the John & Margaret Price House, located at 2691 E. St. Mary's Way.

The Utah State Historic Preservation Office (SHPO) desires input from the Historic Landmark Commission, a Certified Local Government (CLG), regarding National Register nominations within the Salt Lake City's boundaries.

Commission Members should focus their review and comments on whether a reasonable case has been made for the significance of this property and forward a recommendation to the Board of State History.

National Register

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing of a property provides recognition of its historic significance and assures protective review of federal projects that might adversely affect the character of the historic property.

If the property is listed on the National Register, tax credits for rehabilitation and other beneficial provisions may apply. Listing in the National Register does not place limitations on the property by the federal or state government.

Background

The John and Margaret Price House was built in 1959 and is located at 2691 E. St. Mary's Way. The house is a multi-level brick residence with a style most closely associated with

Wrightian (Frank Lloyd Wright) Modern, particularly influenced by the horizontality of Wright's Prairie School-style.

The Price House is significant for its association with the architect John N. Clawson and the landscape architect Karsten Hansen. John N. Clawson was a prominent Salt Lake City architect whose work was varied and eclectic within the Mid-Century Modern period. The property is also significant in the area of Landscape Architecture as collaboration between Clawson and Karsten Hansen, who was called the "Father of Utah Landscape Architecture" and designed over 600 properties during his career.

Criteria for Nomination

The Price House is significant under Criterion C of the National Register Criteria in the area of Architecture as a representative of the residential work of John N. Clawson. The property is a well-preserved example of an integrated residence and landscape design in the mid-twentieth century.

Next Step

The Board of State History will review the National Register nomination during their October 16, 2014 meeting prior to submittal to the National Park Service.

Attachments:

- A. Area Map & Photos
- B. Request Letter from the State Historic Preservation Office
- C. National Register Nomination

Attachment A
Area Map & Photos



Area Map



South Elevation



East Elevation

Attachment B
Request Letter from the State Historic Preservation Office



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Julie Fisher
Executive Director
Department of
Heritage & Arts



Utah Division of
State History

Brad Westwood
Director

September 9, 2014

CHERI COFFEY
SALT LAKE CITY CLG
SALT LAKE CITY
451 S. STATE STREET, RM 406
SALT LAKE CITY, UT 84111

Dear Cheri:

We are pleased to inform you that the historic property listed below will be considered by the State Historic Preservation Review Board for nomination to the National Register of Historic Places:

PRICE, JOHN & MARGARET, HOUSE, 2691 E. ST. MARY'S WAY, SALT LAKE CITY

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing on the National Register provides recognition and assists in preserving our Nation's heritage. Listing of a property provides recognition of its historic significance and assures protective review of federal projects that might adversely affect the character of the historic property. If the property is listed on the National Register, tax credits for rehabilitation and other beneficial provisions may apply.

Listing in the National Register does not place limitations on the property by the federal or state government. Public visitation rights are not required of owners. The government will not attach restrictive covenants to the property or seek to acquire them.

One of your responsibilities as a Certified Local Government (CLG) is to review pending National Register nominations of properties within your community. This is required, in part, to detect any errors in fact, but also to provide local insight or knowledge concerning the property. Please have your historic preservation commission review the enclosed draft nomination and return the enclosed review form with the appropriate signatures. We would appreciate hearing back from you prior to the board meeting.

You are invited to attend the State Historic Preservation Review Board meeting at which the nomination will be considered. The Board will meet on **October 16, 2014**, at 9:30 a.m., at the Alta Club, 100 E. South Temple, Salt Lake City. Should you have any questions about this nomination before the meeting, please contact Cory Jensen of the Historic Preservation Office at 801/533-3559 or at coryjensen@utah.gov.

Sincerely,

P. Bradford Westwood
State Historic Preservation Officer

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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Price, John & Margaret, House

other names/site number _____

2. Location

street & number 2691 E. St. Mary's Way

city or town Salt Lake City

state Utah code UT county Salt Lake code 035 zip code 84108

	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

Signature of certifying official/Title

Date

Utah Division of State History / Historic Preservation Office

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

Price, John & Margaret, House

Name of Property

Salt Lake County, Utah

County and State

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

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing
1	buildings
	district
	site
	structure
	object
1	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.)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT: Wrightian

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

roof: OTHER: Membrane

other:

Price, John & Margaret, House

Name of Property

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The John and Margaret Price House, built in 1959, is a multi-level brick residence. It is located at 2691 E. St. Mary's Way in Salt Lake City, Utah. The style of the house is most closely associated with Wrightian Modern, particularly influenced by the horizontality of Wright's Prairie School-style. The house is fully integrated with its sloping site. The main entrance faces south with secondary spaces extending east (upper level) and west (lower levels). The house is built on a concrete foundation. The walls are clad in a striated brick veneer with matching brick retaining walls, planters, and a series of patios incorporated into the design. The original built-up roof was replaced with membrane before 1995, but without changing the interplay between the flat and low-slope roof lines. A few replacement windows were installed circa 1995 by the second owners and in 2006-2007 by the current owners, but the fenestration design was not compromised. In 2006-2007, the interior of the house was remodeled to make the galley kitchen larger, but most of the interior is original. The house sits on a 0.36-acre corner parcel. Much of the landscape design is original and the retaining walls were rehabilitated in 2013. Because the contributing two-level garage is attached to the residence via a breezeway, it has not been counted as a separate resource. The neighborhood is an eclectic mix of custom-designed homes dating from the 1950s to the 1970s with a golf course to the north. The current owners have plans to continue rehabilitating the property using state historic preservation tax credits. The property has excellent historic integrity in the qualities of location, setting, design, materials, and workmanship. The John and Margaret Price House contributes to the historic character of its east bench Salt Lake City neighborhood.

Narrative Description

The footprint of the Price House consists of a rectangular core and two projecting wings. The surface material of the residence and the retaining walls is a type of cinder brick currently painted a light gray. The brick is laid in a running bond with light-colored scribed mortar joints. The façade (south elevation) features a recessed main entrance slightly off-center within its 94 feet of length. The main gabled roof is on the east half and is a nearly flat low-slope roof with a ridgeline parallel to the street. The west half features flat roof lines for each of the separate levels extending to the west emphasizing the horizontality of the design. The overhanging eaves are very wide, which emphasized the Wrightian design. The main entrance is glazed from floor to ceiling. The current leaded-glass sidelights were installed circa 1995 to replace the original colored etched glass. The oversized wood door with a geometric design of square banding is original, as are the wide mullions. The east half of the façade features six vertical lights with replacement leaded-glass windows similar to the entrance sidelights. The vertical lights are divided into upper and lower sections by a wood panel. At the southeast corner are newer windows (2006-2007), but the wide wood mullions are original.

The east retaining wall creates a small courtyard. During the 2013 rehabilitation, the damaged wall was moved one foot further south to allow more light to the lower portions of the vertical windows. The west half of the façade features an original planter west of the entrance. The roof line of the living room can be seen to the rear. The middle roof is the bedroom wing with a ribbon of original windows with wide mullions. The lowest section, the master bedroom wing, has no openings on the south elevation. Another retaining wall extends to the west beyond the bedroom wings. All of the retaining walls/planters were damaged and either repaired, refaced, or rebuilt with striated brick and a concrete coping to match the originals. A few of the gutters drain into the planters as part of the drainage system.

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The east elevation is the 38-foot wide kitchen wing. In addition to the corner windows at the nook, the tripartite window in the center was also replaced in 2006-2007. The low slope of the roof features a wide, plain fascia. The kitchen wing connects to the upper level of the two-car garage via a breezeway. The garage has a flat roof and is slightly higher than the kitchen level. The garage has a pedestrian door in addition to the original wood double-car door. The master bedroom wing is on the lowest level of the west elevation. It is 36 feet long on the east side and 16 feet on the north side. There are no openings on the west wall, but the north and east walls are completely glazed with a sliding glass door (all original). Likewise the hall along the middle bedroom wing is glazed to the north. Above the bedroom wings, the projecting living room is glazed to the north and west. There is a large covered patio extending from the living room with concrete steps to the lower back lawn. Planters enclose the north end of the patio. Just east of the living room is the current dining room, which is also glazed and faces north. The two rooms are divided by a prominent concrete block fireplace element. The lower level of the garage, which is a half-excavated finished workshop, can be accessed from the patio. The original kitchen cabinets were installed in the workshop.

On the interior, the Price House has almost 5,000 square feet of finished space. The interior features an elaborate Split-Level plan that has five separate levels. The entrance leads into a foyer on the main level. To the east are stairs to the upper kitchen level and the lower family room level. To the west is a closet and stairs to the bedroom wings. At the rear of the house is the living room and current dining room. The two spaces are divided by the concrete block floor-to-ceiling fireplace that has a firebox that is open to both rooms. The hardwood floors were installed in 2006 when the carpets were removed. The dining room was originally designated as a den. It features two built-ins: a bar and an entertainment center with a magazine rack. The den walls and built-ins are paneled in walnut. The dividing wall between the rooms is open at the top with support poles (original decorative rings removed circa 1995). Both rooms feature high ceilings and floor-to-ceiling glazed curtain walls. The railings in the main space were replaced circa 1995 with wood similar to the original.

The east stairs lead up to the original dining room at the front of the house. The dining area is open to view from the entry hall below. The wall separating the kitchen and the former dining room was moved to expand the kitchen in 2006-2007. The kitchen was remodeled with new cabinetry and appliances. The cupboards on the west wall are original, but the doors were replaced to match the new cabinets. The bath has original fixtures. The second set of stairs to the east leads to the lower rooms under the kitchen. This area includes a playroom ("rumpus room" on the original plans), a maid's room, bathroom, laundry, and a utility room. The HVAC was upgraded and the windows were replaced with similar to original in 2006-2007. The playroom was finished in 2006-2007. To the west of the entry hall, there is a long hall on the north set with two sets of steps down to the bedroom level. The middle level has two bedrooms with a shared bathroom. The bathroom fixtures and cabinets are original. The bedroom closets and a linen storage are also original, but two built-in desks were removed in 2006-2007. At the west end of the hall is the master bedroom wing. There is a double-sink bathroom in the southwest corner, a walk-in closet in the center, and the master bedroom to the north. Similar to the other bedroom, the closets, cabinetry, and fixtures are original. The windows and sliding doors were replaced circa 1995. Many of the light fixtures are original in this wing. All of the bathrooms feature original square sinks.

The exterior retaining walls provide additional living spaces within the design. The area east of the kitchen is now a vegetable garden. The main patio is north of the living room wing. There is a wide set of steps to a lower patio with an outdoor fountain next to the master bedroom wing. The lawn area at the northwest corner of the property was planned for a swimming pool that was never built. The wood fencing around the property is new (2006), but many of the mature trees and shrubs near the property lines are original. The garage is accessed from the cross street (Bonneville Drive). The west half of the north property line borders the Bonneville Golf Course. The surrounding neighborhood retains the feeling and association of a mid-century subdivision, although there are a few major remodels and rebuilds in the immediate area. The location on the east bench overlooks the Salt Lake Valley.

Price, John & Margaret, House

Name of Property

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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.)

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 old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

LANDSCAPE ARCHITECTURE

Period of Significance

1959-1960

Significant Dates

1959, 1960

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

John N. Clawson, Architect

Karsten Hansen, Landscape Architect

Period of Significance (justification)

The period of significance includes the construction of the building and completion of the landscaping.

Criteria Considerations (explanation, if necessary) N/A

Statement of Significance Summary Paragraph

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(Provide a summary paragraph that includes level of significance and applicable criteria.)

The John and Margaret Price House, built in 1959, is locally significant under C in the areas of Architecture and Landscape Architecture. The Price House is significant for its association with the architect John N. Clawson and the landscape architect Karsten Hansen. The period of significance spans the initial design and construction of the house in 1959 and the completion of the landscaping in 1960. The property is an excellent example of the Wrightian Modern movement in domestic architecture. The design of the multi-level house and the retaining walls that fully integrated it with its sloping site are reminiscent of Frank Lloyd Wright's later Prairie School designs. The Price House is significant under Criterion C in the area of Architecture as a representative of the residential work of John N. Clawson. John N. Clawson was a prominent Salt Lake City architect whose work was varied and eclectic within the Mid-Century Modern period. The property is also significant in the area of Landscape Architecture as collaboration between Clawson and Karsten Hansen, who was called the "Father of Utah Landscape Architecture" and designed over 600 properties during his career. The property is an exceptionally well-preserved example of an integrated residence and landscape design in the mid-twentieth century. Despite some minor alterations, the John and Margaret Price House has excellent historic integrity. The property contributes to the historic character of its Salt Lake City neighborhood.

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

Architectural Significance

The Price House was designed by John "Jack" N. Clawson, a prominent Salt Lake City architect. John Neels Clawson was born on November 9, 1923, in Salt Lake City, Utah. His father died when Jack was four years-old and his mother, Nora Wiscomb Clawson, raised three boys on her own. During World War II, Jack Clawson served as an officer in the US Navy. He earned a B.A. in Business from the University of Utah. In 1951, Jack Clawson was a member of the first graduating class of the School of Architecture at the University of Utah, and later furthered his studies at Harvard University. Jack Clawson started his own firm in 1954 just a couple of blocks away from his childhood home. Like most of his contemporaries who began to practice in the 1950s, Jack Clawson's work was influenced by the Modern style. Clawson designed a number of modern-style LDS Church meetinghouses during this era. Examples include the Nephi 3rd Ward designed in 1959, which features a curved wall of rock face, and the Genoa Ward (1972) with a more modest brick edifice.

During the 1960s, Jack Clawson designed several financial institutions in the Modern style. Examples include the Murray First Thrift & Loan (1967), the Capital City State Bank (1968), and the Provo branch of the Prudential Federal Savings & Loan (1967). From his impressive oeuvre, Jack Clawson's personal favorites were the Tracy Aviary's South American Pavilion in Liberty Park (1968-1969), the School of Nursing at the University of Utah (1970), and the IBM Building #2 (1981). The latter being a collaborative work with a Denver-based firm, and is one of the best examples of Modern Brutalism in Salt Lake City. During a career that spanned six decades, Jack Clawson also served on the Salt Lake City Planning Commission and the Board of Examiner's & Appeals. John N. "Jack" Clawson died on September 2, 2010.

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The bulk of Jack Clawson's residential work occurred between 1954 and 1963, during which time he designed 37 residences. Of that number, nineteen can be identified by address. His residential clients were primarily business owners and professionals who wanted custom-built homes for some of the most affluent areas of the Salt Lake Valley, for example, the Upper Avenues overlooking the Salt Lake City's downtown, and the wooded Holladay suburb on the valley's southeast bench. There are several Clawson-designed residences in the same neighborhood as the John and Margaret Price House: 2830 St. Mary's Way (1955), 2912 St. Mary's Way (1956), 1128 Bonneville Drive, (1958), and 2833 Sherwood Drive (1963). The popular Ranch-style of the 1950s informed much of Jack Clawson's residential design of which there are ten known examples. When presented with a sloping site, Clawson's designs were typically more Modern in style and used elements of popular Split-Entry (four examples) and Split-Level floor plans (two examples). Two early examples of his residential work are in the more traditional Colonial Revival style. Many of his residences have been more-recently updated with new windows and other architectural elements.

The John and Margaret Price House at 2691 St. Mary's Way is significant as the most pure example of the Wrightian Modern movement in Jack Clawson's body of work. His widow, Loa Clawson, has noted that "many of his private house designs, early in his career appear to be influenced by Wright's Prairie School."¹ Jack Clawson undoubtedly was familiar with Wright's work from his studies at the University of Utah and Harvard. He may have seen the personal copy of the Wasmuth Portfolio owned by Utah architect Taylor Woolley, who produced many of the renderings in the portfolio during his time working with Frank Lloyd Wright in Italy. The rendering of an elevation of the "John S. Price House" features overhanging plants along the retaining walls similar to the drawings in the portfolio [Figure 1]. Jack Clawson may have also attended a lecture given by Wright during a visit to Salt Lake City in 1953. The Price House has almost all of the distinguishing features of the Wrightian Modern style: emphasis on horizontality, broad eaves, and a design that is incorporated into the landscape through low-sweeping lines.

Despite the obvious references to Wrightian architecture, the Price House is not a reproduction of the past. The interior has all the elements of a Ranch-style Modern design. A write-up in the Home Magazine section of the *Salt Lake Tribune* described the house in 1962 as "Four Levels of Loveliness." The article noted that "The family-den is completely open to viewing from the dining room and kitchen above so mom can keep a watchful eye on the baby by merely peeking around a corner rather than walking downstairs."² In addition to the open floor plan, the house included a built-in bar and magazine rack, a floor-to-ceiling double fireplace, and a living room that opens to the rear patio and yard. Recent modifications to the Price House have had minimal impact on the original design, materials and workmanship. The property has excellent integrity in terms of location, setting, association and feeling. The John and Margaret Price House is one of the best-preserved examples of the residential work of John N. Clawson and is the first building designed by the architect to be nominated to the National Register of Historic Places.

Landscape Architecture

The Price House is also the first National Register of Historic Places nomination for the landscape architect, Karsten Hansen. With over 600 designs to his credit, he is known as the "Father of Landscape Architecture" in Utah. Karsten Frank Hansen, Sr., was born in Wisconsin on June 3, 1911. He graduated from the University of Cincinnati in 1923 with a degree in landscape architecture. He was employed by the National Park Service and the US Forest Service in California before moving to Utah to work at the US Naval Depot in Clearfield. He owned the Pines Landscape Nursery in Centerville, Utah, where he made his home, and served on the Centerville Planning Commission.

¹ Loabelle M. Clawson, email correspondence with author, July 2014.

² Georgia Holmes, "Four Levels of Loveliness Each One Intriguing" in the Home Magazine section of the *Salt Lake Tribune*, May 6, 1962.

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Karsten Hansen was the landscape architect for a number of important and iconic public buildings, including the Federal Building, the LDS Church Office Building, the Utah State Capitol expansion, the State Fairgrounds (all in Salt Lake City), Dixie College (St. George), and the College of Eastern Utah (Price). He served as the president of the Rocky Mountain Chapter of the American Society of Landscape Architects (ASLA). In 1987, when Mr. Hansen was made a fellow of the ASLA, he was only the third landscape architect in Utah to be given that honor. A scholarship at the Utah State University was named in his honor. His firm, Karsten Hansen and Associates, specialized in landscape design, recreational and site planning.

Whether it was designing a gun range on the foothills above Salt Lake City or a garden as a living map of Utah on the roof of a parking garage at the State Capitol, Karsten Hansen understood how landscapes changed over time. The Price House is an excellent example of one of his philosophies: "You should have a play area for small children close to the house where mother can observe them from a window. Later, this could be changed to another garden feature when the children are grown."³ In the design of the Price House, greenery is provided from every window view, the kitchen window looks out over a sheltered lawn, and the concrete sandbox is labeled as a future fountain on the drawing of the plan. The only element of the original landscape plan that was not implemented was a proposed swimming pool in the northwest corner [Figure 2]. The front lawn and scrub oak were removed and re-landscaped circa 1995, but many of the trees and shrubs in the back yard are original plantings. The landscape for the Price House was completed in 1960, but the feeling and setting of the property still retains its integrity for an association with Karsten Hansen, one of Utah's most prolific and influential landscape architects.

Developmental history/additional historic context information (if appropriate)

History of the John and Margaret Price House

Salt Lake City was founded in 1847 by members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church). For much of the city's early history, the east bench was dominated by the presence of Fort Douglas, which was established by the federal government in 1862 to ostensibly protect the overland mail route while keeping an eye on the Mormons. The area south of the fort's original boundaries remained undeveloped until the early 1930s when water lines were extended to the mouth of Emigration Canyon to service Hogle Zoological Gardens, which had been relocated from Salt Lake City's Liberty Park. Around the same time, the establishment of the Bonneville Golf Course east of Foothill Drive between Sunnyside Avenue and 1300 South made the area an attractive location for upper middle-class suburban development. The foothills east and south of the golf course remained undeveloped into the 1940s with two notable exceptions: the Sunset Lawn Cemetery and the St. Mary's of the Wasatch Catholic School. Built in 1926, the four-story St. Mary's of the Wasatch complex dominated the skyline of the east bench below the golf course for many years.⁴

In May 1951, the Wagener Improvement Company of Salt Lake City announced plans to build a \$30,000,000 development for 3,500 people at the mouth of Emigration Canyon. The development planned by A. P. Poulsen included land north of the Hogle Zoo and south of the St. Mary's school property. The plan for the "Oak Hills Project" included apartment buildings, single-family subdivisions, a shopping center, an elementary school, and several parks. A tow-rope for skiing near the canyon mouth and a drive-in theater were used to promote the development. The grand scheme was scaled back for a number of reasons. The State of Utah balked at luxury homes built near This is The Place Monument Park and eventually acquired the land north of Hogle Zoo. There never seemed to be enough snow to operate the tow rope for skiing. The planned shopping center never materialized, although the Indian Hills Elementary School was built in 1959. The Oak Hills Drive-In Theatre was razed in 1964 after complaints from residents who built lavish homes in the area. Despite setbacks, residential development in the area steadily expanded, including the St. Mary's property after the school was

³ Genevieve H. Folsom, "Landscape architect receives honor," *Salt Lake Tribune*, December 8, 1987: 16A.

⁴ The name of the school also appears as St. Mary of the Wasatch and St-Mary-of-the-Wasatch in historical records.

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demolished in 1972. The gate tower to the school property was incorporated into the design of a home at the corner of St. Mary's Way and Sherwood Drive.

On May 29, 1952, Jaren L. and Betty C. Jones filed a subdivision plat for an area at the southeast corner of the golf course. The Oak Hills Plat A-1 included 32 lots on St. Mary's Way, Bonneville Drive, and Oak Hills Way. Jaren L. Jones was a Salt Lake real estate developer known for high-end developments. In August 1955, Jaren and Betty Jones sold Lot 28 to F. L. & Fern D. Maxwell. The Maxwells held the property until November 1957 when they sold the property to Donald S. and Lyle B. Beckstead. The Becksteads in turn sold the property to John S. and Margaret M. Price in January 1959. The Price House was likely completed in the fall of 1959 and the landscaping in the summer of 1960.

John S. "Jack" Price was born on January 6, 1921 in St. Anthony, Idaho. Jack Price graduated from the University of Utah with a degree in Business Administration. He served in World War II as a bombardier and was awarded the Distinguished Flying Cross and four other service medals. He began his business career with the General Motors Company and was a credit manager for a large portion of the Intermountain West. Jack Price later founded several businesses. Margaret "Peggy" Meagher was born July 21, 1917 in Salt Lake City. She attended the St. Mary's of the Wasatch Girls School, the University of Utah, and graduated with a B.A. in history with a business minor from St. Mary's College in South Bend, Indiana. During World War II, she was a USO director. Peggy married Jack Price on October 5, 1945 in the Cathedral of the Madeleine in Salt Lake City. Peggy Price served on a number of volunteer boards and was a founding member of the "Pink Ladies" serving at Holy Cross Hospital. Both Jack and Peggy were avid golfers and a backyard with a view of the Bonneville Golf Course must have seemed a good location for their home. Jack and Peggy had two sons, Steven and Billy, a daughter, Patty, and a foster daughter, Maria Jenei. An article in the *Salt Lake Tribune's* Home Magazine featured photographs of Mrs. Price and the children in various settings within the St. Mary's Way home.⁵

Margaret "Peggy" Meagher Price lived in the home until her death on June 23, 1993. After his wife's death, John S. Price sold the home. He married Marilyn Early in 1995. He died on May 7, 2011. The second owner of the St. Mary's Way home was Jonathan R. Baker, who did some minor remodeling in the 1990s. Jonathan Baker sold the property to the current owners, Brock Van De Kamp and Rachele McCarthey on June 30, 2006.

⁵ Georgia Holmes, "Four Levels of Loveliness" *Salt Lake Tribune* Home Magazine, May 6, 1962.

Price, John & Margaret, House

Name of Property

Salt Lake County, Utah

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Clawson, John N. Architects' Files. Available at the Utah State Historic Preservation Office.

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Deseret News. Various issues.

Folsom, Genevieve H. "Landscape architect receives honor." *Salt Lake Tribune*, December 8, 1987: 16A.

Hansen, Karsten. Mr. and Mrs. Jack Price House, Landscape Plan. 1960.

Holmes, Georgia, "Four Levels of Loveliness." In *Salt Lake Tribune Home Magazine*, May 6, 1962.

R.L. Polk Directory. Salt Lake City, Utah, 1930-2003. Available at the Utah State History Research Center.

[Salt Lake City Building Permit Cards and Register.]

[Salt Lake County Tax Cards and Photographs]. Available at Salt Lake County Archives.

Salt Lake Tribune. Various issues.

Sanborn Fire Insurance Maps. Salt Lake City, 1911, 1950.

Van De Kamp, Brock. Interviews by author, Salt Lake City, Utah, June, 2014.

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): _____

Price, John & Margaret, House

Name of Property

Salt Lake County, Utah

County and State

10. Geographical Data

Acreage of Property 0.36 acres

(Do not include previously listed resource acreage.)

Latitude/Longitude References

(Place additional references on a continuation sheet.)

Latitude 40.74272° Longitude -111.8135°

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

LOT 28 OAK HILLS PLAT A-1. (Property Tax Number 16-11-302-022)

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are those historically associated with the property since 1959 when the original parcel was established with the construction of the building.

11. Form Prepared By

name/title Korral Broschinsky, Preservation Documentation Resource

organization date July 8, 2014

city or town Taylorsville telephone 801-913-5645

e-mail kbro@kbropreservation.com state Utah zip code 84123

Additional Documentation

Submit the following items with the completed form:

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: John and Margaret Price House

City or Vicinity: 2691 E. St. Mary's Way, Salt Lake City

County: Salt Lake State: Utah

Photographer: Korral Broschinsky

Date Photographed: July 2014

Price, John & Margaret, House

Name of Property

Salt Lake County, Utah

County and State



Photograph 1 of 10

South and east elevations of Price House. Camera facing northwest.



Photograph 2 of 10

South elevation of Price House. Camera facing north.

Price, John & Margaret, House

Name of Property

Salt Lake County, Utah

County and State



Photograph 3 of 10

South elevation of Price House, entrance detail. Camera facing north.



Photograph 4 of 10

South elevation of Price House. Camera facing northeast.

Price, John & Margaret, House

Name of Property

Salt Lake County, Utah

County and State



Photograph 5 of 10

West and south elevations of Price House. Camera facing northeast.



Photograph 6 of 10

North and west elevations of Price House. Camera facing southwest.

Price, John & Margaret, House

Name of Property

Salt Lake County, Utah

County and State



Photograph 7 of 10

North elevation of Price House, patio detail. Camera facing south.



Photograph 8 of 10

East elevation of Price House, garage on right. Camera facing west.

Price, John & Margaret, House

Name of Property

Salt Lake County, Utah

County and State



Photograph 9 of 10

Interior, main floor, dining room (former den) of Price House. Camera facing southwest.



Photograph 10 of 10

Interior, main floor, living room of Price House. Camera facing northwest.

Price, John & Margaret, House

Name of Property

Salt Lake County, Utah

County and State



Price, John & Margaret, House

Name of Property

Salt Lake County, Utah

County and State



Price, John & Margaret, House

Name of Property

Salt Lake County, Utah

County and State



Price, John & Margaret, House

Name of Property

Salt Lake County, Utah

County and State



Figure 1
Rendering of Jack Price House, 1959.

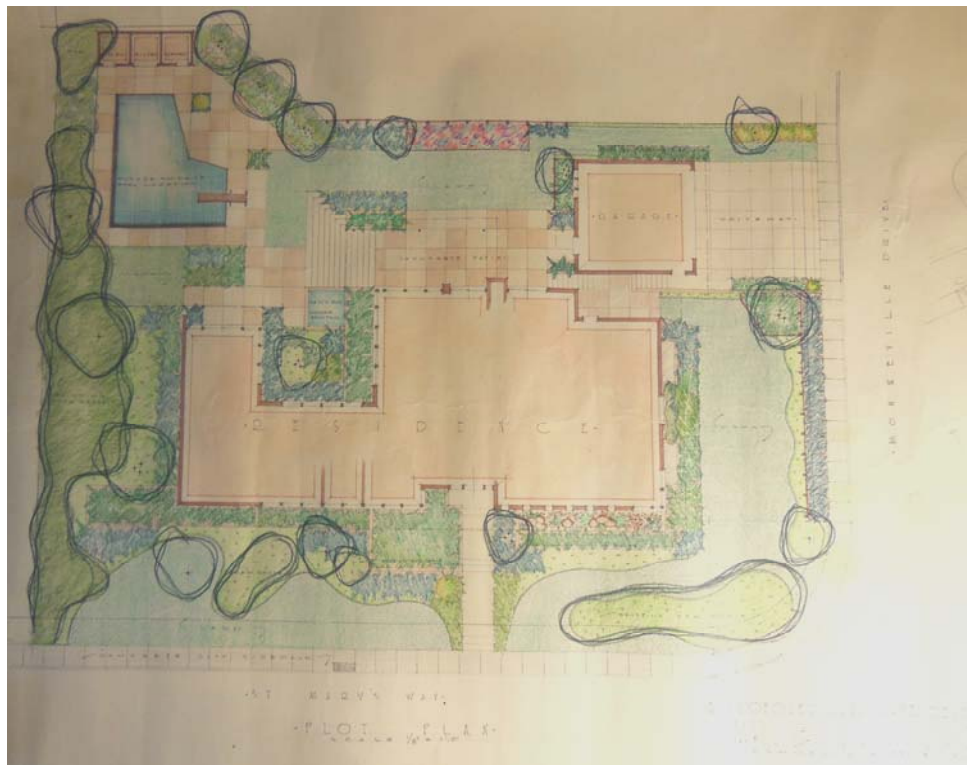


Figure 2
Landscape plan for Mr. & Mrs. Jack Price, 1960.

Price, John & Margaret, House

Name of Property

Salt Lake County, Utah

County and State

Property Owner:

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

name Brock Van De Kamp
street & number 2691 E. St. Mary's Way telephone 801-792-1426
city or town Salt Lake City state Utah zip code 84108

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 18 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.