### 1 IDENTIFICATION

**Name of Property:** Nathaniel L. Houston House  
**Address:** 1049 PARK AVE  
**City, County:** Park City, Summit County, Utah  
**Current Owner Name:** GARRETT WESLEY B H/W (JT)  
**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

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ building(s), main</td>
<td>✓ Landmark Site</td>
<td>Date:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>✓ building(s), attached</td>
<td>✓ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>✓ building(s), detached</td>
<td>✓ Not Historic</td>
<td>☐ Full ☐ Partial</td>
<td></td>
</tr>
<tr>
<td>☐ building(s), public</td>
<td>☐ structure(s)</td>
<td>*National Register of Historic Places: ☐ ineligible ✓ eligible</td>
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</table>

<table>
<thead>
<tr>
<th>Additions</th>
<th>Alterations</th>
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</thead>
<tbody>
<tr>
<td>☐ none</td>
<td>☐ none</td>
</tr>
<tr>
<td>☐ minor</td>
<td>✓ minor</td>
</tr>
<tr>
<td>☐ major (describe below)</td>
<td>☐ major (describe below)</td>
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### 3 DOCUMENTATION

<table>
<thead>
<tr>
<th>Photos: Dates</th>
<th>Research Sources (check all sources consulted, whether useful or not)</th>
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<tbody>
<tr>
<td>✓ tax photo:</td>
<td>☐ abstract of title</td>
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<tr>
<td>✓ prints:</td>
<td>✓ city/county histories</td>
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<tr>
<td>☐ historic: c.</td>
<td>☐ abstract of title</td>
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<td>☐ original building permit</td>
<td>☐ personal interviews</td>
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<td>☐ sewer permit</td>
<td>☐ Sanborn Maps</td>
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<td>☐ Utah Hist. Research Center</td>
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<td>☐ sewer permit</td>
<td>☐ USHS Preservation Files</td>
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<td>☐ measured floor plans</td>
<td>☐ USHS Architects File</td>
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<td>☐ site sketch map</td>
<td>☐ city directories/gazetteers</td>
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<td>☐ Historic American Bldg. Survey</td>
<td>☐ Park City Hist. Soc/Museum</td>
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<td>☐ original plans:</td>
<td>☐ census records</td>
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<td>☐ other:</td>
<td>☐ university library(ies):</td>
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<td>☐ other:</td>
<td>☐ other:</td>
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</table>

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


### 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
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. 1895

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**

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<th>Class</th>
<th>Type 1-2-3-4</th>
<th>Cost</th>
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<tr>
<td>3</td>
<td>x</td>
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**Street No:**

**Stories**

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<th>Sq. Ft.</th>
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<td>x x</td>
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<td>$437</td>
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**No. of Rooms:**

**Condition**

**Description of Building**

- **Foundation**—Stone
- **Concrete**—None
- **Ext. Walls**
- **Insulated**—Floors
- **Walls**—Crop
- **Roof**—Type
- **Dormers**—Small
- **Med.**—Lg.
- **Bays**—Small
- **Med.**—Lg.
- **Porches**—Front
- **Rear**
- **Cellard-Basment**—1/4 1/4 1/4 1/4 full-floor
- **Basement Apts.—Rooms Fin.**
- **Attic Rooms**—Fin.
- **Unfin.**
- **Plumbing**—Class
- **Fix.**—Tub, Toilets
- **Sink, Toilet**
- **Fix.**—Wash, Shr.
- **Garbage Disposal**
- **Heat**—Stove
- **H. A.**—Steam
- **S. Blr.**
- **Oil**
- **Coal**
- **Air Conditioning**—Inspirator
- **Radiant**—Pipeless
- **Finish**—
- **Ed. Wd.**
- **Floors**—
- **Fin.**—
- **Conc.**
- **Cabinets**—
- **Mantels**—
- **Tile**—
- **Walls**
- **Wainscot**
- **Floors**
- **Lighting**—Lamp
- **Drops**—Fix.

**Total Additions and Deductions**

**Net Additions or Deductions**

**REPRODUCTION VALUE**

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<th>Est. Owner Yrs.</th>
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**Ave. Age Yrs.**

**Tenant Depr.**

**Neighborhood**

**Record**

**Remodeled Est. Cost.**

**Garage—S & C Depr.** 2% 3%

**Cars**—Walls

**Roof**—Size x Age

**Floor**—Cost

**Depreciated Value Garage**

**Remarks**

**Total Building Value**

**Appraised** 10/9/49

By J.A. O
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<th>OUT BUILDINGS</th>
<th>Age</th>
<th>Size</th>
<th>Area</th>
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<td>7 x 13</td>
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<td>x</td>
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<td>x</td>
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Form T.C. 74
State of Utah State Tax Commission
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<thead>
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<th>Description of Buildings</th>
<th>Additions</th>
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<td>Foundation—Stone</td>
<td>Conc.</td>
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<tr>
<td>Ext. Walls</td>
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<tr>
<td>Insulation—Floors</td>
<td>Walls</td>
</tr>
<tr>
<td>Roof Type</td>
<td>G016 Mt.</td>
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<tr>
<td>Dormers—Small</td>
<td>Med.</td>
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<td>Bays—Small</td>
<td>Med.</td>
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<tr>
<td>Porches—Front</td>
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<tr>
<td>Rear</td>
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</tr>
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<td>Porch</td>
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<td>Metal Awnings</td>
<td>Mtl. Rail</td>
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<td>Basement Entr.</td>
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<tr>
<td>Planters</td>
<td></td>
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<tr>
<td>Cellar-Bsmnt.</td>
<td>¾ ½ ¾ Full Floor</td>
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<tr>
<td>Attic Rooms Fin.</td>
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</tr>
<tr>
<td>Class</td>
<td>Tub</td>
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<tr>
<td>Basin</td>
<td>Sink</td>
</tr>
<tr>
<td>Plumbing</td>
<td>Wtr. Sfr.</td>
</tr>
<tr>
<td>Dishwasher</td>
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</tr>
<tr>
<td>Built-in-Appliances</td>
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<tr>
<td>Oil</td>
<td>Gas</td>
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<td>Air Cond.</td>
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<td>Finish</td>
<td>Fir.</td>
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<td>Floor</td>
<td>Fir.</td>
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<td>Cabinets</td>
<td>1 Mantals</td>
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<td>Tile—Walls</td>
<td>Wainscot</td>
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<tr>
<td>Storm Sash</td>
<td>Wood D.</td>
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<th>Year Built</th>
<th>Avg. 54</th>
<th>Current Value</th>
<th>$2,520</th>
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<tr>
<td>Inf. by</td>
<td>Owner - Tenant - Neighbor - Record - Est.</td>
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<tr>
<td>Remodel Year</td>
<td>Bidg. Cost</td>
<td>Current Value Minus Depr.</td>
<td>$832</td>
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<tr>
<td>Garage</td>
<td>Class</td>
<td>Depr. 2%</td>
<td>Carport — Factor</td>
</tr>
<tr>
<td>Cars</td>
<td>Floor</td>
<td>One Wall</td>
<td>Roof</td>
</tr>
<tr>
<td>Size</td>
<td>12 x 21</td>
<td>Age</td>
<td>1980</td>
</tr>
<tr>
<td>Other</td>
<td></td>
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Total Building Value $1,332
 Owners Name: 
Location: PARK CITY
Kind of Bldg: Res.
St. No.: 1049 Park Ave
Class: 4
Type: 1 2 3 4
Cost: $6120

<table>
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<th>Stories</th>
<th>Dimensions</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
<th>Totals</th>
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<td>2</td>
<td>x x</td>
<td>364</td>
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</table>

Att. Gar.—C.P. x Flr. Walls Cl. 

Description of Buildings

- Foundation—Stone
- Conc. Sills
- Ext. Walls
- Gable Sky
- Roof Type
- Dormers—Small Med. Large
- Bays—Small Med Large
- Porches—Front
- Rear
- Porch
- Planters
- Ext. Base. Entry
- Cellar—Bsmnt. —1/4 1/2 1/4 1/2 Full —Floor
- Bsmt. Gar.
- Basement—Apt.
- Rms.
- Fin. Rms.
- Attic Rooms Fin.
- Unfin.

Plumbing

- Class 1 Tub. 1 Trays
- Basin 1 Sink 1 Toilet
- Wtr. Sftr. 1 Shr. St. 1 O.T.
- Dishwasher
- Garbage Disposal

- Oil Gas Coal Pipeless Radiant

Air Cond. — Full Zone

Finish—Fir. H.d. Wd. Panel

Floor—Fir. H.d. Wd. Other

Cabinets Mantels.

Tile—Walls Wainscot Floors

Storm Sash—Wood D. S.: Metal D. S.

Awnings — Metal Fiberglass

Total Additions

Year Built: 1934
Avg. 1.

Replacement Cost: $6969

Age 2.

Obsolescence

Inf. by Owner—Tenant—
Neighbor—Record—Est.

Adj. Bid. Value

Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 0 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

Garage $475

Total Building Value $

Appraised 10-21-68 By 1581 JAN 3 1969

Appraised 19 1968 By

1325
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<td>Shed</td>
<td>35</td>
<td>7 x 15</td>
<td>105</td>
<td>561</td>
<td>53%</td>
<td>3/47</td>
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<td>Shed</td>
<td>35</td>
<td>6 x 17</td>
<td>102</td>
<td>561</td>
<td>51%</td>
<td>3/47</td>
<td>2%</td>
<td>13</td>
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Garage — Class V Depr. 2% 8%

Cars  

Size 12 x 21 Age 1980 Cost 528 x 47%  

1940 Base Cost x 47% Depr. 266  

Total

REMARKS

TC-74 REV. 61  
STATE OF UTAH — STATE TAX COMMISSION
Structure/Site Information Form

Street Address: 1049 Park Park City, Summit County, Utah
Name of Structure: Nathaniel L. Houston House
Present Owner: Gary and Sue Boyle
Owner Address: 2011 Blacksmith Road, Pinebrook, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Kind of Building:
Legal Description
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.

Original Owner: Nathaniel L. Houston
Original Use: Residence
Present Use:

Building Condition: Integrity:
□ Excellent □ Site □ Unaltered □ Significant □ Not of the Historic Period
□ Good □ Ruins □ Minor Alterations □ Contributory
□ Deteriorated □ Major Alterations □ Not Contributory

Preliminary Evaluation:
Final Register Status:
□ National Landmark □ District
□ National Register □ Multi-Resource
□ State Register □ Thematic

Construction Date: c.1895 Demolition Date:
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
☑ Plat Records/Map ☑ City Directories ☑ Utah State Historical Society
☑ Tax Card & Photo ☑ Biographical Encyclopedias ☑ Personal Interviews
☑ Building Permit ☑ Obituary Index ☑ LDS Church Archives
☑ Sewer Permit ☑ County & City Histories ☑ LDS Genealogical Society
☑ Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
1900 Census Records. Summit County, Park City Precinct.

Researcher: Roger Roper

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:

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.