

DATA SHEET

PH0686077

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED FEB 26 1979

DATE ENTERED

MAR 9 1979

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

WALTER C. LYNE HOUSE

AND/OR COMMON

**2 LOCATION**

STREET &amp; NUMBER

1135 East South Temple Street

— NOT FOR PUBLICATION

CITY, TOWN

Salt Lake City

CONGRESSIONAL DISTRICT

VICINITY OF

02

STATE

Utah

CODE

049

COUNTY

Salt Lake

CODE

035

**3 CLASSIFICATION**

## CATEGORY

 DISTRICT  
 BUILDING(S)  
 STRUCTURE  
 SITE  
 OBJECT

## OWNERSHIP

 PUBLIC  
 PRIVATE BOTH

## PUBLIC ACQUISITION

 IN PROCESS  
 BEING CONSIDERED

## STATUS

 OCCUPIED  
 UNOCCUPIED  
 WORK IN PROGRESS

## ACCESSIBLE

 YES: RESTRICTED  
 YES: UNRESTRICTED  
 NO

## PRESENT USE

 AGRICULTURE  
 COMMERCIAL  
 EDUCATIONAL  
 ENTERTAINMENT  
 GOVERNMENT  
 INDUSTRIAL  
 MILITARY  
 MUSEUM  
 PARK  
 PRIVATE RESIDENCE  
 RELIGIOUS  
 SCIENTIFIC  
 TRANSPORTATION  
 OTHER:**4 OWNER OF PROPERTY**

NAME

Norman R. Dobson/Stephen M. Stoddert/Raymond Jones

STREET &amp; NUMBER

1433 East Bluebell Circle/1876 Chokecherry Drive/2159 Ridgewood Way

CITY, TOWN

Bountiful (all) VICINITY OF

STATE

Utah

**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

County Recorder's Office

STREET &amp; NUMBER

Salt Lake City and County Building

CITY, TOWN

Salt Lake City

STATE  
Utah**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Utah Historic Sites Survey

DATE

June 1978

 FEDERAL  STATE  COUNTY  LOCALDEPOSITORY FOR  
SURVEY RECORDS

Utah State Historical Society

CITY, TOWN

Salt Lake City

STATE

Utah

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Walter C. Lyne House, built in 1898 is a two-and-a-half story structure with a full basement situated on a site of prominence on the north side of East South Temple street. The residence is sited well back from the streets which pass it on the south and east. The home is surrounded on all sides by mature trees and shrubs. A retaining wall of rusticated Red Butte Sandstone is still extant and creates a one-level terrace along the south and west sides of the building. A wrought iron fence is still extant along the north property line. Also extant, but no longer on property associated with the Lyne House, is a one-story brick carriage house. The carriage house is located north of the northwest corner of the home and faces south. It features two large "garage" doors, segmented windows in the side walls, and a tall hip roof with two she dormers. A frame structure which encloses an exterior stairway into the basement is also intact, as is the original rear porch which is of frame construction and has latticed walls.

While the site and landscaped elements historically associated with the Lyne House are most intact, the house itself has experienced some change, most of which involved removal or concealing of decorative trim. The iron cresting along the truncated hip roof is gone. One of the dormers on the roof has been removed. The pinnacle and bargeboard trim no longer exist in the central front gable. The bracketed and dentiled cornice has been covered over by metal sheathing. The railings and newel posts of the balcony and front porch have been removed. A wooden stairway was added along the west exterior wall when the home was converted to a boarding house.

Despite these changes, most of the original design and fabric is intact. The Lyne House has a foundation of rusticated Red Butte sandstone. The water table is of cut stone, sandstone, as are the sills and lintels. The building's superstructure is brick. All exterior stairs and walks are of sandstone.

The front facade of the Lyne House is asymmetrical but formal in feeling. The front entry is articulated by a gabled bay which extends slightly southward from the main face of the south wall. A semi-circular bay in the right is balanced by the round form of the columned porch on the left of the front facade. The entry features its original paneled door, leaded and beveled glass sidelights and a second story Palladian window. Another Palladian window is also located in the first story to the left of the front door.

Due to its corner location, the Lyne House has three exterior entries, one each on the south, east and north. The home is basically rectangular in shape, though two rounded bay windows, two porches and the extended entry wing add variety of massing to the otherwise boxlike form. Exterior decoration includes the classical front porch with its bracketed and dentiled cornice and pairs of Ionic columns, leaded glass windows and corbeled chimneys.

The interior of the Lyne House is largely intact. In plan, the main floor contains a spacious entry, lobby, parlor, living and dining rooms, kitchen and pantry. The second floor contains numerous bedrooms. The third floor contains Mr. Lyne's study which overlooked South Temple Street. Servants quarters were housed in the basement. Noteworthy features of the interior include coffered wainscoting in the lobby, fireplaces with tile surrounding and hearths, iron hoods and frames and birdseye maple mantles; a grand stairway with columned newel posts; high ceilings with French curved cornices; oak and greenwood baseboards and mouldings; polychrome ceramic tiles in bathrooms and on the front porch; and original doors, hardware which are extant throughout the entire house.

# 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 checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input 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      1898      BUILDER/ARCHITECT      Jasper N. Melton

## STATEMENT OF SIGNIFICANCE

Built in 1898 by architect/builder Jasper N. Melton for Walter C. Lyne, the Lyne House is significant as a landmark structure in Salt Lake City's East South Temple Street Historic District. The two-and-a-half story brick and stone residence is Georgian Revival in style but incorporates a columned portico and rounded bay projection, both off-centered, which add an element of balanced asymmetry to the design. The Lyne House also serves to document the career of its owner, a prominent wool dealer, city councilman and civic leader. The home, although somewhat altered, is considered to be the finest remaining work of Jasper N. Melton, a local builder who also designed the homes he built.

## HISTORY

Walter Cogswell Lyne was born December 8, 1857, in Wisconsin and followed his father to Salt Lake City, Utah, in 1871 when he was 14 years old. Walter was one of a prestigious group of businessmen to establish a firm near the intersection of 200 South and Main Streets, one of the city's most popular commercial corners in pioneer days. Here, on the site of the present Walker Bank, Lyne operated a drug store under the name of W. C. Lyne and Company. He later went into business with James E. Paine and was a successful wool broker, a profession he followed for the remainder of his life.

In 1889, at the age of 32, Lyne married Grace Coons of Nebraska. Nine years later he built his large home, the subject of this history, on East South Temple, Salt Lake City's boulevard of mansions. The Lynes had three children: Norman Cogswell, Walter Jr., and Alice.

Among the significant accomplishments of Walter C. Lyne was his service as Salt Lake City councilman from 1910 to 1912 under Mayor John S. Bradford. During these mining boom years of great expansion, Lyne played a significant role in the development of Salt Lake City from a quiet pioneer town to a major commercial and industrial center in the Intermountain West. His work in organizing the Salt Lake City Chamber of Commerce of which he was a charter member was also important. An active member of the First Presbyterian Church, Lyne maintained an active interest in the development of Westminster College. He also served on the Board of Directors of the Salt Lake Hardware Company. Considered a very generous man, Lyne was an anonymous benefactor to many organizations and individuals.

Walter C. Lyne died January 9, 1935, at the age of 77 and was preceded in death by his wife who died May 21, 1922. Following Lyne's death, Mrs. Alice Gurnsey, his daughter, lived in the home until 1944. Later the Lyne house was used as a boarding house and halfway house. The house is currently being restored to its original appearance by the owners, with Raymond Jones, the project architect.

The Walter Lyne House was constructed by Jasper N. Melton, a local carpenter, contractor, and architect. Born in Harrison County, Indiana, on June 16, 1837, Melton pursued the profession of contracting in Lafayette, Indiana, following his service in the Civil War. He came to Salt Lake City in 1889 and designed and built many of the city's important residences and smaller commercial buildings.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Fohlin, E. V. (author and publisher), Salt Lake City, Past and Present, Salt Lake, 1908.  
Salt Lake Tribune, January 10, 1935, December 29, 1915.  
Polk Directories, Salt Lake City.  
Salt Lake City Building Permit Book, 1898.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre.

QUADRANGLE NAME Fort Douglas, Utah

QUADRANGLE SCALE 1:24000

UTM REFERENCES 7610

A 12 4287 493330

B         

C         

D         

E         

F         

G         

H         

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Allen D. Roberts, Preservation Consultant

ORGANIZATION

Historic Utah Inc.

DATE

May 1978

STREET & NUMBER

224 West 300 North

TELEPHONE

(801) 355-5926

CITY OR TOWN

Salt Lake City

STATE

Utah

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL   

STATE   

LOCAL X

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 National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

J. Phillip Keene III, State Historic Preservation Officer

DATE February 7, 1979

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER.

KEEPER OF THE NATIONAL REGISTER

DATE 3-9-79

ATTEST: William H. Abraham

DATE 3-7-79

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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Melton's design for the Lyne House is basically Georgian Revival but incorporates a few asymmetrical elements more commonly associated with the Adamesque-inspired Georgian Revival. Aside from the Greek-ordered portico along the center and left of the front facade, and the two story semi-circular bay projection at the right of the facade, the exterior composition features characteristic Georgian Revival elements. The truncated hip roof (originally with a railing or iron crestwork), classically treated eave and cornice (now hidden), projecting, pedimented central part of the front facade, symmetrically arranged chimneys, portico with free-standing columns, and double-hung windows of the Lyne House are typical in Georgian Revival residences.

The Walter C. Lyne House was one of the first and largest Georgian Revival homes built on South Temple Street. Following the lead of the Lyne House, several other homes of this style were built to the east, giving upper South Temple Street the stately appearance for which it is noted today.