

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 *How to Complete the National Register of Historic Places Registration 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 Best, Amanda Conk, House

other name/site number Boyle House, Beal House, Aoki House

2. Location

street & town 3622 S. 1100 East ☐ not for publication

city or town Millcreek Township ☐ vicinity

state Utah code UT county Salt Lake code 035 zip code 84106

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ 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 ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

[Signature]  
Signature of certifying official/Title

10/14/2008  
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 the 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  
Signature of the Keeper

Date of Action

Edson D. Beal 12.4.08

Best, Amanda Conk, House  
Name of Property

Millcreek Township, Salt Lake County, Utah  
City, County and State

## 5. Classification

### Ownership of Property

(check as many boxes as apply)

- ☐ public-local  
☒ private  
☐ public-State  
☐ public-Federal

### Category of Property

(check only one box)

- ☐ district  
☒ building(s)  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

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

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	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 Function

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

### Current Function

(Enter categories from instructions)

DOMESTIC: single dwelling

## 7. Description

### Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN

Victorian Eclectic

Queen Anne

### Materials

(Enter categories from instructions)

foundation STONE

walls BRICK

roof ASPHALT SHINGLE

other

### Narrative Description

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

☒ See continuation sheet(s) for Section No. 7

## National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Best, Amanda Conk, House, Millcreek Township, Salt Lake County, UT

### Narrative Description

The Amanda Conk Best House, built in 1896, is a two-story Queen Anne and Victorian Eclectic brick house, located at 3326 S. 1100 East in the Millcreek Township of unincorporated Salt Lake County. The house has a roughly square footprint and is a hybrid of the cross-wing and central-block-with-projecting-bays house types of the Victorian period. The multi-gabled roof is a set of intersecting simple gables with a tent roof over the octagonal bay at the northeast corner. The house is constructed of yellow brick on a sandstone foundation. The home's elaborate ornamentation is an excellent example of the Victorian Eclectic with numerous Queen Anne elements. The exterior of the house has had minor modifications since 1896, such as the enclosed porch and exterior stair cover on the rear elevation, most of which occurred during remodeling in the late 1940s and early 1950s. However, during the same time, the interior was drastically altered when the house was converted to three apartments. The interior was divided into between four and six apartments in 1973. Beginning in the 1990s, the owner of the time began converting the house back into a single-family dwelling. The current owners are in the process of completing the conversion and rehabilitation using state historic preservation tax credits.

The Amanda Best House faces east. The house is built on a red sandstone foundation in random rock-faced courses. The sills are sandstone as is a string course (east and south elevations) located approximately 18 inches above the water table line of the foundation. The brick is yellow and laid in a running bond. The original mortar is a contrasting rust color. The house has been painted at least three times, including grey, bright pink and light blue with dark blue contrasting trim. The paint was stripped to reveal the brick surface and only the rear (west) elevation has been repainted. The brickwork on the house is particularly elaborate and includes two brick stringcourses accented with header dentils, brackets of corbelled brick supported in the raked cornices. The most salient feature of the house is the Queen Anne-influenced tower in the north east corner. The octagonal tower has dogtooth coursing at the angles as well as in panels under the windows. Above the four windows is a continuous hood of stone with a small spiral design element. The tower corner is wood with a plain frieze below a row of dentils. A similar cornice is under the eave of the tower roof. The upper level of the tower is sheathed in modified fish scale shingles. The upper windows are original one-over-one wood sash with a horizontal diamond muntin in the upper lights. The windows are flanked by stylized Doric pilasters of wood. The main windows are also original one-over-one windows covered with wood storm windows. There is a wood sash basement window in the foundation.

The main entrance and porch is south of the tower. The porch roof is a simple gable supported by heavy lathe-turned columns and vertical planks in the gable trim. This porch does not appear to be original or has been modified, possibly from the 1950s. The porch partially obscures the Victorian segmental-arch hood above the original door opening. The door has been shortened and possibly wider than the original. The current door is a half-glass paneled door (circa 1950s). The porch deck and steps are concrete and probably date from the 1950s.



## National Register of Historic Places Continuation Sheet

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Best, Amanda Conk, House, Millcreek Township, Salt Lake County, UT

Above the porch is a small shed roof dormer with a divided aluminum window. This dormer may have replaced an original eyebrow shaped dormer.<sup>1</sup>

The projecting wing south of the porch is visually divided into several zones by stringcourses. At the bottom is the foundation and brick base with a diamond of corbelled brick. A large fixed frame window in wood sash is at eve level. The window has a large segmental-arched hood over an elliptical transom (currently boarded but scheduled to be replaced). The hood is accented with rock-face brick. Above another stringcourse are three one-over-one windows with Roman arches. Contrasting brick also highlights the segmental-arched hoods. Other decorative elements include two rock-face stone square accents, indentions in the bargeboard on the raking cornice, and three wood brackets with scroll-cut ends projecting under the upper windows (purpose unknown). The decorative stringcourses continue on the south elevation, which features an octagonal bay window with dogtooth brick work and a slightly hipped roof. The windows on the main level of the south elevation are one-over-one wood sash windows with semi-circular heads and segmental-arch brick hoods with project dentils. On the upper level in the gable trim are three rectangular windows with diamond-mullion upper similar to the tower. A small enclosed porch with a shed roof is located in the southwest corner. The porch, which was probably built during the 1973 remodeling, has a concrete deck and steps, wrought iron rail, aluminum windows, and vertical siding. The door with a small fanlight dates from the 1990s.

In contrast to the east and south elevations, the rear (west) is quite plain. The only decorative element is the continuation of the dentilated cornice. There are three windows on the main level, all different sizes, but with wood sills and segmental-arch header brick lintels. The narrow one-over-one window near the porch is original. The largest window has been replaced with a six-light square window (circa 2002). One window is covered with plywood and has been altered. The eight-panel back door is on the north side and appears to be a replacement for the original door and transom (brick in). The back porch has wooden steps and deck. The tax card indicates the house's back porch was removed in the early 1970s. There is an exterior basement entrance under a frame and corrugated plastic shelter (circa 1972). On the upper level, the rear gable has been extended by a wide dormer with two windows and sheathed in ship-lap siding (circa 1956). The north elevation also has the decorative stringcourses and cornices. The two one-over-one windows have traditional segmental-arched hoods. There is a projecting chimneystack, but the chimney has been removed (circa 1950s). There is a small hipped-roof dormer sheathed in diamond shingles and filled with glass block (circa 1950s). There are also two basement windows. The elements of the façade tower are also visible on the north elevation. There is one extant chimney on the south elevation that has a corbelled cap. The entire roof is covered with composition shingles (circa 1990s).

On the interior, the Amanda Best House has 1,566 square feet of space on the main floor, 1,176 square feet on the upper floor, and 783 square feet in the basement. The main floor is divided by a wide central hall. The open staircase in the hall was built in the 1990s. The current staircase with two landings and wrought iron rail replaced the original and straighter stair. From the entrance hall, the dining room is on the south and the living room is on the north. It is unclear which room would have been considered the parlor during the Victorian era.

<sup>1</sup> In the Salt Lake City Avenues neighborhood is a near replica of the Best House. The Barlow House at 178 A Street was built in 1895 and features an original eyebrow window above the porch.

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Best, Amanda Conk, House, Millcreek Township, Salt Lake County, UT

Because of the several remodelings, few interior finishes other than the window casings remain. The current owners have found pieces of Victorian molding and paterae in the house and are duplicating them. The living room is lit by the four tower windows and originally had pocket doors. The dining room features the original fireplace in the southwest corner. The mantel, columns and French doors in the dining room are possibly from a later remodeling. Through the French doors to the west is a bedroom where the south bay is located, and was possibly a sitting room. West of the living room is a bathroom and back bedroom. The bathroom was probably added in the 1920s and was the built-in cupboard at the end of the hall. The kitchen is L-shaped and was completely remodeled in 2005. The enclosed back porch is in the southwest corner.

The upper level of the house is organized around a large central landing. The upper floor has undergone numerous changes since the 1950s. The current configuration is a master bedroom suite to the north with the bedroom in the tower, bathroom and walk-in closet to the west (circa 2005). Another bathroom is at the west end of the main hall (circa 1990s). There is another room under the front gable, which is currently open to the landing. A third bedroom is located in the southwest corner, but since the partition wall blocks one of the south facing windows it appears this division is relatively recent (1990s). The basement is one-half excavated and has one finished room. With the exception of some plumbing and linoleum, all physical evidence of the apartment units was removed by the previous owner. However, it appears that the house may have had as many as six apartments by 1989: three in the upper floor, two on the main floor, and one in the basement.<sup>2</sup>

The Amanda Best House is located in the approximate middle of a square-shaped a 0.33-acre parcel. There are two concrete driveways at each side of the house that curve to connect behind the house. The south driveway was probably added in 1973 when the two-car garage at the southwest corner of the property was built. The garage has a simple gable roof and has wide clapboard siding with a metal door. This non-contributing building is the only outbuilding on the property. However, tax records indicate that when the property was a working farm, it included a windmill, water tank, barn, granary, coop, lean-to stables and tool shed. All these structures were demolished between the 1950s and the 1970s. One concrete pad and one concrete foundation indicate the former placement of an outbuilding and a well. The landscaping consists of two very mature poplar trees to the west and north with a few smaller trees near the house. The front yard features sculpted shrubs, flowerbeds and a large lawn. There is a chain link dog run next to the garage. The yard is fenced with a variety of materials, chain link on the south and west and wood lattice on the north. There are two plank fences at the sides of the house.

The Amanda Best House is one of the largest turn-of-the-century farmhouses located along 1100 East. The older houses are spaced two to three blocks apart as per the original farm parcels. Gradually during the twentieth century the area was filled with miscellaneous housing stock and subdivisions. The Best House is flanked by a circa 1955 ranch house to the south and a circa 1980 apartment complex to the north. There are no Queen Anne style houses in the area, and most of the Victorian Eclectic examples have more modest ornamentation. In other words, the architectural detail of the Amanda Best House has no rival in the

<sup>2</sup> The city directories between 1955 and 1972 list two units. Between 1973 and 1989, there are four units listed.

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Best, Amanda Conk, House, Millcreek Township, Salt Lake County, UT

neighborhood. The Amanda Best House is in good condition and contributes to the historic resources of the Millcreek Township in Salt Lake County.



## 8. Description

### 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 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.)

## 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

### Period of Significance

1896-1909

### Significant Dates

1896, 1909

### Significant Persons

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Herman H. Anderson, Architect

Charles J. Brain, Builder

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

### Primary location of additional data:

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

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

## National Register of Historic Places Continuation Sheet

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### Narrative Statement of Significance

The Amanda Conk Best House, built in 1896, is a two-story Queen Anne and Victorian Eclectic style brick residence located south and east of Salt Lake City. The house is significant under Criteria A for its association with the historical development of its Salt Lake County neighborhood. Although the period of significance focuses on the life of the first owner, Amanda Best, the history of the house represents the broad range of land usage by families who lived in the Millcreek area of the Salt Lake Valley in the late-nineteenth and twentieth centuries. The home was built for Amanda James Conk Best, a polygamous wife of Alfred Best, an early pioneer farmer and merchant. After the death of Amanda Best in 1909, the farmstead was divided between her children. The house property was deeded to her daughter Meriba May Best Boyle, the wife of Dr. Albert C. Boyle, the first acting custodian of Utah's Dinosaur National Monument. The Boyles owned the property until 1947, but rented it out for many years. In the early 1920s, the property was a dairy farm operated by William and Laura Beal. By 1928, the large family of Japanese immigrants Peter and Toyo Aoki lived in the house and established one of several Japanese truck farms in the neighborhood. In 1947, during the post World War II suburban housing boom, the property was sold and converted to apartments. The house was converted back to a single family residence in the 1990s. The current owners are completing the restoration work begun by the previous owner.

The Best House is also significant under Criterion C as a rare example of the Queen Anne style built in rural Salt Lake County in the late nineteenth century. The house is unusually large and elaborate for its setting and time period. One of the most interesting aspects of the house is that it has a twin built seven miles away in Salt Lake City's National Register-listed *Avenues Historic District*. The Barlow House in the Avenues was built in 1895, a year before the Best House. The Barlow House was constructed as a collaborative effort between the architect, H. H. Anderson, the brick mason, Charles J. Brain, and the Pacific Lumber Company. Although only the Pacific Lumber Company can be documented in the work of the Amanda Best House, the design and workmanship of the two houses are so similar that it is likely the result of the same team effort. Both houses are constructed of brick and sandstone with Victorian Eclectic brick work and an elaborate Queen Anne tower. Although the interior of the Best House was altered in a series of remodels, many of the original elements are intact. Moreover, the exterior of the house has seen only minor alterations. The Amanda Conk Best House is a contributing resource in its Salt Lake County neighborhood.

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### History of the Amanda Conk Best House

On July 24, 1847, a small contingent of members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) entered the Salt Lake Valley under the direction of Brigham Young. On August 2, 1847, a little more than a week later, the City of Great Salt Lake was surveyed according to the City of Zion plat, an ideal city layout designed by church founder Joseph Smith, which provided for a residential core surrounded by farmland. In 1848, the surveyors laid out what became known as the Big Field Survey to the south beyond the



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southern boundary of the original city plats (today's 900 South). Between 900 South and 2100 South, the land was laid out in rectangular blocks divided into five-acre lots, and known as the Five-Acre Survey. Further south, between 2100 South and 4500 South, the land was divided into larger lots of ten acres for the Ten-Acre Survey.

As soon as the Big Field surveys were completed, the lots were assigned to individual owners. There were a few scattered homes built in the late nineteenth century, but most of the land was used for agriculture. By the early years of the twentieth century, the northern portions of the Big Field survey area was developed extensively and absorbed into the city, but the southern parts (below 2700 South) remained primarily agricultural until the suburban boom of the 1950s. The borders of the survey blocks are still evident in the major thoroughfares through the area. The Amanda Best House is located on 1100 East, a north-south arterial through the Ten Acre Plat and halfway between the east-west arterials of 3300 and 3900 South.<sup>3</sup>

The Best House, located at 3622 S. 1100 East, was in the southern portion of the Salt Lake County pioneer farm plats. The house is located within the Ten-Acre Survey, on Lot 14 of Block 21. The property was originally part of a larger pioneer farmstead owned by Robert Wimmer (?-1873). On June 21, 1866, Robert Wimmer sold the land to Emanuel M. Murphy (1809-1871) and moved to Payson, Utah. In April 1875, two of the Block 21 agricultural lots from the Emanuel M. Murphy estate were sold to Alfred Best. Three months later, his wife, Nancy J. Murphy (1813-1898), sold Lots 13 and 14 to Alfred Best along with water rights and one-half the adjacent street (1100 East). Alfred Best was born in Toddington, England, in 1829. He immigrated to Utah in 1851 and a year later married Margaret De Groot Oakley (1835-1933), a convert to the LDS Church from New York. Alfred Best established himself as a tinsmith and tin merchant in Salt Lake City, and later opened a hardware store. On October 3, 1866, he married a second wife, Mary Eliza Conk (1841-1884), and on April 25, 1868, he married her sister, Amanda.<sup>4</sup> The family of John Thomas and Meribah Hyers Conk came to Utah in the 1863. Amanda James Conk was born in Toms River, New Jersey, on August 5, 1849.

Alfred Best's first wife, Margaret Oakley Best, maintained her own residence in downtown Salt Lake, but the 1870 census records Mary Eliza and Amanda living together in a household next door. By the 1880 census enumeration, Margaret Best is still living downtown, but Mary Eliza and Amanda are sharing a household in Millcreek, presumably on the farmland purchased by Alfred Best in 1875. The Salt Lake City directories of the 1890s indicate that Alfred lived in town with Margaret at 274 E. South Temple (demolished). In 1887, one year after her sister's death, Alfred Best deeded Lots 13 and 14 to Amanda J. C. Best. In 1894, Amanda took out a mortgage on the property from a Mrs. Rhoda P. Farmer. In May, 1896, the Pacific Lumber Company placed a \$415 lien on the property for "materials and labor performed" on the construction of the house. The lien was removed in September 1896, and the mortgage was paid off in 1898.

It is likely Amanda Best raised her sister's younger children, as well as her own. She had four children, Alfred Conk Best, who died as an infant in 1869; Walter Conk Best, born in 1871; Harold Conk Best, born in 1874;

<sup>3</sup> These streets were known as 14<sup>th</sup> South (3300 South) and 15<sup>th</sup> South (3900 South) until a re-survey conducted in 1917.

<sup>4</sup> The LDS Church's Ancestral File records the name of a fourth wife, Mary Susan Higgs, but no other information is available and she does not appear with the Best family on the census records of the period.

## National Register of Historic Places Continuation Sheet

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and a daughter, Meriba May Best, born May 23, 1880.<sup>5</sup> Most of Amanda and Mary Eliza's children would have been nearly grown by the time the extant house was built, and while it was common for a polygamous wife to have her own dwelling, to have such an unusually large house built for an empty-nester was unusual. At the time Amanda's house was built, Alfred and Margaret Best had retired to a home in the south Salt Lake area (675 E. 2100 South, demolished).

The proliferation of polygamous marriages in Utah reached a peak in the 1850s and 1860s when Alfred married the Conk sisters, and reached the average number of wives, three, for practicing polygamists of the time period. Typical living accommodations for the period might include multiple families in a large house, or one large house for the first wife with smaller homes for the subsequent wives on the same lot. The most important criteria was the each wife have "equal comforts"<sup>6</sup> In Salt Lake City, it was not uncommon for a man to have a "downtown" wife, usually the first one, and another who managed on the outlying family farm, as was Alfred Best's case by the 1880s. The practice of plural marriage was discontinued by the LDS Church in 1890, but former polygamous wives were able to live out the rest of their lives without adverse consequences from the Church. The unusually large and ornate house built for Amanda Best may have been intended for entertaining, or it may have been assumed Amanda would outlive the older Margaret Best, and Alfred would take up residence there. However, records indicate that Alfred Best, who died in 1905, never lived on 1100 East for any length of time.<sup>7</sup>

In 1900, Amanda Best deeded a portion of her land to her sons. By the time of 1900 census enumeration, Amanda and Meriba May Best are the only occupants of the large house; however, Walter Best (1871-1953) and his wife Nellie Croft (1871-?) are living next door, and Harold Best (1874-1933) and his wife, Agnes Truelson (1873-1931) are living three doors down. Amanda did not list an occupation while both Walter and Harold are listed as day laborers. All three of Amanda's children are listed as farmers in the state gazetteers for the same period. By the 1920s, Harold had moved to nearby Riverton and Walter was living on Canyon Road in downtown Salt Lake City.

Meriba May Best married Albert C. Boyle Jr. on October 16, 1901. Albert Clarence Boyle was born in 1879, and was the son of Albert Charles Boyle (1849-1933) and Elizabeth Boam (1867-1923) of Millcreek, Utah. Meriba and Albert may have lived with Amanda during the early years of their marriage, but they are also listed boarding at 4400 S. 1100 East in 1905. In July 1905, Amanda deeded the house to Meriba May Best Boyle. By 1909, Albert and Meriba had moved to New York City so that Albert could work on a PhD at Columbia University. Amanda James Conk Best died on March 17, 1909, about two weeks after returning to Salt Lake City from a visit to New York. On the 1910 census, Meriba May Boyle is listed in Salt Lake City living with her in-laws at the corner of 900 East and 4500 South. Albert and Meriba were living in Laramie, Wyoming at the time of the 1920 census, where Albert was employed as chief geologist for the Union Pacific Railroad. In 1935, Dr. Albert C. Boyle was appointed the first acting custodian of the Dinosaur National Monument in

<sup>5</sup> On the 1880 census, Meriba is listed under the name Estella, but may have been re-named after her grandmother, who died in 1889.

<sup>6</sup> Paul Goelder, "The Architecture of Equal Comforts: Polygamists in Utah," *Historic Preservation*, vol. 24 (January-March 1972).

<sup>7</sup> Margaret Oakley Best lived to be ninety-eight and died living on Highland Drive near 5100 South.



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Jensen, Utah, a position he held until 1940. Albert and Meriba May Boyle did not have any children. Meriba May Best Boyle died on February 22, 1941, shortly after they returned to live in Salt Lake City. Albert C. Boyle Jr. sold the Millcreek property on May 9, 1947. Albert C. Boyle was living at the former home of his parents at the time of his death on October 1, 1951. Although, the Boyles did not live in the house on 1100 East, they continued to store items there. Recently, the current owners of the Best House found a packet of love letters between Albert and Meriba May Boyle dating from his time at Columbia.

The house and property were rented between 1910 and 1920, but the available historical records provide no clue to the names of the occupants. Beginning in the early 1920s, the occupants of the house can be traced through the Salt Lake City and suburban directories. Between 1923 and 1926, William Beal (1862-1938) and his wife, Laura Etta Rust (1858-1930) lived in the house. William Beal's obituary states that he moved to Salt Lake City in 1919 to start a dairy business, so he was likely running a small dairy farm while living on 1100 East.<sup>8</sup> In 1927, the house is listed as vacant. At the time Peter Choriyo Aoki (1873-1941) and his wife Toyo Mayobayashi (1886-1936) were living next door at 3604 S. 1100 East with nine children (house demolished circa 1980). Peter Aoki was born in Nagano, Japan, and immigrated to the United States in 1900. He moved to Salt Lake City around 1917. Toyo Aoki came to Salt Lake City in 1918.<sup>9</sup> Beginning in 1928, Peter and Toyo Aoki rented the larger Best House and by the time of the 1930 census they have eleven children. The directories give Peter Aoki's occupation as gardener, while on the 1930 census he is listed as farmer on a truck farm. A crop mortgage was issued in 1932 to the Aokis for "crops grown on land of M. Boyle and Esther Dummer," the Dummer family owned property owner north of the Boyle property. In 1934, the Aoki family moved to 1901 W. North Temple. The Aoki family operated one of several Japanese truck farming businesses in the Millcreek area in the 1930s. According to his obituary, Peter C. Aoki was the first Japanese Christian minister in Utah.

Between 1935 and 1955, the house had a series of renters, none of whom stayed more than five years. A sampling of names and occupations from this time suggest that the occupants had no economic ties to the land. Oscar Nielsen, a cleaning supply salesman, lived there with his wife, Minnie, in 1935. George W. Langsford, a trucker, and his wife, Elda, lived there in the early 1940s. In 1947 Albert C. Boyle sold the property to Albert Cecil Pehrson (1914-1999) and his wife, Ethel Rhodes Pehrson (1908-2000). The Pehrsons converted the house into apartments divided between the upper and lower floors. The Pehrsons lived in the lower apartment for a few years. Examples of tenants in the 1950s include, Darwin L. Nyborge, a serviceman for Greyhound bus, and his wife, Jeannine; also, Neil L. Morris, a salesman for Ballard Auto, and his wife, Udora. Neighbors report that there was a Holquist family who had a mink farm on the property.<sup>10</sup>

In February 1952, Albert and Ethel Pehrson sold the property to Eureka Watrous (1898-1989). Eureka Watrous was born in North Carolina, but lived most of her life in southern California. She retained the house as a rental, but sold off the remainder of the acreage in 1955. In 1972, Eureka Watrous retired to Utah and further divided

<sup>8</sup> On the 1920 census, William and Laura Beal are living in the Union area of Salt Lake County.

<sup>9</sup> On the 1920 census, the Aoki family is living in downtown Salt Lake with Peter working as a laborer.

<sup>10</sup> Iribarren, interview.



## National Register of Historic Places Continuation Sheet

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the house into four apartments, which she rented mostly to other women.<sup>11</sup> After her death in 1989, the property was sold by her estate to Lawrence D. Phillips. Lawrence Phillips began the monumental task of returning the house to a single-family residence. He intended the project as a second home, but was unable to finish it. In October 2003, he sold the house and property to Steven and Sarah Iribarren, the current owners.

### Architectural Significance

The Amanda Best House, built in 1896, with its distinctive architectural details and prominent tower, makes an impression on those who drive or walk along 1100 East in the Millcreek Township. Though many years the property was run down due to its long use as a rental, the house has remained a landmark in the neighborhood. The only other Queen Anne style home in the area is near 4500 South and Highland Drive, nearly two miles away.<sup>12</sup> The Best House features all of the characteristics of the Victorian Eclectic and Queen Anne styles: irregular plan, asymmetrical façade, variety of building materials and textures, towers, bay windows, and decorative shingles. In addition to many common features, several of the buildings decorative elements are unusual, but indicative of the work of architect, H. H. Anderson. These elements include the flat stone panels above the tower windows and the diamond mullions of the upper windows. In Utah, the popularity of the Queen Anne style coincided with a building boom in the late 1880s and 1890s, but extant examples are relatively rare in the rural parts of Salt Lake County.<sup>13</sup> For example, an elaborate Queen Anne house is much more likely to be found in Salt Lake's *Avenues Historic District* where the Barlow House is located. During the 1890s, the Avenues was one of the most fashionable neighborhoods in Salt Lake City and home to many of the city's most prosperous businessmen, merchants, professionals, and artisans. The presence of a *doppelgänger* seven miles away adds a layer of intrigue to the architectural significance of the Amanda Best House.

Because it is located in the *Avenues Historic District*, the Barlow House has been fairly well documented. A Salt Lake City building permit issued on April 10, 1895, for the Barlow House lists H. H. Andersen as the architect, and the Pacific Lumber Company as builder. The house was to be built for an estimated cost of \$2,600. Building permit records were not kept for the unincorporated parts of Salt Lake County in 1896, so the name of the architect can not be verified; however, the lien placed on the property by the Pacific Lumber Company is the one substantiated link between the houses. A student paper on the Barlow House states that it was built by brick mason Charles J. Brain, great-grandfather of the owner of the house at the time.<sup>14</sup> Like the Best House, the Barlow House was modified, including side and rear additions; however, the similarity between the façades of two buildings suggests that the architectural drawings of H. H. Anderson were reused for the Best House and that the same mason was involved.

<sup>11</sup> A neighbor told the current owners that a wife of one of the famous Marx brothers lived in the house. Although this has not been confirmed by the city directories, if there is some truth to the tale, with her ties to Southern California, it may have occurred during the time Eureka Watrous owned the house.

<sup>12</sup> This house has been altered for commercial use and did not have a tower element.

<sup>13</sup> Thomas Carter and Peter Goss, *Utah's Historic Architecture, 1847-1940: a Guide*, (Salt Lake City, Utah: University of Utah Press, 1988), 112.

<sup>14</sup> Adele Weiler, "178 A Street," unpublished TMs, 1977.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 6 Best, Amanda Conk, House, Millcreek Township, Millcreek Township, Salt Lake County, UT

The architect, Herman Holstain Anderson, was born March 17, 1862, in Aarhus, Denmark.<sup>15</sup> In 1881, at the age of nineteen Anderson and his mother immigrated to Utah. He was listed in the city directories as a carpenter, and later as an architect. As far as it is known, he had no formal training and probably worked from pattern books of the period.<sup>16</sup> As a self-styled builder architect, H. H. Anderson, was responsible for the design of approximately seventy buildings listed in the Salt Lake City building permits between 1891 and 1897. The vast majority of his buildings were residences built in the downtown neighborhoods of Salt Lake City.

Many of his residences have a standard floor plan, but he was creative in his frequent use of the Queen Anne style, particularly using towers, turrets, bays, and a variety of materials. The Best House in the rural Salt Lake County was a departure from his usual venue, but is representative of his architectural vocabulary. Herman H. Anderson died of consumption on March 16, 1897 at the age of thirty-five. In obituary in the *Deseret News* describes him as a "worthy citizen and highly respected." During his relatively short lifetime he was a prolific architect and the Best House is an excellent example of his work.<sup>17</sup>

Charles John Brain was born in Springville, Utah, on June 2, 1858. He was a prominent Salt Lake City builder and contractor for most of his life. The previous owner of the Barlow House, who is a relative of the mason, stated that Charles J. Brain also was a brick-maker and the red bricks for the Barlow House came from his kiln near the University of Utah. The 1894-1895 Salt Lake City directory lists Charles J. Brain as a contractor and brick maker. During the time, he had a partnership with William John Tuddenham (1848-1928), under the name Tuddenham and Brian. It is likely that William J. Tuddenham was also involved with the construction of the Barlow and Best houses. One difference between the Barlow and Best houses is the brick. The Best House is constructed of yellow brick that may have been manufactured at the Salt Lake Pressed Brick factory, located at 3100 S. 1100 east, less than a mile away from the Best House. The Pacific Lumber Company was also located on 1100 East, but further north around 2100 South. The 1895-1895 directory lists George Ernest Romney (1868-1940) as the manager of the company, which specialized in "Wholesale and Retail Lumber, Sash, Doors, Mouldings, Lath, Shingles, Hardware, Building Material, Coal, etc."

<sup>15</sup> Professionally, Herman H. Anderson went by H. H. Anderson. His surname also appears on the building permits as under the variant Andersen. He is buried as Herman Anderson in the Salt Lake City Cemetery. In the 1890 directory, he listed mistakenly as Herbert H. Anderson.

<sup>16</sup> Christine Morr, "H. H. Anderson," TMs, 1987.

<sup>17</sup> One coincidental link between the Anderson and Best families is that Walter and Nellie Best moved to Canyon Road and lived just a few doors down from Anderson's home at 207 N. Canyon Road. Although this move occurred after Anderson's death, his heirs lived there for many years and the architect's granddaughter, Margaret Herrick, married a Best.

## National Register of Historic Places Continuation Sheet

Section No. 8 Page 7 Best, Amanda Conk, House, Millcreek Township, Millcreek Township, Salt Lake County, UT

The Amanda Conk Best House is eligible for the National Register of Historic Places for both historical and architectural significance, and its legacy is an undeniable part of the landscape of Salt Lake County, Utah.



## National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Best, Amanda Conk, House, Millcreek Township, Salt Lake County, UT

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### Bibliography

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Best, Amanda Conk, House  
Name of Property

Millcreek Township, Salt Lake County, Utah  
City, County and State

## 10. Geographical Data

Acreage of Property 0.33 acres

### UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/2 4/2/7/3/8/0 4/5/0/4/8/0/0  
Zone Easting Northing

2 / / / / / / / / / / /  
Zone Easting Northing

3 / / / / / / / / / / /  
Zone Easting Northing

4 / / / / / / / / / / /  
Zone Easting Northing

### Verbal Boundary Description

(Describe the boundaries of the property.)

COM 193.55 FT N FR SE COR LOT 14 BLK 21 10 AC PLAT A BIG FIELD SUR N 93.55 FT W 150 FT S 93.55 FT E 150 FT TO BEG.

Property Tax No. 16-32-253-011

### Boundary Justification

(Explain why the boundaries were selected.)

The current boundaries are the same as those associated with the property historically.

☐ See continuation sheet(s) for Section No. 10

## 11. Form Prepared By

name/title Korral Broschinsky  
organization Preservation Documentation Resource date November 29, 2007  
street & number P. O. Box 58766 telephone (801) 913-5645  
city or town Salt Lake City state UT zip code 84158

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

**Maps** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs:** Representative **black and white photographs** of the property.

**Additional items:** (Check with the SHPO or FPO for any additional items)

## Property Owner

name/title Sarah and Steven Iribarren  
street & number 3622 S. 1100 East telephone (801) 467-6751  
city or town Salt Lake City state UT zip code 84106

**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. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Best, Amanda Conk, House, Salt Lake County, UT

### Common Label Information

1. *Best, Amanda Conk, House*
2. 3622 S. 1100 East, Salt Lake City, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: September 27, 2008
5. Digital images on file at Utah SHPO.

Archival Photographs (Printed at Utah SHPO using archival paper and ink)

#### Photo No. 1:

6. East elevation of house. Camera facing west.

#### Photo No. 2:

6. East and north elevations of house. Camera facing southwest.

#### Photo No. 3:

6. West and south elevations of house. Camera facing northeast.

### Supplemental Photographs

#### Photo No. 4:

6. East and south elevations of house. Camera facing northwest.

#### Photo No. 5:

6. West and north elevations of house. Camera facing southeast.

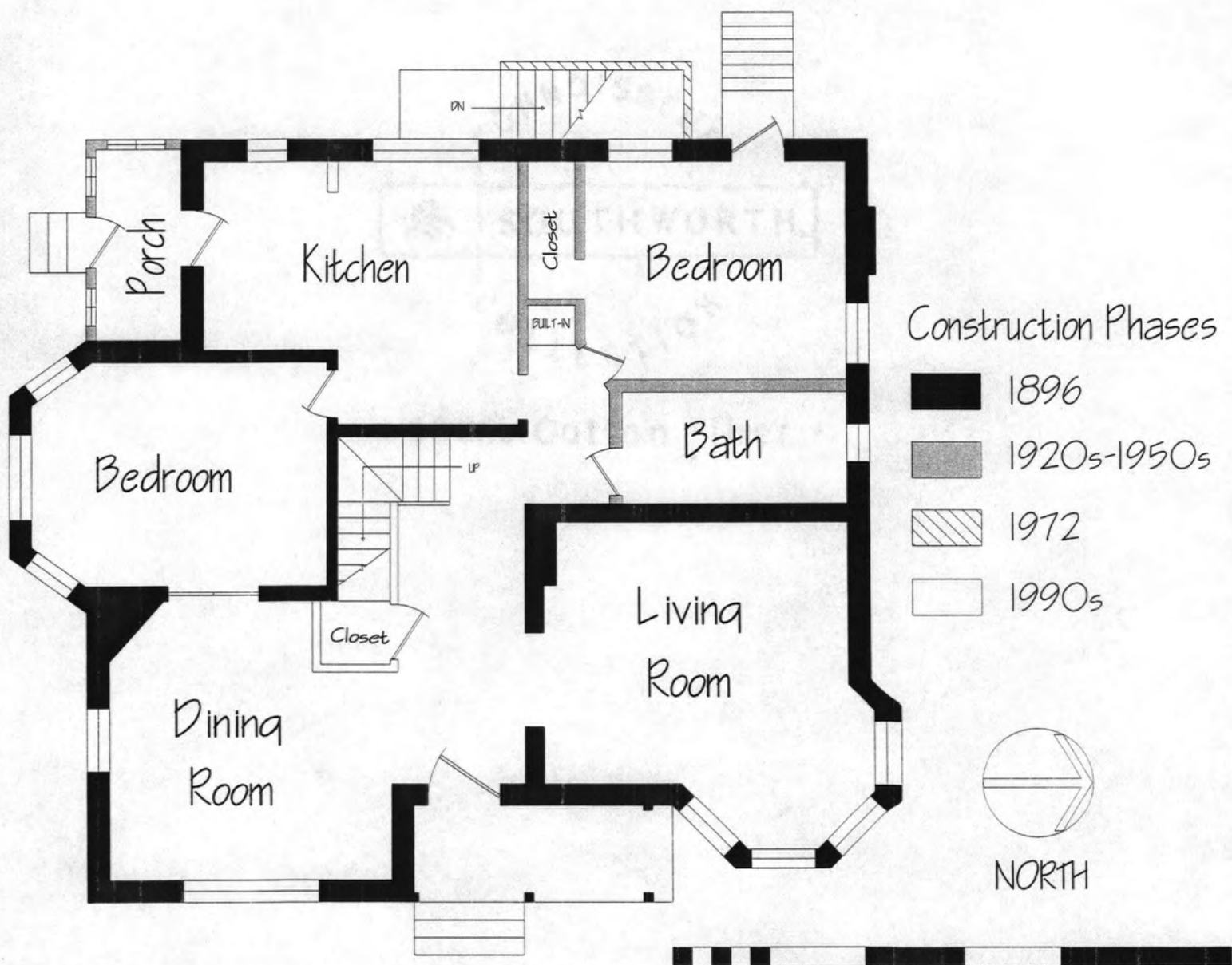
#### Photo No. 6:

6. Northeast corner of house, tower detail. Camera facing southwest.

#### Photo No. 7:

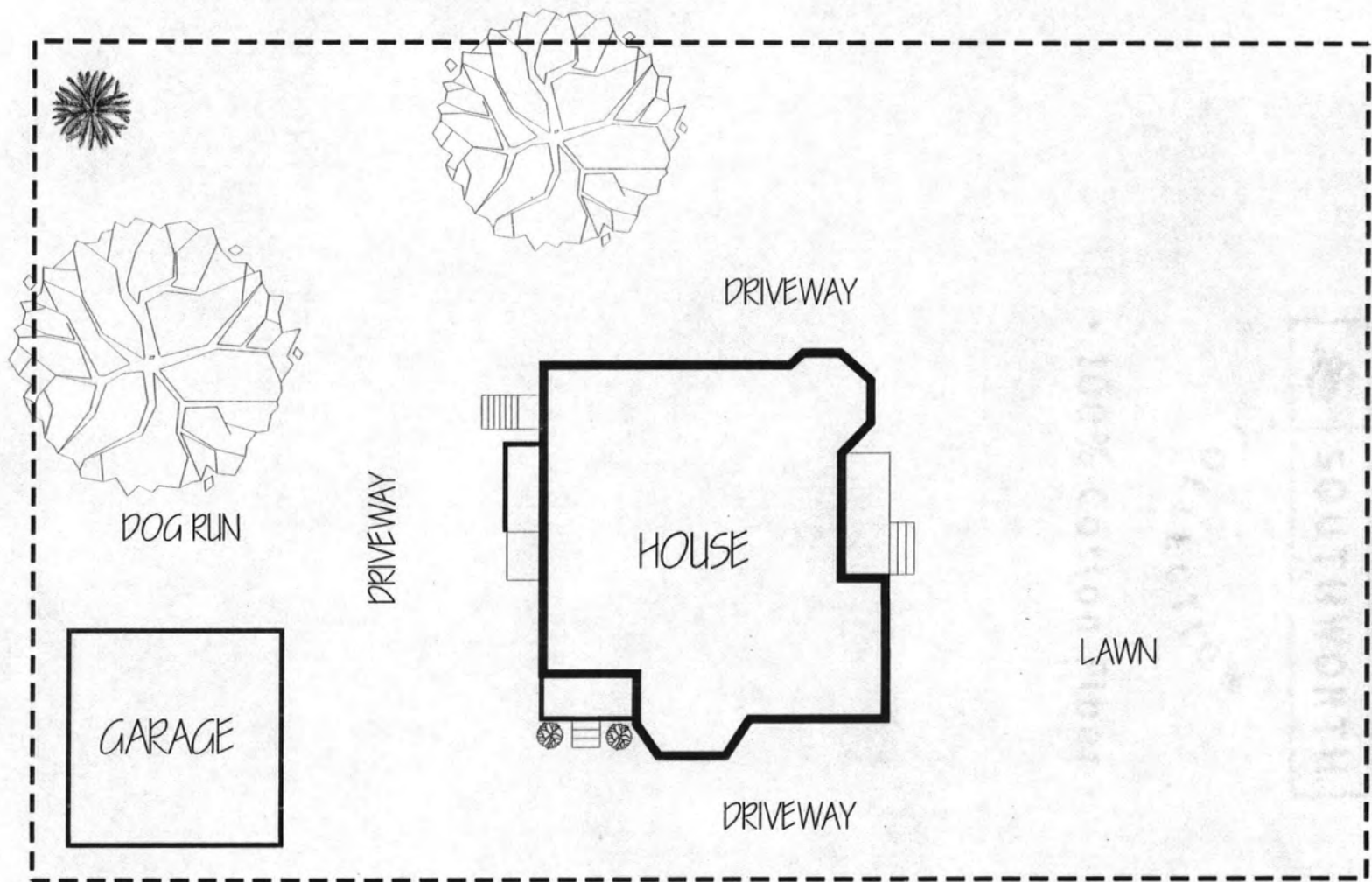
6. East and north elevations of garage. Camera facing southwest.





## MAIN FLOOR PLAN

BEST, AMANDA J. C., HOUSE  
 3622 S. 1100 EAST, SALT LAKE COUNTY, UT



BEST, AMANDA J. C., HOUSE

3622 S. 1100 EAST, SALT LAKE COUNTY, UT



NORTH



SKETCH SITE PLAN

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Best, Amanda Conk, House  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: UTAH, Salt Lake

DATE RECEIVED: 10/21/08 DATE OF PENDING LIST: 11/10/08  
DATE OF 16TH DAY: 11/25/08 DATE OF 45TH DAY: 12/04/08  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08001154

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 12-4-08 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.





Photo 1 Best, Amanda C., House  
Salt Lake City, Salt Lake Co., UT





Photo 2

Best, Amanda C., House

Salt Lake City, Salt Lake Co., UT



Photo 3 Best, Amanda C., House  
Salt Lake City, Salt Lake Co., UT





PHOTO 4

BEST, AMANDA CONK, HOUSE  
SALT LAKE COUNTY, UT





PHOTO 5

BEST, AMANDA CONK, HOUSE  
SALT LAKE COUNTY, UT



PHOTO 6

BEST, AMANDA CONK, HOUSE  
SALT LAKE COUNTY, UT





PHOTO 7

BEST, AMANDA CONK, HOUSE  
SALT LAKE COUNTY, UT





NIMA 3665 III NE-SERIES V89





## State of Utah

JON M. HUNTSMAN, JR.  
*Governor*

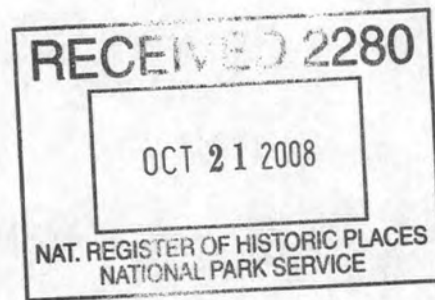
GARY R. HERBERT  
*Lieutenant Governor*

## Department of Community and Culture

PALMER DePAULIS  
*Executive Director*

### State History

PHILIP F. NOTARIANNI  
*Division Director*



October 14, 2008

JANET MATTHEWS  
KEEPER  
NATIONAL REGISTER OF HISTORIC PLACES  
1201 EYE STREET, NW, 8<sup>th</sup> FLOOR (MS 2280)  
WASHINGTON, D.C. 20005

Dear Ms. Matthews:

Enclosed please find the registration form and documentation for the following National Register nominations that have been approved by the Utah Historic and Cultural Sites Review Committee (Utah Board of State History) and the Utah State Historic Preservation Officer for nomination to the National Register of Historic Places:

Bank of Vernal  
Best, Amanda Conk, House  
Oquirrh School

Vernal, Uintah Co.  
Millcreek Township, Salt Lake Co.  
Salt Lake City, Salt Lake Co.

Thank you for your assistance with this nomination. Please contact me at 801/533-3559, or at [coryjensen@utah.gov](mailto:coryjensen@utah.gov) if you have any questions.

Sincerely,

J. Cory Jensen  
Architectural Historian  
National Register Coordinator  
Office of Historic Preservation

Enclosures

UTAH STATE  
HISTORY

UTAH STATE HISTORICAL SOCIETY  
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RESEARCH CENTER & COLLECTIONS





## State of Utah

JON M. HUNTSMAN, JR.  
Governor

GARY R. HERBERT  
Lieutenant Governor

## Department of Community and Culture

PALMER DePAULIS  
Executive Director

### State History

PHILIP F. NOTARIANNI  
Division Director



TO: Janet Matthews, Keeper,  
National Register of Historic Places

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

SUBJECT: National Register Nomination

The following materials are submitted on this \_\_\_\_\_ day of \_\_\_\_\_, 2008,  
for the nomination of the Best, Amanda Conk, House  
to the National Register of Historic Places:

- \_\_\_\_\_ 1 Original National Register of Historic Places nomination form
- \_\_\_\_\_ Multiple Property Nomination form
- \_\_\_\_\_ 3 Photograph(s) (archival)
- \_\_\_\_\_ 4 Photograph(s) (supplemental)
- \_\_\_\_\_ 1 Gold Archival CD-R w/Image Files & Nomination PDF
- \_\_\_\_\_ 1 Original USGS Map
- \_\_\_\_\_ 2 Sketch map(s)/figure(s)
- \_\_\_\_\_ Pieces of Correspondence
- \_\_\_\_\_ Other \_\_\_\_\_

COMMENTS: Please review.

For questions please contact Cory Jensen at 801/533-3559, or [coryjensen@utah.gov](mailto:coryjensen@utah.gov)

UTAH STATE  
HISTORY

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