

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 950 E. Logan Avenue

UTM: 12/427150/4509400

Name of Structure: Clifford R. Pearsall House

T. R. S.

Present Owner: August J. and Doreen G. Paoli
950 E. Logan Avenue

Owner Address: Salt Lake City, Utah 84105

Year Built (Tax Record):

Effective Age:

Tax #:

Legal Description

Kind of Building:

Lots 17-19 and the East 1.75 feet of Lot 20, Block 1, Perkins' Addition subdivision, Block 16, Plat Five Acre A, Big Field Survey.

less than 1 acre

STATUS/USE 2

Original Owner: Clifford R. Pearsall

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 Clifford F. Pearsall House is a two story brick house. It is a long, rectangular building with a steeply pitched gable roof and crosswings on both the east and west sides. According to a 1911 Sanborn-Paris Insurance map there originally existed a two story frame porch attached to the southwest corner of the building. It has since been enclosed.

The Pearsall House is one of seven 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.¹ The basic form repeated in these houses is a rectangular, 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. Belt courses and a change in building material in the gable ends serve to

Statement of Historical Significance:

Construction Date:

The Clifford R. Pearsall 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 Pearsall 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.

The Clifford R. Pearsall House at 950 East Logan Avenue was built in 1891 as one of the thirteen large, brick houses constructed in Perkins' Addition subdivision by Metropolitan Investment Company. The house was first purchased, apparently as investment property, by Herman C. Metalamm, a tinner at King & Yankee, a stove and hardware company, who roomed at 213 State at the time. Metalamm, who is never listed in the city directories past 1891-92, apparently forfeited the property soon after buying it. The title passed through several hands between 1892 and 1896, but during that time the house was never owner-occupied.

Harper J. Dininny, agent for Metropolitan Investment Company, which built the Perkins' Addition houses, lived in this house from about 1894 to 1896. He lived in other houses in the subdivision also, including what was apparently his own home at 927 East Logan Avenue (1892-94) and the house at 1630 South 900 East (1898-1900; later demolished). Dininny, a lawyer, later served as Salt Lake City Attorney from 1905 until his death in 1917.

Continuation of Description

interrupt the vertical thrust of the mass of the house, and distinctive 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 Pearsall House essentially conforms to the description above, although it is the one of the seven houses whose facade has received the most individual treatment. It most closely resembles the John W. Judd House in that it has two crosswings which are not symmetrically arranged, and has a second smaller gable projection attached to the east crosswing which corresponds with the staircase on the interior. It has four openings on the facade, but varies from all of the other seven houses in that its focal point of visual interest is not a two story porch over the entrance, but instead is a projecting bay with a gable roof on the west half of the facade. The bay is composed of a three part window and a second story porch. Three part windows appear in ten of the houses in the Addition in varying configurations. The window on the Pearsall House consists of a large center pane with a leaded glass transom above it, flanked by two narrow, double hung sash windows. The second story porch is set under a gable roof which has a distinctive pediment decorated with fishscale shingles, a row of recessed panels, and a line of dentils beneath them. The dentils are repeated between the stories of the bay, and in the miniature pediment of the entrance porch. The porch door is centered between two double hung sash windows behind a balustrade. The lathe turned porch piers and geometric pattern of the balustrade compare with porch detailing on the other Perkins' houses.

The gable of the main roof and projecting front bay are repeated in the gable of the single story porch over the entrance, and in the pediment of the second story window centered over the front door. The Pearsall House is one of only two houses in the Perkins' Addition which has a one story porch instead of two, and is the only one with a substantial second story porch as part of a projecting bay on the facade. The porch over the entrance has the original lathe turned porch piers, and its simple bargeboard with flaring ends matches the bargeboards of the front bay, the main gable, and the east gable. It originally had spindle bands between the posts, and probably had a balustrade, both of which no longer exist. An old tax photograph and a single porch post attached to the west front corner indicate that it was one of five of the seven houses being compared that had an open porch across the front.

The belt course at the transom level of the first floor windows, and the change of material in the gable sections visually divide the building into distinct horizontal units. There are diamond patterns in the gable section of the east crosswing, and fishscale, diamond, and regular shingles have been arranged in bands on the main gable. There are distinctive hood moldings over large double hung sash windows on both sides of the house, and over the single second story window on the facade. Two small square windows pierce the east bay bringing light into the stairwell.

On the interior of the house, a narrow entry hall flanks the main parlor. The staircase ascends from the hall to the east. Behind the hall and living room are two rooms, a dining room and library. A narrow kitchen spans the rear of

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Continuation of Description

the house and abuts the two story porch. A sunroom has recently been attached to the kitchen. The ceilings have been lowered in all of the first floor rooms except the hall, a common alteration in recent years in an effort to conserve energy. The original moldings exist in the hall, the living room and the dining room. The front door and the staircase too are original. While the changes that were made to the interior of the house have affected its original integrity, there are enough areas which are still intact so that the original character of the building can be understood.

Alterations to the exterior of the house are minimal. The balustrade of the front porch and of the open porch that spanned the facade no longer exist. A small window was inserted in the east wall to provide light to the kitchen. The two story porch on the southwest corner has been enclosed, and a sunroom was added across the back of the house. These changes, however, in no way have affected the original integrity of the house. It was recently painted, and reflects the variety of color that was typical of the Victorian period.

There is a small one story frame building within the property boundaries, but it is not included in the nomination, nor is it intrusive.

Notes

¹Following 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

Clifford R. Pearsall, secretary and treasurer of J.H. Leyson, jewelers, who bought the house in December of 1896, lived here for only a year and a half before selling it in 1898. Both immediately before and after residing here, Pearsall boarded at Ford's Hotel downtown.

Clifford R. Pearsall was born in 1868 in Fly Creek, New York, but moved with his family to Illinois when he was eight years old. He worked in the jewelry business in Elgin, Illinois after graduating from the public schools and received a recommendation from his employer there for a job in Butte, Montana with J.H. Leyson. Leyson also owned a jewelry store in Salt Lake City and, after having Pearsall in his employ for three years, sent him down to Salt Lake City to close out the store there which was not showing a profit. Once in Salt Lake City, however, Pearsall felt that the store could be a success and received permission from Leyson to remain in Salt Lake City and operate the store, which he soon turned into a profitable enterprise. He married Ella J. Davidson in 1896 and, that same year, bought out a Salt Lake business partner's interest in the store. He continued to operate the jewelry store until his death in 1948, having purchased sole title to it in 1916. Clifford Pearsall was an active member of the First Congregational Church and was involved in the organization and administration of many sporting and social clubs in Salt Lake City, including the Salt Lake Country Club (1899), the Alta Club (three-time president), and the Flat Rock Fishing Club, located on the Snake River in Idaho (president, general manager and treasurer for thirty years).

James B. and Cecily Constance Barton bought the house in 1898 from Pearsall and lived here through 1903. Mr. Barton was president and manager of Barton & Hoggan Meat & Grocery Company (101-103 East 200 South). They had lived for several years at 720 East South Temple.

James Bell Barton was born January 11, 1865 in Kaysville, Utah to James and Elizabeth Barton. He moved to Salt Lake City when he was sixteen years old and began working as a teamster for S.P. Teasdel, a merchandiser. An active member of the LDS Church, he served two missions for the church, one to the Samoan Islands in 1893 and, later, one to Florida. He married Cecily Coulam October 21, 1885 in the Logan LDS Temple. She was born December 25, 1865 in Salt Lake City to John and Sarah Jane Orton Coulam, Mormon converts who had emigrated to Utah from England. She, too, was active in the LDS Church, serving as president in her ward's Relief Society for many years.

After selling the house in January of 1904, the Bartons moved to a nearby house at 951 East 1700 South, then to 805 East 900 South. During that time, James began working as a meat cutter at L.M. Knight's, a meat and grocery merchandiser located in the Sugar House business district at 900 East and 2100 South. In 1907, Barton bought the property next door to this house and built a two-story brick house, similar to, but less elaborate than the original houses constructed in Perkins Addition. James and Cecily Barton lived in that house until their deaths in 1932 and 1949, respectively.

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William H. Tawney, who bought this house in 1904 from the Bartons, lived here with his family until 1958. He was apparently born in Kansas around 1870 and came to Utah around the turn of the century. Mr. Tawney worked as a publishing agent for many years and, later, as a manufacturer's agent, a rancher and a teacher. His wife, Josephine (d. 1931) and children Paul A., Seth and Josephine lived here with him for many years. His mother, Samantha Jane Tawney, also lived here after her husband, David's, death in 1939 until her death at age 100 in 1950. Tawney granted the property to his son, Paul A., in 1958, although he reserved a life estate to the property. Paul sold the house in February of 1959 after William's death to August J. and Doreen Paoli. The Paolies moved here that year from 802 Sherman Avenue and have lived in the house up to the present.