

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 918 E. Logan Avenue

UTM:

Name of Structure: John W. Judd House

T. R. S.

Present Owner: Leo and Virginia B. Wade  
918 E. Logan Avenue

Owner Address: Salt Lake City, Utah 84105

Year Built (Tax Record):  
Legal Description

Effective Age:  
Kind of Building:

Tax #:

Lots 26-29 of Block 1 of Perkins' Addition subdivision, Block 16, Plat Five  
Acre A, Big Field Survey.

*less than 1 acre*

STATUS/USE 2

Original Owner: John W. Judd

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.):

Interview with Emil and Helen Van Pelt Nyman, December 21, 1981.

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 John W. Judd House is a 2 1/2 story brick house. It is an irregularly shaped rectangular building with a steeply pitched gable roof and substantial crosswings on both the east and west sides.

The Judd House is one of seven of the houses in 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, 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 spanned the facade although most have been removed. Belt courses and a change in building material serve to interrupt the vertical thrust of the mass of the house, and distinctive

Statement of Historical Significance:

Construction Date:

The John W. Judd 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 Judd 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 type, distinguished by its gable facade and double porch entry, is unique in Salt Lake City, having originated in Colorado. This house is also significant for its association with John W. Judd, a prominent attorney who came to Salt Lake City from Tennessee to serve as a justice in the Territorial Supreme Court of Utah. He lived in this house for most of his ten-year residency in Utah.

The John W. Judd House at 918 East Logan Avenue was built in 1891 as one of the thirteen large, brick houses constructed by Metropolitan Investment Company in Perkins' Addition subdivision. A large, brick carriage house, the only one in the development, was built behind this house at that time also. The first owner/occupants of this house were John W. and Eliza B. Judd, who bought the house in December 1892 and moved here from 17 West 500 South. The Judds had come to Utah from Tennessee in 1888 after John had been appointed Justice of the Territorial Supreme Court of Utah. The house had apparently been built for John J. Allen as a speculative venture.<sup>1</sup> Allen, who never lived in the house, was apparently an out-of-state investor for he was never listed in the annual city directories.

Continuation of Description

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 Judd House conforms to the description above, but it is remarkable among the group of seven in that it is the largest, most elaborate one of the group. While the Cummings House, 936 East 1700 South, cannot be rivaled for variety of detailing on the facade, the Judd House not only has distinctive decorative elements on three sides, but also has a complex form composed of gabled shapes. As is typical of most of the seven houses, it has a two story porch over the main entrance which is pushed to one side of the facade. The whole entrance bay is slightly recessed. The gable motif occurs not only on the porch roof, but also on the pediment between the two stories of the porch. On the west side there is a large projecting crosswing with a gable roof. Another smaller bay with its own gable roof is located on the north side of that section and corresponds with part of the stairwell on the interior. There is also a sizeable gable roof dormer on the west side projecting from the roof just north of the crosswing. The crosswing on the east side also has a gable roof, but it is set further down the roof and projects further than the west crosswing. It has a shingle sided, squared off second story, and a three part brick bay on the first story. Behind the crosswings the roofline drops slightly, further dividing up the mass of the house. That back wing, however, maintains a 2 1/2 story height. The 1911 Sanborn-Paris Insurance map indicates that there once was a one story frame porch that spanned the rear of the house. It has since been enclosed. The early map also indicates that there once was a small one story frame porch attached behind the east crosswing. At the present time an open porch spans the length of the east side of the back wing.

The arrangement of openings on the facade of the Judd House is comparable with that of the seven other houses. There are two doors on the west half of the facade, and two windows on the east half. The windows are typical of the period. The first floor window is one large pane of glass with a distinctive leaded glass transom. The second story window is topped by a pediment which projects into the main gable section. There is also a double hung window set into the gable section. The openings on the east and west sides of the building are more notable than those of most of the other Perkins' houses, perhaps because it was assumed when the house was built that it would always have a spacious lot, and therefore not only the facade, but most of the house would be visible from the street. The small bay projecting from the west crosswing has a square stained glass window with a semicircular transom. A three part window panel, composed of a large single pane and leaded glass transom flanked by slender double hung sash windows, pierces the first floor wall of the west crosswing, and paired double hung sash windows each with a distinctive hood molding are centered above it. Three part windows, a typical Victorian motif, appear in 8 of the 10 houses in the Addition in varying configurations. Several slender windows which were set into the west wall of the rear wing have been enlarged slightly, and replaced with 1920s glass block windows. Two windows on the east side are divided by mullions to resemble lancet windows. Most distinctive on the east side is another three part window on the second story of the crosswing. The Judd House is the only house

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in the addition to have had two large three part windows incorporated into its design. This window has three double hung panels, the center panel being slightly wider and taller than the other two. A hood molding serves to tie the three windows into an impressive unit.

The degree of attention to detail is one aspect of each of the Perkins' houses which varies to some extent depending no doubt on how much money the original owner wished to invest in the house. The Judd House has or had the standard elements which were part of almost every design: bargeboards and balustrades with geometric patterns; patterned shingles on the gable sections; leaded glass transoms; and sandstone sills and lintels. It has bargeboards on all of the gables of the east, north and west sides, including the dormer on the west side. In addition to those standard elements, however, it originally had a particularly distinctive porch. In place of the present metal porch piers and balustrade there existed lattice type wooden arches, wooden balustrades with a geometric pattern on the second story, and a simple spindle band between lathe turned porch piers and a straight post balustrade on the first floor. As in many older homes, the original porch elements have not survived except for the distinctive pediments over each porch section. In addition to the brick belt course that divides the facade at the level of the first floor window, there is also one at the level of the foundation. The Judd House is the only house in the Perkins Addition in which rough faced brick has been used for the foundation. The brick beneath the stained glass window on the west side has been arranged so that it seems to cascade down the wall before it intersects the square window beneath it. Such decorative elements draw the eye of the viewer to picturesque elements like the stained glass window and mark the Judd House as a particularly sophisticated example of the basic type used for the seven houses.

The house was divided into apartments in 1957 so that the interior no doubt has received alterations. Those changes, however, are only reflected on the exterior in the back porch section which has been enclosed. Other alterations include the loss of the original front porch elements, and the change made to the small windows on the west side of the back wing. Those changes, however, do not affect the original integrity of the building.

As previously mentioned, the Judd House is the only house in Perkins' Addition which was built with a carriage house. The carriage house is to be included in the nomination, not because it in itself is architecturally significant, but because it is the only carriage house in the Addition, thereby further documenting the distinction of the Judd House as the most elaborate of the Perkins' Addition houses. It is a rectangular brick building oriented east and west with a gable roof and crosswings on the north and south sides. It is 1 1/2 stories high, the top half story being shingle sided. There is a small frame cupola at the point of intersection of the main roof and the crosswings. Garage doors are set into the north and south sides of the building. The carriage house is essentially unaltered except for the addition of an aluminum sided garage to the west side. That garage, however, does not project into the carriage house, and, therefore, does not affect its original integrity.

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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 which 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

John W. Judd was born on a plantation in Sumner county, Tennessee on September 6, 1839. As a young man he studied law in the offices of his uncle, J.C. Clark of Springfield. During the Civil War he served in the Confederate Army. In 1865 he opened his private law practice in Springfield. He was later appointed to the Circuit Bench in Tennessee, then as a justice of the Supreme Court of that state. In 1888 he was appointed justice of the Territorial Supreme Court of Utah and moved to Salt Lake City. He resigned from that position in 1889 to pursue his private practice in partnership with Jabez G. Sutherland.

Eliza B. Judd was born in Harrisburg, Kentucky on January 29, 1853 to the Rev. John S. and Elizabeth Bonner Bayless. In 1880 she married John W. Judd in Nashville; they had four children.

The Judds probably moved into the house at 918 East Logan Avenue soon after buying it in December 1892. This house is the largest of the Perkins Addition houses and features a large, brick carriage house behind. The Judds lived in this house until 1898 when they returned to Nashville, where John continued his law practice and was later appointed to the Supreme Court. While living in this house, the Judds, reflecting their Southern background, had a Negro maid, Charity, living with them, who took care of their children and performed the household chores.<sup>2</sup> John W. Judd died in Nashville in 1919, and Eliza B. Judd returned to Salt Lake City in 1932, living with Dr. S.C. Baldwin (2605 E. 3300 South), apparently friends of the family, until her death in 1935.

David Evans, a lawyer, and his wife Leah, who bought the house in 1898, lived here only two years. Evans, a native of Lehi, Utah, was a prominent lawyer and mining man in Utah. He served as Lehi City Attorney, Assistant U.S. Attorney for Utah, a member of the upper house of the Utah Territorial

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Legislature, and as a member of the Constitutional Convention. After twenty years in law and politics, he devoted his time to mining activities.

From 1901-1904 the house was owned by John A. and Abbie Angenette Sermon. John Sermon was a wool grower.

Lyman R. Martineau bought the house in 1904 and lived here until his death in 1926. Mr. Martineau was involved in real estate at the time and was president of Margis Investment Company. He had moved to Salt Lake City in 1904 from Logan, Utah, where he had been very active in political, educational, and business affairs. He had served as Cache County Assessor and Treasurer (1882-87), a member of the Logan City Council, a trustee of Brigham Young College (now, Utah State University), and on the Board of Trustees of the Industrial School in Ogden. He also served as chairman of the Democratic State Committee and, in 1908, ran unsuccessfully for a U.S. Congressional seat. In business affairs, he was director of Thatcher Brothers Bank in Logan and worked for many years as an appraiser for the Federal Farm Loan Bank. Lyman Martineau was also active in LDS Church affairs, serving a mission to England in 1879-81, as a member of the high council of the Cache Stake (1884-1904), and for fifty years in the young men's program. At the time of his death in 1926, he was survived by his wife, Emilene Cannon Martineau, whom he had married in 1913, and their four children, and by six children from his 1881 marriage to Alley Preston. Emilene Martineau, who worked as a clerk at the State Tax Commission, lived here until 1945, when she moved into an apartment at 160 First Avenue.

Leo G. and Virginia B. Wade, the current owners, bought the house in 1945 and moved here from their home at 822 South Lincoln Street. Mr. Wade was a welder at the time. In 1957 the Wades divided the house into three apartments and, later, two additional apartments were created. The Wades continue to live in one of the apartments in the house.

### Notes

<sup>1</sup>Since official title transfers were not made on any of the Perkins' Addition property until June, 1891, it is impossible to determine what private contracts and transactions were made before that time. Allen, who received title to the property in June, but turned around and granted it back to Metropolitan, may have been the one who had the house built.

Another possibility, though just speculation, is that this house was built as the residence of Gilbert L. Chamberlin, primary promoter of Perkins' Addition. In November 1890 he claimed that he was going to have a \$10,000 house built for himself in Perkins', but there is no evidence to indicate that he ever did (Salt Lake Tribune, Nov. 30, 1890, p. 6). Chamberlin later stated that his house would be a \$40,000 brick and stone house

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constructed on "the most commanding site in the addition." (Jan. 17, 1891, p. 6) He left Salt Lake City in the spring of 1891, so even if this was his house he probably never lived here.

<sup>2</sup>Interview with Emil and Helen Van Pelt Nyman, Dec. 18, 1981. Mrs. Nyman lives in the house at 946 East 1700 South, the Mabry-Van Pelt House, her parents home, where she grew up.