

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only
received JUL 28 1980
date entered OCT 3

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Hyrum T. Covey House

and/or common

2. Location

street & number 1229 East 100 South St. not for publication

city, town Salt Lake City vicinity of _____ congressional district 02

state Utah code 049 county Salt Lake code 035

3. Classification

| | | | |
|---|---|---|---|
| Category | Ownership | Status | Present Use |
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input type="checkbox"/> commercial |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial |
| | | <input type="checkbox"/> no | <input type="checkbox"/> military |
| | | | <input type="checkbox"/> museum |
| | | | <input type="checkbox"/> park |
| | | | <input checked="" type="checkbox"/> private residence |
| | | | <input type="checkbox"/> religious |
| | | | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other: |

4. Owner of Property

name Mr. Frank Creer

street & number 1229 East 100 South

city, town Salt Lake City vicinity of _____ state UT 84102

5. Location of Legal Description

courthouse, registry of deeds, etc. Salt Lake City and County Building

street & number 400 South State

city, town Salt Lake City state UT 84111

6. Representation in Existing Surveys

title Utah Historic Sites Survey has this property been determined eligible? yes no

date 1979 federal state county local

depository for survey records Utah State Historical Society

Salt Lake City state UT

city, town

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Hyrum T. Covey home, built in the Prairie School style, was designed by the architectural firm of Ware and Treganza and construction began in September of 1909 by R.J. Winegar, a contractor who had also worked on the Cathedral of the Madeleine (see figure 1). The same architects and contractor built the home next door for Hyrum Covey's brother A.A. Covey.

The exterior of the H.T. Covey home is built almost entirely of multi-toned brown brick. Banding accentuates the windows, now painted dark brown but originally light in color. A sandstone foundation and stone coping define the porch. The foundation, similar to the west house, is built of rough-dressed, rusticated sandstone. The home has two chimneys, one on the east and one on the west, with a low hipped roof and a decorative dormer. The windows, large and double hung, have lovely leaded glass in the southern facade. Four brick pillars support a flat roof over the wide porch, and overhanging eaves give a feeling of horizontality. A string course gives a decorative treatment to the east and west facades, breaking up the brick and giving varied texture to the home. Decorative brick can also be seen on the center pillars and on either side of the second story bay window. The roof is shingle, as was the original roof. The home is symmetrical with a square box-like quality, but with a feeling of horizontality which is typical of Prairie School style.

A porch extends across the entire front facade of the home. A craftsman style swing still hangs on the porch. Some changes have been made on the interior of the home. The entrance is dominated by dark stained oak. Oriental rugs cover the floor. The grass cloth on the walls accentuates the dark banding and beams of oak. A large mirror is the dominant feature in the entry. The hall is much larger in this house than in the A.A. Covey house next door. The stairway begins in the hallway in an "L" shape. The newel post once held a beautiful stained glass lantern with a floral motif. The home also had a back stairway from the kitchen to the landing, but it has been blocked off. On the landing is a decorative stained glass window in an abstract floral motif. The abstract motif is typical of the Prairie School style's leaded and stained glass windows.

The parlor was located on the west side of the hall. Dark stained oak beams can still be seen on the ceiling. The lovely imported tile fireplace, similar to the A.A. Covey home, was removed and this marble and oak fireplace was installed after 1937, but prior to 1949. When the house was built, a partition divided the parlor and the library. The library was about one-third of what is now the living room. Lovely oak columns and an oak archway, similar to 1211 East First South, defined this area. Another fireplace was located on the north wall of the library. This fireplace was covered over,

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|---|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ humanitarian |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> theater |
| <input type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> transportation |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> other (specify) |
| | | <input type="checkbox"/> invention | | |

Specific dates 1909 **Builder/Architect** R.J. Winegar/Ware and Treganza

Statement of Significance (in one paragraph)

The Hyrum T. Covey home and the Almon A. Covey home at 1229 and 1211 East 100 South, built in 1909, are fine examples of Prairie School style in Utah. They incorporate design elements sensitive to this arts and crafts style, including wide, overhanging eaves, horizontality, and rectangular massing. They were designed by the architectural firm of Ware and Treganza and are thought to be among that firm's earliest Prairie School works. Ware and Treganza were one of the leading architectural firms in the state in the early twentieth century and responsible for training other outstanding architects.

Both Hyrum and Almon Covey were involved with the Covey Investment Co., a leading business and real estate firm in Salt Lake City.

Hyrum Theron Covey was born October 19, 1878, in Salt Lake City. He was a businessman and involved with the Covey Investment Company, serving in various capacities as vice president and general manager, as well as president and director. The company built many apartment houses in Salt Lake City and served as a leading business and real estate firm. At one time, Covey was president of the Salt Lake Apartment Association. Covey married May Rowberry in January 1903. They eventually had four children.

Mr. and Mrs. Covey sold the home in 1937 to Stewart Cosgriff of the Continental Bank. It was during the time the Cosgriff family lived in the home that the oak in the dining room was painted and the beams removed. They also replaced the parlor fireplace with marble and oak.

9. Major Bibliographical References

See continuation sheet

UTM NOT VERIFIED

10. Geographical Data

ACREAGE NOT VERIFIED

Acreege of nominated property less than 1

Quadrangle name Fort Douglas, UT

Quadrangle scale 1:24000

UMT References

A 2 427810 4513100
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

Comm 3 rds W fr SE corner of Lot 2, Blk 34, Plat F, S.L.C. Survey W 5 rds, N 10 rds, E 5 rds, S 10 rds

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title Karen Derrick

organization School of Architecture, University of Utah date

street & number telephone

city or town Salt Lake City state UT 84108

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Melvin T. Smith

title Melvin T. Smith, State Historic Preservation Officer date 7/14/80

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I hereby certify that this property is included in the National Register

[Signature] date 10-3-80
Keeper of the National Register

Attest: [Signature] date 9/30/80
Chief of Registration

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Hyrum T. Covey House, Salt Lake City, Salt Lake County

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when the sleeping porch was added about 1920. Sliding doors gave access to the parlor and library from the hallway. These two sets of doors were kept closed most of the time and the family used the dining room extensively.

The dining room, to the east of the hallway, contained its own fireplace and a built in buffet. The wood in this room was also oak, but has been painted. Beams at one time covered this ceiling, as in the hallway and living room.

The kitchen to the north of the dining room has been modernized. In about 1920 a sleeping porch was added to the home to give some needed room. Underneath, on the first floor, a room was added which the family called the playroom. A breakfast room was also added to the home providing easy access to the kitchen through sliding doors. At this time the fireplace was removed, although the chimney can still be seen.

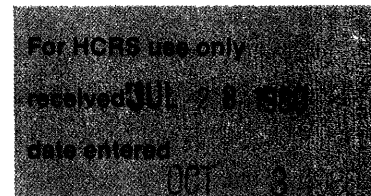
The second floor of 1229 was reached by either the kitchen or the front stairs. The stairways meet at a door on the landing next to the stained glass window. Upstairs in this home were four bedrooms. The master bedroom was located in the southwest corner with a dressing room directly to the east. The maids room in the northeast corner is now a study. Access to the sleeping porch is through either of the north bedrooms.

Originally, the sleeping porch was to be used only in the summer as there was no heat on the porch. Eventually the children slept here year around. The partitions on the porch are unusual. The wood paneling is crowned with carving leaving an airspace along the ceiling. Besides being decorative, the space aided the air flow.

For a time H.T. Covey kept a chicken coop in the yard where he raised fighting cocks. The coop was screened from the rest of the yard by a trellis, and in front of the trellis was a rose garden. The large garage, located in the northeast corner of the property, had white, screen-like doors.

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Russel L. Tracy Company, "Abstract of Title," 1963.

Almon Andrew Covey, Salt Lake Tribune, March 12, 1960.

Hyrum Theron Covey, Deseret News, August 23, 1966.

Theodosia Kent Covey, Salt Lake Tribune, May 18, 1963.

Alberto O. Treganza, Deseret Evening News, July 19, 1944.

Walter E. Ware, Salt Lake Tribune, April 22, 1951.

Oral Interviews:

Maybelle Covey Burton

Sarah Creer

Louise Covey Moyle

Heidi and Jeff Swinton

Building Permit Records, 1900-1910, 19

Sanborn maps