

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 955 E. Logan Avenue

UTM: 12/427160/4509440

Name of Structure: Thomas Yardley House

T. R. S.

Present Owner: Alden C. and Ella L. Snell  
c/o John LaDue

Owner Address: 955 E. Logan Avenue  
Salt Lake City, Utah 84105

Year Built (Tax Record):  
Legal Description

Effective Age:  
Kind of Building:

Tax #:

Lots 53 & 54 of Block 2 of Perkins' Addition subdivision, Block 16, Plat Five  
Acre A, Big Field Survey.

*less than one acre.*

STATUS/USE 2

Original Owner: Thomas Yardley

Construction Date: 1891

Demolition Date:

Original Use: Residential

Present Use: Residential

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- Excellent     Site     Unaltered     Significant     Not of the     National Landmark     District
- Good     Ruins     Minor Alterations     Contributory     Historic Period     National Register     Multi-Resource
- Deteriorated     Major Alterations     Not Contributory     State Register     Thematic

DOCUMENTATION 3

Photography:

Date of Slides:

Slide No.:

Date of Photographs:

Photo No.:

Views:  Front  Side  Rear  Other

Views:  Front  Side  Rear  Other

Research Sources:

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

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

Obituary Index, Utah State Historical Society.

Architect/Builder:

Building Materials: Brick

Building Type/Style: Victorian Eclectic

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

The Thomas Yardley House is a two story brick house. It is a long rectangular block with a steeply pitched gable roof, and has a three part bay projecting from the west side. There is a two story frame porch attached to the rear of the house.

The Yardley House is one of seven of the houses in the Perkins' Addition which were derived from one basic pattern book design. Inclusively these houses represent the range of variation possible with the use of a single design. Each house is uniquely different from the others, but the basic form, the composition of major elements, and the repetition of specific decorative features tie these houses to a pattern book origin.<sup>1</sup> The basic form repeated in these houses is a rectangular two story block with a gable roof, projecting bays and /or crosswings with gable roofs, and a facade composed of an arrangement of four openings. The main entrance is on one side of the facade, flanked by a large window. Distinctive one or two story porches over the entrances have gable roofs and ornamentation that echo the pitch and detailing of the main block. An open porch with a geometric balustrade spans the facade. Belt courses and a change in material in the gable serve to interrupt the vertical thrust of the mass of the house, and distinctive

Statement of Historical Significance:

Construction Date:

The Thomas Yardley House, built in 1891, is architecturally and historically significant as one of the ten remaining houses that were original to Perkins' Addition subdivision, the most visually cohesive example of a streetcar subdivision in Salt Lake City. Streetcar Subdivisions played a major role in the transformation of the land south of the original city from agricultural to residential use in the 1890s, and Perkins' Addition was considered the standard of subdivision excellence. The Yardley House, as one of seven houses in Perkins' Addition which are variants of one house pattern, documents a significant process in suburban development--the use of standardized plans that could be varied to accommodate individual preferences. Additionally, this house pattern, distinguished by its gable facade and double porch entry, is unique in Salt Lake City, having originated in Colorado.

The Thomas Yardley House at 955 East Logan Avenue was built in 1891 as one of the thirteen large, brick houses constructed in Perkins' Addition subdivision by Metropolitan Investment Company. Thomas and Katherine H. Yardley apparently contracted with Metropolitan Investment Company to have this house built in the spring of 1891, and in June they received title to the property for a consideration of \$6000.

The Yardleys had come to Salt Lake City in the latter part of 1890 or in the early part of 1891 and may have been one of several families induced to the city and to Perkins' Addition by Gilbert L. Chamberlin, vice-president and general manager of Metropolitan Investment Company. The Yardleys, who lived in this house until 1903, were one of the few original occupants of the Perkins' Addition houses to remain in the area for more than just a few years. After moving to Salt Lake City, Thomas began working as a clerk in the Salt Lake County Recorder's Office, although, at age 63, he was probably

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shingle patterns, recessed decorative panels, and bargeboards with geometric surface patterns make the gable area a focal point of visual interest.

The design of the Yardley House conforms to the description above, except for a major alteration to the porch. The main entrance is on the east half of the facade, and originally had a two story gable roofed porch over it, and an open porch across the facade like four of the other houses in the Addition. The first story section of the porch and the open porch section were removed in 1915 and replaced by a porch of heavy frame columns and heavy cast concrete balusters that spans the facade. Concrete blocks form the bases of the porch piers. The second story section of the porch is intact. It has lathe turned piers and a simple balustrade of straight posts. The pediment of the gable has fishscale shingles and two bands of recessed panels which echo the ornamentation of the main gable. A door opens onto the upper porch.

The openings on the facade are unaltered. The two doors on the east half of the building are balanced by two large windows on the west half. The first floor window is one large single pane of glass with a semi-circular transom, and the second story window is a broad double hung window with a distinctive hood mold highlighted by a row of dentils. There is a similar type of molding over the second story door. Prior to the addition of the heavy front porch, the building a more vertical emphasis. It was visually interrupted only by the belt courses at the first floor window level and beneath the second story windows, and by the change in material from brick to frame in the gable section. As in the other Perkins' houses, the gable area is a focal point of visual interest. A variety of decorative shingles, fishscale and round, fill most of the gable, and are bound on the lower edge by two rows of recessed panels. The second story window and door project upward into that section of panels. From an earlier tax photo it has been determined that decorative bargeboards with raised geometric patterns similar to those found on other houses in the Addition were attached to the main gable and the porch gable. They were removed (n.d.), and the roof edges of both sections have not received any subsequent decorative treatment.

While the Yardley House obviously has a similar stylistic origin with six other houses in the subdivision, it varies from most of them in that the detailing has been simplified and the proportions reduced so that it represents a modest display of Victorian elements and form as opposed to a statement of opulence and material wealth.

The house was divided into apartments in 1973, indicating that some internal changes may have been made. Any alterations, however, are not reflected on the exterior of the house. The brick was painted in a pattern of subtle shades of color, a typical decorative treatment in the early decades of the twentieth century (n.d.), and a second story was added to the rear porch. Both floors of that porch have been enclosed. Those changes, in addition to the changes made to the front porch, are the only alterations made to the house. The change to the porch was made within the historic period, and reflects a common type of remodeling in the early twentieth century. Enough

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of the original integrity of the house is intact so that it still stands as a significant representative of the pattern book type that served as the basis for design of seven of the Perkins' Addition houses.

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Notes

<sup>1</sup>Following is a list of the seven houses in the Perkins' Addition which were derived from a single pattern book design and represent the range of variation possible with the use of a single design:

1. John W. Judd House, 918 East Logan Avenue
2. Clifford R. Pearsall House, 950 East Logan Avenue
3. Thomas Yardley House, 955 East Logan Avenue
4. Henry Luce House, 921 East 1700 South
5. Elgin S. Yankee House, 955 East 1700 South
  
6. Byron Cummings House, 936 East 1700 South
7. William D. Mabry-Henry Van Pelt House, 946 East 1700 South

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### Continuation of History

reasonably secure, financially. He later became involved in real estate, but continued as a clerk, apparently for various businesses, until his death on February 13, 1903 at age 75. Katherine and several of her seven children continued to live in this house until December of that same year, when she sold the house to Mosiah and Rosa A. Hall. The Yardleys apparently moved out of the area after selling the house.

Mosiah Hall, a teacher at LDS University (74-76 N. Main), lived in this house only until 1908, when he and his family moved to 252 Catherine (Douglas Street), near the University of Utah, where he was teaching. He also served as president of the Inter-mountain School of Correspondence located downtown in the Constitution Building. (34 South Main).

Ezra T. and Jennie H. Lloyd bought the house in 1908 from the Halls and moved here from 861 East 500 South. Ezra was manager of Ensign Knitting Works, later Cache Knitting Works and Utah Woolen Mills. A materials lien on the property by Granite Lumber in 1915 suggests that the front porch alterations were made at that time. Those alterations include the addition of the heavy porch columns and balusters, which are on the porch today, and the removal of an open second-story porch section that extended across the upper facade. The Lloyds sold this house in 1920 and moved to 378 South 1300 East.

Tophel N. and Olive L. Bryant, who bought the house in 1920, did not move in until about 1923, but lived here for all but one of the next eighteen years. (In 1927 they lived at 1136 Gilmer.) Tophel was president of Occidental Seed Company. The Bryants rented out the house for three years before selling it in 1944.

Owners of the house from 1944 to 1946 were Paul and Hildegard (Hilda) Walter. They sold it in 1946 to John E. and Marie C. Fisher, who lived here only one year before selling it to Benjamin W. and Marguerite M. Reese. Mr. Reese was a carrier for the Post Office.

Alden C. Snell, a city policeman, and his wife, Ella L., bought the house in 1954 and are the current owners. Around 1973, the Snells moved to Granger and divided this house into two apartments.