

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Nathaniel L. Houston House**

Address: 1049 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-35

Current Owner Name: GARRETT WESLEY B H/W (JT)

Parent Parcel(s): SA-35

Current Owner Address: 1049 PARK AVE, PARK CITY, UT 84060

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 4 BLOCK: 4 LOT: 13; 0.05 AC

2 STATUS/USE

Property Category

- building(s), main
 building(s), attached
 building(s), detached
 building(s), public
 building(s), accessory
 structure(s)

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Residential
Current Use: Residential

- *National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints:
 historic: c.

Drawings and Plans

- measured floor plans
 site sketch map
 Historic American Bldg. Survey
 original plans:
 other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
 tax card
 original building permit
 sewer permit
 Sanborn Maps
 obituary index
 city directories/gazetteers
 census records
 biographical encyclopedias
 newspapers
 city/county histories
 personal interviews
 Utah Hist. Research Center
 USHS Preservation Files
 USHS Architects File
 LDS Family History Library
 Park City Hist. Soc/Museum
 university library(ies):
 other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-parlor type

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Tax cards indicate no foundation; not verified.

Walls: Drop siding.

Roof: Gable roof form sheathed with asphalt shingles.

Windows/Doors: Paired double-hung sash type, large rectangular casement with fixed transoms.

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The two-story frame hall-parlor house remains unchanged from the description in the National Register nomination (see Structure/Site Form, 1983). The alterations--addition of a pediment on the porch roof--is minor and does not affect the site's original design character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting remains unchanged from early descriptions and/or photographs.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1895¹

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

¹ National Register nomination.

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Southeast oblique. Camera facing northwest, 2008.

Photo No. 2: East elevation. Camera facing west, 2008.

Photo No. 3: Northeast oblique. Camera facing southwest, 2008.

Photo No. 4: East elevation. Camera facing west, 2006.

Photo No. 5: East elevation. Camera facing west, 1995.

Photo No. 6: Northeast oblique. Camera facing southwest, 1983.

Photo No. 7: East elevation. Camera facing west, tax photo.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

**SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. _____
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>752</u>	\$ -	\$ <u>1545</u>
<u>2</u>	x x		<u>364</u>	\$	\$ <u>437</u>
	x x			\$	\$

No. of Rooms 4x2-4p Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>174' @ 1.15</u> Conc. None <input checked="" type="checkbox"/>		<u>143</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>gab</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>92' @ 1.15</u>	<u>106</u>	
Rear _____ @ _____		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>conc</u>	<u>25</u>	
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat—Stove <u>1</u> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <u>1</u> Hd. Wd. _____ Conc. _____		
Cabinets <u>17</u> Mantels _____	<u>40</u>	
Tile— Walls _____ Wainscot _____ Floors _____		
Lighting—Lamp _____ Drops <u>1</u> Fix. _____ <u>Lubr. lined with 6 @ 25</u>	<u>150</u>	
Total Additions and Deductions	<u>531</u>	<u>293</u>
Net Additions or Deductions	<u>-293</u>	<u>1982</u>

Ave Age 45 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records

REPRODUCTION VALUE \$ 2220
 Depr. 1-2-3-4-5-6 58/100 %
 Reproduction Val. Minus Depr. \$ 932

Remodeled _____ Est. Cost _____
 Garage—S 8 C _____ Depr. 2% 3% _____
 Cars _____ Walls _____
 Roof _____ Size x Age _____
 Floor _____ Cost _____ Depreciated Value Garage _____

Remarks 27yr Ave Used (1941) **Total Building Value** \$ _____

Appraised 10/1949 By CAO & A.T.

Location Block 4 N5' Lot 12 - A1113 - A1121
 Kind of Bldg. RES. St. No. 1049 Park Ave
 Class 34 Type 1 2 3 4 (4) Cost \$ _____ X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>1 1/2</u>	x x		752		\$ 1571
	x x		364		457
	x x				

Gar.—Carport x — Fr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u> <input checked="" type="checkbox"/>	
Insulation—Floors _____ Walls _____ Cigs. _____	
Roof Type <u>Gab</u> Mtl. <u>Shg.</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>92'</u> @ <u>100</u> <u>92</u>	
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full — Floor <u>concr</u> <u>50</u>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing	Class <u>1</u> Tub <u>1</u> Trays _____
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____
	Dishwasher _____ Garbage Disp. <u>350</u>
Built-in-Appliances _____	
Heat—Stove <u>X</u> H.A. _____ Steam _____ Stkr. <u>Blr.</u>	
Oil <u>X</u> Gas _____ Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <u>✓</u> Hd. Wd. _____	
Floor—Fir <u>✓</u> Hd. Wd. _____ Other _____	
Cabinets <u>1</u> Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____	

Total Additions 492

Year Built _____	Avg. <u>54</u>	Current Value \$ <u>2520</u>
<u>Dec 1949</u> Age _____	Commission Adj. _____ %	
Inf. by <u>Owner - Tenant</u>	Bldg. Value _____	
<u>Neighbor - Record - Est.</u>	Depr. Col. <u>(1) 2 3 4 5 6 33</u> %	
Remodel Year _____ Est. Cost _____	Current Value Minus Depr. \$ <u>832</u>	
Garage—Class <u>2</u> Depr. 2% <u>(3%)</u> Carport—Factor _____		
Cars <u>1</u> Floor <u>concr</u> Walls <u>sid</u> Roof <u>TP</u> Doors <u>1</u>		
Size— <u>12</u> x <u>21</u> Age <u>1950</u> Cost <u>230</u> x <u>76</u> %		<u>175</u>
Other _____		
Total Building Value		\$ <u>1332</u>

Owners Name _____
 Location PARK CITY
 Kind of Bldg. Res St. No. 1049 Park Ave
 Class 4- Type 1 2 3 4 Cost \$ 6170 X 94 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	752		\$ 5800	\$
2	x x	364			
	x x				

Att. Gar.—C.P. Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Frame</u>		
Roof Type <u>gable</u> Mtl. <u>Shg</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>92° @ 250</u>	230	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — ¼ ½ ¾ Full — Floor <u>FLR</u>	60	
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays _____	550
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfrtr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	329	1-5TV
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <input checked="" type="checkbox"/> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions 1169

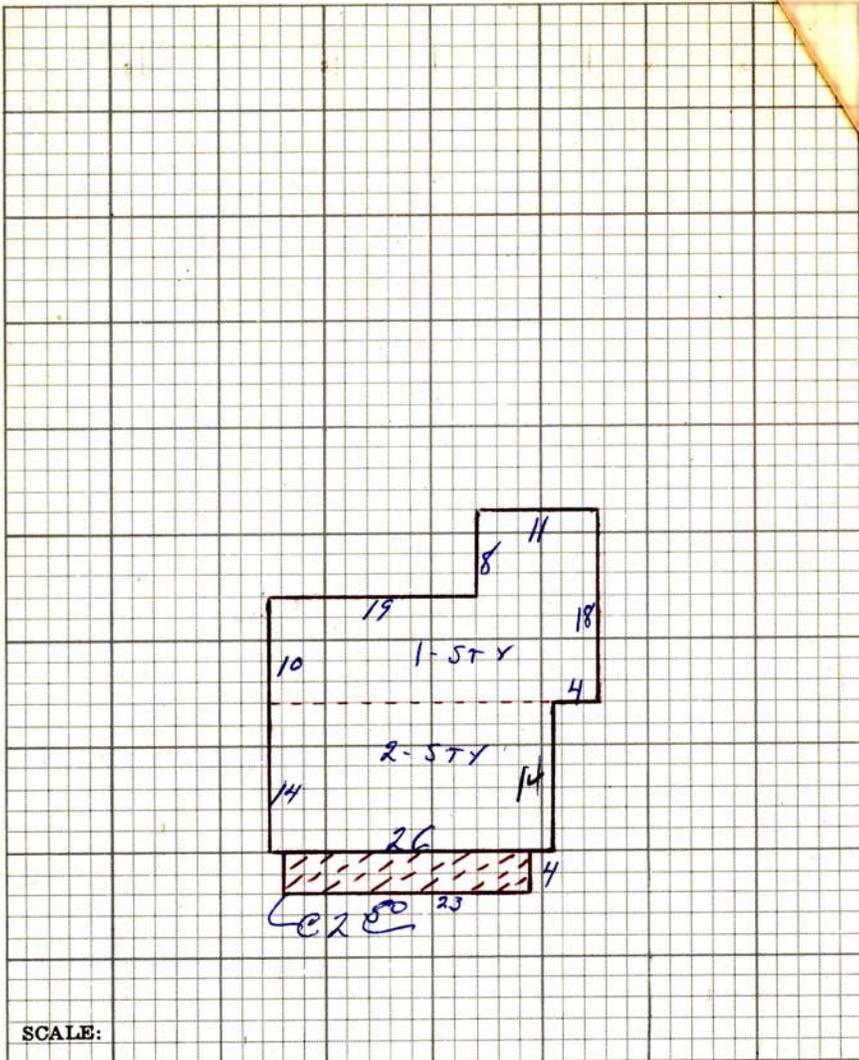
Year Built <u>1904</u>	Avg. 1.	Replacement Cost	<u>6969</u>
	Age 2.	Obsolescence	

Inf. by Owner Tenant - Neighbor - Record - Est. Adj. Bld. Value
 Conv. Factor x.47

Replacement Cost—1940 Base
 Depreciation Column 1 2 3 4 5 6
 1940 Base Cost, Less Depreciation

Total Value from reverse side Garage + Sheds 275
 Total Building Value \$

Appraised ① 10-21 19 68 By 1581 JAN 30 1969
 Appraised ② _____ 19 _____ By _____ 1325



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
<i>Shed</i>	35	7 x 15	105	501	53	3/47	25%	13
		x				.47		
<i>Shed</i>	35	6 x 17	102	509	51	3/47	25%	13
		x				.47		
		x				.47		
		x				.47		

Garage — Class 2 Depr. 2% 8%

Cars Floor Conc Walls Frame Roof RR Doors _____

Size 12 x 21 Age 1950 Cost 578 x 47%

1940 Base Cost _____ x 46 % Depr. _____

Total 266

REMARKS _____

SA 35

S-21



Property Type: _____

Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1049 Park UTM: 12 457700 4499780
 Park City, Summit County, Utah
 Name of Structure: Nathaniel L. Houston House T. R. S.
 Present Owner: Gary and Sue Boyle
 Owner Address: 2011 Blacksmith Road, Pinebrook, Park City, Utah 84060
 Year Built (Tax Record): Effective Age: Tax #: SA 35
 Legal Description: Kind of Building:
 North 5 feet of Lot 12, all of Lots 13 and 21 Block 4,
 Snyder's Addition to Park City Survey.
 Less than one acre.

STATUS/USE 2

Original Owner: Nathaniel L. Houston Construction Date: c.1895 Demolition Date:
 Original Use: Residence Present Use:
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other

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

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

Boyle, Marjorie Brierly. Telephone interview, March 23, 1984, Park City, Utah.
 1900 Census Records. Summit County, Park City Precinct.
Salt Lake Tribune. November 17, 1957, p. C-11. John Brierly obituary.

Researcher: Roger Raper

Date: 1984

Architect/Builder: unknown

Building Materials: wood

Building Type/Style: Two Story Hall and Parlor House

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a two story frame hall and parlor house with a gable roof formed by having a second story added to a one story hall and parlor house. When the second story was added, the rear roof section was extended over a shed extension, so that the roof resembles a saltbox roof type. It is impossible to detect the line of juncture between the two stories, and the drop siding and openings of the second story are well matched with those elements of the original section. The arrangement of openings on the facade is symmetrical. A door is centered between two broad single pane windows with leaded glass transoms on the first floor, and pairs of double hung second story windows are centered over the first floor windows. There is a hip roof porch over the door and windows. The pediment that projects from the center of the porch roof is a recent addition, but that type of decorative feature was commonly used on late nineteenth and early twentieth century porches, and therefore is an unobtrusive alteration. There are two small shed extensions on the north side of the building, both of which are either original or are in-period additions. They complement the building both in materials and scale. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c.1895

Built c. 1895, the Nathaniel L. Houston at 1049 Park is architecturally significant as one of three well preserved extant buildings which document the method of expanding a small mining town cottage by adding a full second story to an existing hall and parlor house. The addition of a shed extension to the rear of a house or a cross-wing to one end of a hall and parlor house were the preferred methods of expanding Park City's tiny houses. Because there are only three examples of houses that were expanded by the addition of a second story, it is likely that this type of expansion may have been more difficult to do, and was therefore less popular. All three houses were originally one story residences. This house is one of two that were changed to two story residences with gable roofs typical of hall and parlor houses. A flat roof second story was added to the top of the third house, giving it the appearance of a commercial building.

Nathaniel L. Houston, who bought this property in 1890, mortgaged it for \$500 in 1895, probably to finance the construction of the original one-story section of this house. Houston, a bachelor, owned other property in town and may have rented out this house. Sanborn Insurance Maps indicate that this house was built sometime between 1889 and 1900. Houston sold this house in 1896 to Albert Holindrake, who lived here for a number of years with his family. Holindrake was a native of Utah (b. 1865) and a miner.

John Brierly, who bought this house in the early 1900s, lived here for many years and the house has remained in the Brierly family to the present. John Brierly was born in England in 1884, and came to Park City at an unknown date. The property records are unclear, but John may have purchased this house soon after his 1906 marriage to Josie Crittenden. The second story of
(See continuation sheet)

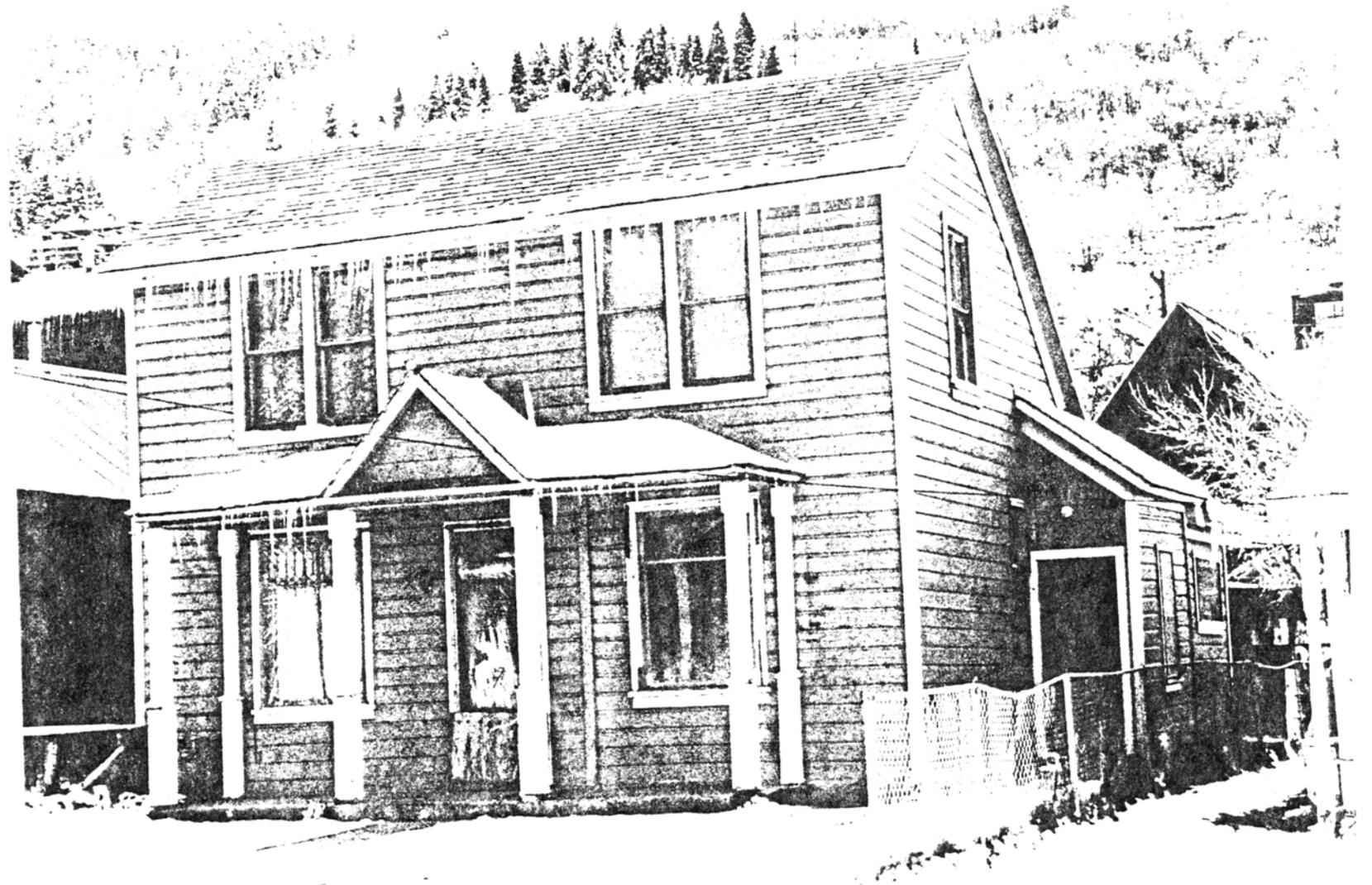
1049 Park

Description continued:

it documents the most common and acceptable method of expansion of the small Park City house. This house no longer maintains its integrity as a one story hall and parlor house. It does, however, maintain its integrity as a hall and parlor house that was expanded to a two story version of the type, thereby documenting one of several solutions for expanding a small Park City house. There are only three extant examples in Park City of this method of expansion. The other two houses that were similarly altered are 125 and 150 Main.

History continued:

the house was added on sometime between 1900 and 1907, according to the Sanborn Insurance Maps, so it is possible that Brierly was responsible for that. Brierly worked for the Park City Consolidated Mines for 34 years, and served on the city's volunteer fire department.







1047





049

CHEROKEE

TRULIA



1049