

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 925 E. Logan Avenue

UTM: 12/427080/4509440

Name of Structure: Harper J. Dininny House

T. R. S.

Present Owner: Kenneth E. and Lluana W. Timothy  
938 E. Logan Avenue

Owner Address: Salt Lake City, Utah 84105

Year Built (Tax Record):  
Legal Description

Effective Age:  
Kind of Building:

Tax #:

Lots 44, 45, and 46 of Block 2 of Perkins' Addition subdivision, Block 16, Plat Five Acre A, Big Field Survey.

*less than 1 acre*

2 STATUS/USE

Original Owner: Dinninny, Harper J.

Construction Date: 1891

Demolition Date:

Original Use: Residential

Present Use: Residential

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- |                                       |                                |   |   |  |  |   |
|---------------------------------------|--------------------------------|---|---|--|--|---|
| <input type="checkbox"/> Excellent    | <input type="checkbox"/> Site  | <input type="checkbox"/> Unaltered                    | <input type="checkbox"/> Significant      | <input type="checkbox"/> Not of the      | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District       |
| <input type="checkbox"/> Good         | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory     | <input type="checkbox"/> Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated |                                | <input type="checkbox"/> Major Alterations            | <input type="checkbox"/> Not Contributory |  | <input type="checkbox"/> State Register    | <input type="checkbox"/> Thematic       |

3 DOCUMENTATION

Photography:

Date of Slides:

Slide No.:

Date of Photographs:

Photo No.:

Views:  Front  Side  Rear  Other

Views:  Front  Side  Rear  Other

Research Sources:

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

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

Obituary Index, Utah State Historical Society.  
Salt Lake Tribune, March 12, 1891, p. 6.

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 Harper J. Dininny House is a two story brick house with a jerkinhead roof, projecting gables on the facade and west side, and a bay on the east side with a tent roof. As with the other houses in Perkins' Addition, its design was probably drawn from a pattern book or was created as one of a number of patterns that were made available to Perkins' Addition investors for the selection of a house type. One basic plan was used to design seven of the ten houses. The basic form of the Dininny House, however, is one of three in the Addition that varies from the common type rather dramatically. Whereas all of the other houses have a prominent gable or gables on the facade and as a major roof configuration, the gable here has been reduced to at least half the size, and is merely a projection off of the jerkinhead roof.

Various features of the Dininny House, however, link it to the other houses in the Addition, and to the types of plans used for subdivision development. They include the combination of building materials, brick and frame. The Dininny House is two stories in height with a shingle sided top half story. The second story windows penetrate the frame gable section. In all of the houses in the Addition distinctive belt courses and a change in material serve to interrupt the vertical thrust of the building. The same is true of the

Statement of Historical Significance:

Construction Date:

The Harper J. Dininny House 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 Dininny House is one of three houses whose design varies from the standard pattern that was repeated with variations in seven Perkins Addition houses. This variation within a subdivision which is dominated by similar house types indicates that the ideal of personalized expression as a selling point in subdivision development<sup>1</sup> occasionally became a reality. Although a unique type among Perkins Addition houses, the Dininny house has many design features which visually tie it to other Perkins houses.

The Harper J. Dininny House at 925 East Logan Avenue was built in 1891 as one of the thirteen large, brick houses constructed in Perkins' Addition subdivision by Metropolitan Investment Company. Harper J. Dininny, an attorney, had come from Denver in March 1891 to act as the local agent for Metropolitan Investment Company, a Salt Lake real estate firm that had been created by a group of Denver real estate developers and financiers.<sup>2</sup> Dininny, who lived at 810 East 100 South while this subdivision was being completed in 1891, conducted the company's real estate development affairs, which were primarily concentrated in Perkins' Addition. He and his wife, Sarah, bought this house in June 1891 for \$9280 from J.C. Dobbins, who had received legal title to the property immediately before selling it to Dininny, but who had apparently contracted several months previously to have the house built either for himself or as speculative property.

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### Continuation of Description

Dininny House. There is a belt course of bricks set at an angle below the second story window on the facade. Other elements common to a majority of Perkins' houses are: the bargeboard with recessed panels, supported by brackets at the corners; the Victorian window panels on the facade; and the projecting bay on the east side of the building. A large single pane first floor window with a transom appears on many of the houses. The transom on the Dininny House has been divided into three square sections. The opening has been highlighted by a sandstone lintel, sill, and by projecting bricks along the sides of the window. The second story window is a three part panel with a transom that projects above the rest of the panel. A hood mold above the three sections projects slightly, visually tying the parts of the window into a distinctive whole. A three part window with a large central panel and two smaller side windows has been included in the design of the facade of seven of the ten houses in Perkins' Addition, and on the side wing of the John W. Judd House, 918 East Logan Avenue. The type used in the Dininny House is one of three or four types repeated throughout the subdivision. The bay on the east side is three sided and capped with a tent roof. A chimney extends through the front panel of the bay. A wide band resembling a frieze divides the two stories of the bay. The second story section is open, and has screens. The geometric pattern of the balustrade was a common feature on many of the Addition houses, and there is one identical to this one on the Mabry-Van Pelt House, 946 East 1700 South.

A porch with a simple balustrade, and supported on Tuscan columns wraps around the west corner on the first floor, and is quite different from the two story gable roof porches of most of the other houses in the Addition. The 1911 Sanborn-Paris map indicates that there was at one time a two story porch, the common porch configuration in Perkins' houses. The second story porch was enclosed in some time after 1911, and the first story porch was extended around the corner of the house.

A major extension was added to the rear of the house about 1960. It is a one story brick wing with a frame second story, and part of it is evident from the front of the house, but it does not affect the original integrity of the house. The Dininny House was divided into apartments in 1929, and changes to the interior of the house no doubt have been made. The house from the outside, however, still maintains its original integrity, and is significant as a unique type in Perkins' Addition.

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### Continuation of History

None of the titles to the Perkins' Addition properties were officially transferred until June 1891, when George W.E. Griffith of Metropolitan Investment Company was the owner of legal record, even though contracts and agreements for the sale of lots and the construction of houses were being made as early as November 1890 with Gilbert L. Chamberlin, the original promoter of the subdivision.

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### Continuation of History

Harper J. Dininny was born June 7, 1851 in Addison, New York. After attending the local schools there, he went to Union College in Albany, where he graduated with an L.L.B. degree in 1873. He was admitted to the New York state bar that same year and commenced practicing law in his father, J.W. Dininny's, office, where he continued for several years. He married Sarah O. Ambler on November 19, 1873.

The Dininnys apparently moved to Denver in the 1880s, where Harper became acquainted with the group of men who, in 1891, formed the Metropolitan Investment Company. One of those men, B.A. Ambler, was probably his brother-in-law. Dininny was apparently respected for his legal judgment and business acumen, because he was sent to Salt Lake City in March 1891 to act as attorney and representative for Metropolitan Investment Company.<sup>3</sup> Gilbert L. Chamberlin, who had acted as chief spokesman and promoter of the enterprise since November 1890 until this time, apparently returned to Denver soon after Dininny's arrival and was no longer actively involved in the development of Perkins' Addition.

The Dininnys lived in this house from 1891 until about 1894. They moved into other houses in the subdivision when they were vacant, including 950 East Logan Avenue (1894-96) and 1630 South 900 East (1897-1900). Mr. Dininny remained in Salt Lake City for several years after the dissolution of Metropolitan Investment Company (around 1893), practicing law and becoming involved in local politics. He had served on the fire and police boards soon after coming to the city, and in 1902 served as chairman of the executive committee of the Democratic State Committee. In 1905 he was elected Salt Lake City Attorney, which position he continued to hold until his death in 1917.

Sarah Dininny died in Salt Lake City in 1923. Their only child, Constance, had married a prominent banker, Melvin H. Sowles, in 1900, and had lived for several years at 259 South 1200 East.

In 1898, the house was sold by Commercial National Bank of Denver, which received much of the Perkins Addition property via Dininny and Metropolitan Investment Company in the mid-1890s, to Byron F. and Nellie S. Frobes, who had been living at 150 West 600 South. They remained in this house for the next thirty years. Mrs. Frobes (1871-1939), a native of Iowa, had come to Utah in 1893 and first taught school in Ogden before moving to Salt Lake City in 1894. From that time until her death in 1939, she continued to teach in the Salt Lake City high schools. Byron Frances Frobes, born in Pennsylvania in 1862, had come to Utah in 1890 and worked as a telegraph operator for Associated Press before becoming superintendent of telegraphing for the Union Pacific Railroad. He died in 1942 in his home at 1059 East South Temple.

Frank Staats, a contractor, bought the house in 1929 from the Frobes and divided it into three apartments. He and his wife, Gladys, lived in one of those apartments until about 1934 when they moved to 976 East 200 South. They continued to own and rent out the apartments in the house until 1944, when they sold it to Melba B. Burnett. Melba and her husband, Kenneth, lived nearby at 1621 South 1000 East and used this house as income property until

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Continuation of History

1971. That year, the current owners, Lluana W. and Kenneth Earl Timothy, bought the house. They, too, have continued to rent it out up to the present, remaining in their own house across the street from this one at 938 East Logan Avenue.

Notes

<sup>1</sup>Gwendolyn Wright, Building the Dream, (New York: Pantheon Books, 1981), p. 113.

<sup>2</sup> Salt Lake Tribune. March 12, 1891, p. 6.

<sup>3</sup> Ibid.