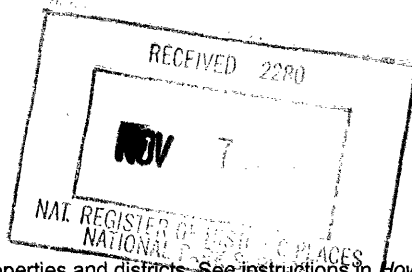


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1530



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Ulmer, Frank M. and Susan E., House

other name/site number _____

2. Location

street & town 1458 S. 1300 East not for publication

city or town Salt Lake City vicinity

state Utah code UT county Salt Lake code 035 zip code 84105

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] SHPO Date 11/4/2002
Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____

[Signature] Signature of the Keeper Date of Action 12/20/02
Edson H. Beall

Ulmer, Frank M. & Susan E., House
Name of Property

Salt Lake City, Salt Lake County, Utah
City, County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Function
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Victorian Eclectic

Materials
(Enter categories from instructions)

foundation BRICK
walls BRICK
WOOD SHINGLES
roof ASPHALT shingle
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7

Ulmer, Frank M. & Susan E., House
Name of Property

Salt Lake City, Salt Lake County, Utah
City, County and State

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(enter categories from instructions)

- ARCHITECTURE _____
- COMMUNITY PLANNING AND DEVELOPMENT _____
- SOCIAL HISTORY _____
- _____
- _____
- _____

Period of Significance

1891-1893 _____

Significant Dates

1891 _____

Significant Persons

(Complete if Criterion B is marked above)

Ulmer, Frank Merriam _____

Cultural Affiliation

N/A _____

Architect/Builder

Ulmer, Frank Merriam (architect) _____

See continuation sheet(s) for Section No. 8

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

See continuation sheet(s) for Section No. 9

Ulmer, Frank M. & Susan E., House
Name of Property

Salt Lake City, Salt Lake County, Utah
City, County and State

10. Geographical Data

Acreage of Property 0.17 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/2 4/2/7/9/4/0 4/5/0/9/8/0/0
Zone Easting Northing

2 / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Lots 103 & 104, Block 2, Lincoln Park Subdivision

Property Tax No. 16-17-229-028-0000

Boundary Justification

(Explain why the boundaries were selected.)

These boundaries were historically and continue to be associated with the property.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Beatrice Lufkin, Historic Preservation Consultant

organization _____ date September 19 2002

street & number 1460 Harrison Avenue telephone 801-583-8249

city or town Salt Lake City state UT zip code 84105

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Judith Owen Hooper

street & number 1458 S. 1300 East telephone 801-532-0948

city or town Salt Lake City state UT zip code 84105

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Ulmer, Frank M. and Susan E., House, Salt Lake City, Salt Lake County, UT

Narrative Description

The Frank M. and Susan E. Ulmer House is a one-and-a-half story brick masonry Victorian Eclectic style house built in 1891 and located in a residential neighborhood in the southeast section of Salt Lake City. The house is on a hill in a corner lot, facing 1300 East to the east and a steeply pitched street, Roosevelt Avenue, to the north. The house is set below the street level of 1300 East on a lot landscaped with mature deciduous trees that slopes to the west. The surrounding houses are primarily smaller one-story bungalows and Victorian Eclectic cottages from the first decades of the twentieth century.

The 1891 house is a central-block-with-projecting-bays type. It was built in the Victorian Eclectic style that was popular in Utah from 1885 to 1910 during a period of growth and building in Salt Lake City. It maintains most of its character defining features such as an irregular plan; asymmetric façade; carved, turned and scroll cut wood trim; patterned wooden shingles on vertical surfaces; and a variety of building materials, textures and colors. Smooth planar wall surfaces are avoided through the use of bays and projecting elements as well as a variety of textured wall coverings such as brick and shingles.¹

The façade (east elevation) is asymmetrical with a cross gable to the south and a shed-roofed partial-width entrance porch to the north. The second floor gable end has decorative shingles in fish scale and fishtail patterns and a single centered window with simple wooden trim. Ornamental carved fan patterns appear on the gable end at the peak and the tips. A larger single window on the first floor has a segmental arch with a raised drip-mold window hood. An ornamental brick stringcourse intersects the window at its top. The windowsill is rock-faced sandstone. Wooden Tuscan columns with a low turned wooden balustrade support the porch roof.

The north elevation shows the steep angle of the lot with a walkout basement on the west side. The basement and first floor are separated by a thick rock-faced sandstone stringcourse. The same decorative brick stringcourse incorporating raised segmental-arch, drip-mold window hoods that was seen on the façade intersects the pair of windows with transoms on the first floor. A leaded glass window lights the front stairwell on the east side. The basement windows have arched window heads. A broad cross gable is found in the center of the elevation and both the first and second floors each have a pair of windows. A shed roof covers a single room on the northwest corner.

The west elevation also has a broad cross gable with coupled windows that have simple wooden drip-mold window heads and decorative shingled wall surfaces on the second floor. There is a wooden raised walk from the kitchen door to the frame garage at the rear of the house. The first floor has a single center window with transom and the decorative brick stringcourse incorporating raised segmental arch drip-mold window hoods. There are also two small single pane windows on either side of the central one.

¹ Thomas Carter and Peter Goss, *Utah's Historic Architecture, 1847-1940* (Salt Lake City, UT: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991), 127.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Ulmer, Frank M. and Susan E., House, Salt Lake City, Salt Lake County, UT

A first floor bay window clad in decorative shingles and a shingle-clad gable end dominate the south elevation. The segmental arch drip-mold window hoods surmount a coupled window with transoms and connect to the decorative brick belt course that encircles the house.

The steeply pitched, hipped central roof portion of the Ulmer house has lower cross gables on all four elevations. Ornamental carved fan patterns appear on the gable ends at the peak and the tips. The first floor is differentiated from the basement stretcher bond brick wall section by a thick rock-faced sandstone ashlar stringcourse. The same textured sandstone is used for the windowsills

A primary visual characteristic of the interior is the dark wood paneling in the large entrance staircase. The staircase has two landings with intricate turned balusters. The same dark stained wood is found in the door and window casings as well as the doorjambs and doors throughout the first floor. The study on the north side on the first floor has floor to ceiling dark wood built-in bookcases with glass hopper doors on the lower shelves. The south side of the first floor has a front parlor, formal dining room and a kitchen at the rear. There are three bedrooms upstairs off of a central hallway with a modern bath (c. 1990) on the west end.

At some time post-1939 a concrete floor replaced the frame floor of the front porch and Tuscan columns replaced the slender turned columns supporting the roof. In the early 1970s² a frame three-car garage was built to the rear of the house on the west. It is connected to the first floor by an open walkway. There are no other outbuildings.

Intensive interior remodeling c. 1990 installed new hardwood floors on the first floor, updated and added bathrooms and modernized the kitchen. The north porch on the first floor at the rear of the house was converted into a bathroom and many windows were replaced with single pane metal sash casements. A laundry room was installed in the basement. The house is well maintained and in excellent condition and remains as a contributing historic resource in this Salt Lake City neighborhood.

² The new garage was in place in 1974 according to Salt Lake County Tax Assessor records.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Ulmer, Frank M. and Susan E., House, Salt Lake City, Salt Lake County, UT

Narrative Statement of Significance

The Frank M. and Susan E. Ulmer House is one of the first houses built in Lincoln Park, a streetcar suburb in the southeastern section of Salt Lake City. It was built in 1891³ in the midst of the speculative real estate boom in Salt Lake City that took place in the 1880s and early 1890s by mainly non-Mormon architects and developers, primarily from out-of-state and often from the Denver area.⁴ It is significant under Criterion A as an example of the turn of the century suburban growth of Salt Lake City and the change in land usage from agricultural to residential. It is also significant under Criterion B as the largest and finest surviving documented example of the residential architecture of Frank Ulmer, the "Lincoln Park Architect." Its significance dates from the years (1891-1893) that the Ulmer family lived in the house while Frank Ulmer was using it for his office. Frank Ulmer moved to Utah from Denver to participate in the real estate boom and ended up staying in Utah for the rest of his life. In addition to his residential commissions he also designed public, commercial, and church buildings during his forty-year long career involved with building in Utah.

Frank Ulmer

Frank Merriam Ulmer was born on January 31, 1849, in Appleton, Maine, to Philip and Lucy Runnells Ulmer, both also born in Maine. On April 11, 1869, he married Susan Elizabeth Bogle in her hometown of Boston, Massachusetts. They lived in Scituate, Massachusetts, where Frank was working as a house carpenter in 1880. Five of their seven children were born while they lived in Massachusetts: Lyman M., Frederick Dean, Florence M., Laura M. (Pauline), and Charles H. The family then moved west,⁵ settling in Sterling, Kansas, around 1884-5, where another daughter, Susan M., was born in 1886.⁶ After their home in Kansas was destroyed by a tornado⁷ they moved to Denver, Colorado, before arriving in Salt Lake City by 1890. Their last child, Ruth, was born in Salt Lake City in 1891.

In Salt Lake City Frank Ulmer initially worked with a Denver architect, A. E. White, and they advertised their services together as "White and Ulmer" with offices in the Progress Building in the 1890 *Polk's Salt Lake City Directory*. White's home address was given as Denver so presumably Ulmer was the only partner

³ This is the year that Frank Ulmer was deeded the property. He appears in the *1891 Polk Salt Lake City Directory* with his office at this address so it is possible that the house was built the previous year, 1890.

⁴ Roper, Roger, "The "Unrivalled Perkins Addition": Portrait of a Streetcar Subdivision," *Utah Historical Quarterly* 54, (Winter 1986): 32.

⁵ Family stories relate that the Ulmers left Scituate following a legal dispute over a stair railing according to Marie Irvine, granddaughter-in-law of Frank Ulmer.

⁶ Birth dates of the Ulmer children are from the 1900 U.S. Census.

⁷ Daughters of Utah Pioneers of Salt Lake County Company, comp. & pub., *Tales of a Triumphant People; A History of Salt Lake County, Utah 1847-1900*, 1995 Reprint. (Salt Lake City: Stevens & Wallis Press, 1947), 172.

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Section No. 8 Page 2

Ulmer, Frank M. and Susan E., House, Salt Lake City, Salt Lake County, UT

actually located in the Salt Lake City office. By the next year (1891) the city directory listed Frank Ulmer by himself as "F.M. Ulmer" with offices at his house on Thirteenth East.⁸

Later he added two of his sons to his practice, Lyman M. as draftsman, and Fred D. as draftsman/surveyor, and moved his offices to the Dooly Building. The Dooly Building (demolished) was a prestigious Salt Lake City address, built in 1894 by Louis Sullivan, the renowned Chicago architect. By 1894 Lyman had moved to Denver, Colorado,⁹ and Frederick D. was listed as a surveyor at the firm. Soon the firm was listed as "F.M. Ulmer and Son." Fred moved on to be a civil engineer elsewhere and Charles, the youngest son, joined the firm as an architect by 1912. In 1922 Frank Ulmer was in his seventies and working at the board of education. By the time of his death at the age of ninety in 1940, he had been living in Salt Lake City for fifty years. Frank Ulmer was actively involved in architecture and building for his entire working life.

Often in new subdivisions the architect or developer lived in the area for the first few years to give the area legitimacy.¹⁰ The Ulmers most likely lived in the house at 1458 South 1300 East while Frank used it for his office from its construction until it was sold in 1893. After its sale they moved to 1551 South 1100 East (now demolished), still in Lincoln Park, and by 1896 to the house Frank Ulmer built at 1156 Kensington Avenue¹¹ (now demolished). He and Susan lived in this house on Kensington, a block from Lincoln Park, for the rest of their lives. Susan died in 1922 at the home and her funeral was held at the Third Presbyterian Church on 1100 East and 1700 South (now demolished). A Masonic funeral service was held for Frank following his death in 1940.

Ulmer's Projects

During the four decades Frank Ulmer was involved with architecture in Utah from 1890 to 1930 he was responsible for a variety of types of buildings, residential, commercial and public. An 1891 article in the *Salt Lake Tribune* notes that he is "the Lincoln Park architect" and coyly refers to something big that he is working on but that can't be announced until the client gives permission."¹² Building permits list a number of small brick residences to the west of the center of Salt Lake City as his initial commissions in the early 1890s. All of his documented residential commissions have been demolished with the exception of two single-story brick cottages and the Frank M. and Susan E. Ulmer House. The two smaller houses¹³ show the Victorian Eclectic styling details such as the patterned shingles on vertical wall surfaces, asymmetrical facades, leaded glass transoms, and forward projecting gabled bays that he also used on the Ulmer House.

⁸ The 1891 *Polk's Salt Lake City Directory* notes cryptically ("w s Thirteenth East 2 n of Emerson"). The streets in the area were not yet named at the time of the directory publication. The house is located on the west side of Thirteenth East to the north of Emerson on the north side of Block 2. Its modern address is 1458 South 1300 East.

⁹ As stated in the 1894 *Polk Salt Lake City Directory*. The 1906 *Polk's Salt Lake City Directory* noted that he moved to Rocky Ford, Colorado.

¹⁰ Roger V. Roper. "'The Unrivalled Perkins' Addition'; Portrait of a Streetcar Subdivision." *Utah Historical Quarterly* 54 (Winter 1986), p. 49.

¹¹ Kensington was originally known as Washington Avenue (1912 *Polk Salt Lake City Directory*, p. 52).

¹² *Salt Lake Tribune*, 3/28/1891, p. 6.

¹³ 223 South 800 East and 660 South 600 East (both in the Central City NR Historic District 8/96).

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Ulmer, Frank M. and Susan E., House, Salt Lake City, Salt Lake County, UT

Ulmer's listings in the *Polk's Salt Lake City Directories* occasionally illustrated commissions that he considered important in generating new business. An early public building, the Grand Theater/Opera House at 119 East 200 South (now demolished), was referenced in his entry in the *1894 Polk's Salt Lake City Directory*. Another public building, Grove's LDS Hospital, was designed by Ulmer and built in 1905. A graphic of it appears next to his name in the *1910 Polk's Salt Lake City Directory*.

Although he was not from Utah and not a member of the LDS Church, he executed several commissions for LDS Church organizations. In 1900 he took out a building permit for the eight story *Deseret News* building on the southwest corner of Main and South Temple Streets in Salt Lake City. The *Deseret News* is the LDS-owned daily afternoon newspaper in Salt Lake City. He may have also designed the office building next door on the corner. He was involved with additions to the Dr. W.H. Groves Latter-day Saints Hospital (now LDS Hospital) at 100 West 100 South as well as the Zion's Cooperative Mercantile Institution (ZCMI) store (demolished) in downtown Salt Lake City. The ZCMI stores were established by the Mormon Church in the 1860s as part of the cooperative movement to enable the Mormon population in the Utah Territory to be economically self-sufficient and avoid supporting non-Mormon merchants.

Other Ulmer-designed public buildings include a hotel, a public library and a high school. F.M. Ulmer and Sons designed a three-story brick forty-eight-room hotel in St. Anthony, Idaho, in 1902. In 1911 he designed the Tooele Carnegie Library (National Register 10/84) in the Classical Revival style that with several additions is still serving as the public library in Tooele. Towards the end of his career while at the board of education he was involved in the construction of South High School in Salt Lake City.¹⁴

Lincoln Park

Brigham Young and his followers, members of the Church of Jesus Christ of the Latter-day Saints (LDS or Mormon), settled Salt Lake City in 1847 in their search for a place to live in peace where they could conduct their unique religious and communal practices without interference from outsiders. Brigham Young laid out the city in accordance with LDS-church founder Joseph Smith's Plat for the City of Zion. This involved large square residential ten acre blocks divided into one-and-a-quarter acre allotments for each family, eight to a block.¹⁵ Farming, other than small garden plots, was to be conducted south of the city¹⁶ in the area known as the Big Field. In 1847 the Big Field Survey divided 2800-acres into 28 blocks of 100 acres, each of which was in turn divided into 20 lots of five acres each.

¹⁴ Family stories mention walking by South High School with Frank Ulmer and having him point out errors in the construction according to Marie Irvine, granddaughter-in-law of Frank Ulmer.

¹⁵ Hubert Howe Bancroft, *History of Utah 1540-1886*, Reproduction ed. (Las Vegas, NV: Nevada Pubs., 1982), 290.

¹⁶ The southern boundary of the city was 900 South at that time.

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Section No. 8 Page 4

Ulmer, Frank M. and Susan E., House, Salt Lake City, Salt Lake County, UT

By 1880 the population of Salt Lake City had reached 20,800, more than three times its 1850 population of 6,157. The railroad connected Salt Lake City in 1869 with the United States to the east.¹⁷ Railroad access combined with the discovery of silver and other ores in the canyons surrounding the city brought many non-Mormons to Salt Lake looking for economic opportunities. This influx of non-Mormons coincided with a real estate boom as well as the election of the first non-Mormon city council and mayor of Salt Lake City in 1890.

Mormon Church leaders frowned upon subdivision of land by the faithful. By 1883, in spite of this prohibition, lots from the Big Field Survey were beginning to be sold and subdivided. Streetcar lines stretching to the southeast in 1889 accelerated the change in land usage from agricultural to residential. From 1886-91 the economic boom in the valley doubled real estate values.¹⁸ Over three hundred residential subdivisions were recorded in Salt Lake County between 1888 and 1893. One hundred six of them were in Five Acre Plat A of the Big Field Survey.¹⁹ The subdivision of Lincoln Park was platted during this boom in 1889 and the Frank M. and Susan E. Ulmer House was built in 1891.

Lincoln Park was an early classic streetcar subdivision, similar to others in the southeastern section of Salt Lake City that were created and developed by out-of-state developers during the real estate boom around the turn of the century. The subdivisions were located along or close to streetcar lines and consisted of long narrow residential building lots. The Salt Lake City electric streetcar lines ran from the city south along Eleventh East, on the western edge of the subdivision, to 2100 South. Lincoln Park extended from Eleventh East on the west up the steep hill to Thirteenth East on the east and from the south side of Harrison Avenue on the north to the south including both sides of Browning and Roosevelt Avenues to the north side of Emerson Avenue. The east west streets were not yet named at the time the plat was filed and were assigned letter designations, A through D. The Jordan and Salt Lake City canal, built 1881-2, ran through the subdivision diagonally from the northwest to the southeast carrying water from Utah Lake via the Point of the Mountain to City Creek in Salt Lake City.²⁰ The Salt Lake and Eastern Railroad tracks²¹ followed the path of the canal a few feet to the west.

Andrew L. Mentz, a real estate developer,²² recorded the plat of Lincoln Park, part of Block 16 A of Five Acre Plat A, on December 21, 1889. Lincoln Park, as recorded, had 327 building lots laid out in a grid pattern with an average size of 31.5 feet wide and 125 feet deep.²³ Narrow, deep lots were typical of streetcar suburbs.

¹⁷ Utah was a territory in 1869 and did not become a state until 1896.

¹⁸ Thomas G. Alexander and James B. Allen, *Mormons and Gentiles, A History of Salt Lake City*, Vol. V, The Western Urban History Series (Boulder, Colorado: Pruett Publishing Co., 1984), 87.

¹⁹ Fred Aegerter, "Inglewood and Park View: A Look at Urban Expansion and Early Subdivision in Salt Lake City's Original Agricultural Plats." (Master's thesis, University of Illinois at Urbana-Champaign, 1988), 5.

²⁰ Traces of both the canal and the railroad tracks have been removed but the path they followed through Lincoln Park is still open and paved. It is visible on the USGS Sugarhouse Quadrangle map.

²¹ The owners of the railroad tracks changed. The Salt Lake and Eastern Railroad owned them at the time of the recording of Lincoln Park in 1889. DUP, p. 171, notes that the tracks were also known as the Salt Lake & Park City as well as the Rio Grande & Western.

²² He was presumably from out of state as he only appeared in the Polk *Salt Lake City Directory* for one year, 1890.

²³ The eastern half of the central block of the subdivision (Block 3, bounded by Browning and Roosevelt Avenues) was noted on the plat map as "McDonald's Land" and not part of the original plat.

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Ulmer, Frank M. and Susan E., House, Salt Lake City, Salt Lake County, UT

At the time Lincoln Park was recorded, the land was outside of Salt Lake City. In 1892 Lincoln Park was annexed to the city and soon after annexation city water mains were laid.²⁴

The national economic depression of the early 1890s had a strong affect in Salt Lake City. There were estimates of 48% unemployment in the city in 1894.²⁵ Railroad, residential and business construction all slowed. The southeastern subdivisions recorded in the boom years of the late 1880s and early 1890s did not have buyers for the newly laid out building lots. The recession had tremendous impact on the development of Lincoln Park. The few two story residences built in the early 1890s in Lincoln Park stood alone until the turn of the century when smaller brick one-story Victorian Eclectic cottages were constructed. Brick bungalows in the first decades of the twentieth century and World War II-Era cottages in the late 1930s and 1940s continued to fill in the empty lots. The subdivision was not built out for decades after its original recording. As a result, Lincoln Park today is an eclectic mix of architectural styles and periods containing houses built over more than half a century reflecting the changing tastes of the people in Utah during the period.

Other Owners of the Ulmer House

When the Ulmer's moved from the house in 1893, they sold it to William W. Gee, a local attorney. Gee lived in the house briefly with his family before using it as a rental unit. After his death in 1909, title to the Ulmer House went to William's wife, Henrietta Gee, who held the property until Adelbert F. Judd bought it in 1927.

Adelbert Judd, Sr., and his wife, Liberty, came to Salt Lake City in 1896. Judd was born in Durand, Winnebago County, Illinois, in 1857, a son of Nelson N. and Lucy Hemenway Judd.²⁶ Liberty Judd was born in November 25, 1860 in Oneco, Illinois. In his early years, Adelbert Judd was involved in the printing and engraving industry. He was also a businessman and managed the Utah Casket and the Utah Marble companies. Later he was involved in intermountain mining as the secretary of both the Commonwealth Lead Mining Company of Montana and the Shamrock Mining Company of Nevada, with offices in Salt Lake City. At the time of his death in 1934 he was living in the house at 1468 S. 1300 East in Salt Lake City. Liberty Judd died in 1938 and had a Methodist Episcopal funeral in Salt Lake City. Title stayed with the Judd family until 1967.

Other modern era owners are David W. Adams and his wife, Bonnie R. (1967 to 1974); Robert W. Lambert and his wife, Vicki W. (1974 to 1978); Frank M. and Leslie J. Helm and family, Leslie Anne Helm Stone and Harry Alfred Stone, (1978 to 2000). The current owner, Judith Owen Hooper, purchased it in 2000.

²⁴ Salt Lake City taxes were assessed in 1893 for the extension of the water main and appear in the Salt Lake County property title records.

²⁵ Alexander and Allen, 127.

²⁶ The Ancestral File at the LDS Family History Library notes that Adelbert is one of the twelve children of Nelson Judd and Margret Elnora Beemer and that Lucy M. Hemenway was another wife of Nelson Judd. Adelbert Judd's obituary states that Lucy Hemenway was his mother.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Ulmer, Frank M. and Susan E., House, Salt Lake City, Salt Lake County, UT

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Ulmer, Frank M. and Susan E., House, Salt Lake City, Salt Lake County, UT

Salt Lake County Archives. Tax card and photographs.

Salt Lake County Recorder's Office. Title abstracts.

Salt Lake Tribune. 3/28/1891, p. 6; 4/5/02, p. 4; 11/21/24, p. 13; 4/28/38, p. 6; 3/12/69, p. 32.

Stone, Leslie Ann Helm. Previous owner. Telephone interview with author, October 15, 2001.

Utah State Historical Society Preservation Files.

Wells, Pam. Designer for the c. 1990 renovation. Telephone interview with author, October 15, 2001.

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Ulmer, Frank M. and Susan E., House, Salt Lake City, Salt Lake County, UT

Common Label Information:

1. Ulmer, Frank M. and Susan E., House
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: B. Lufkin
4. Date: September 2001
5. Negative on file at Utah SHPO.

Photo No. 1:

6. East and north elevations of building. Camera facing southwest.

Photo No. 2:

6. North and west elevations of building. Camera facing southeast.

Photo No. 3:

6. South elevation of building. Camera facing west.

Photo No. 4:

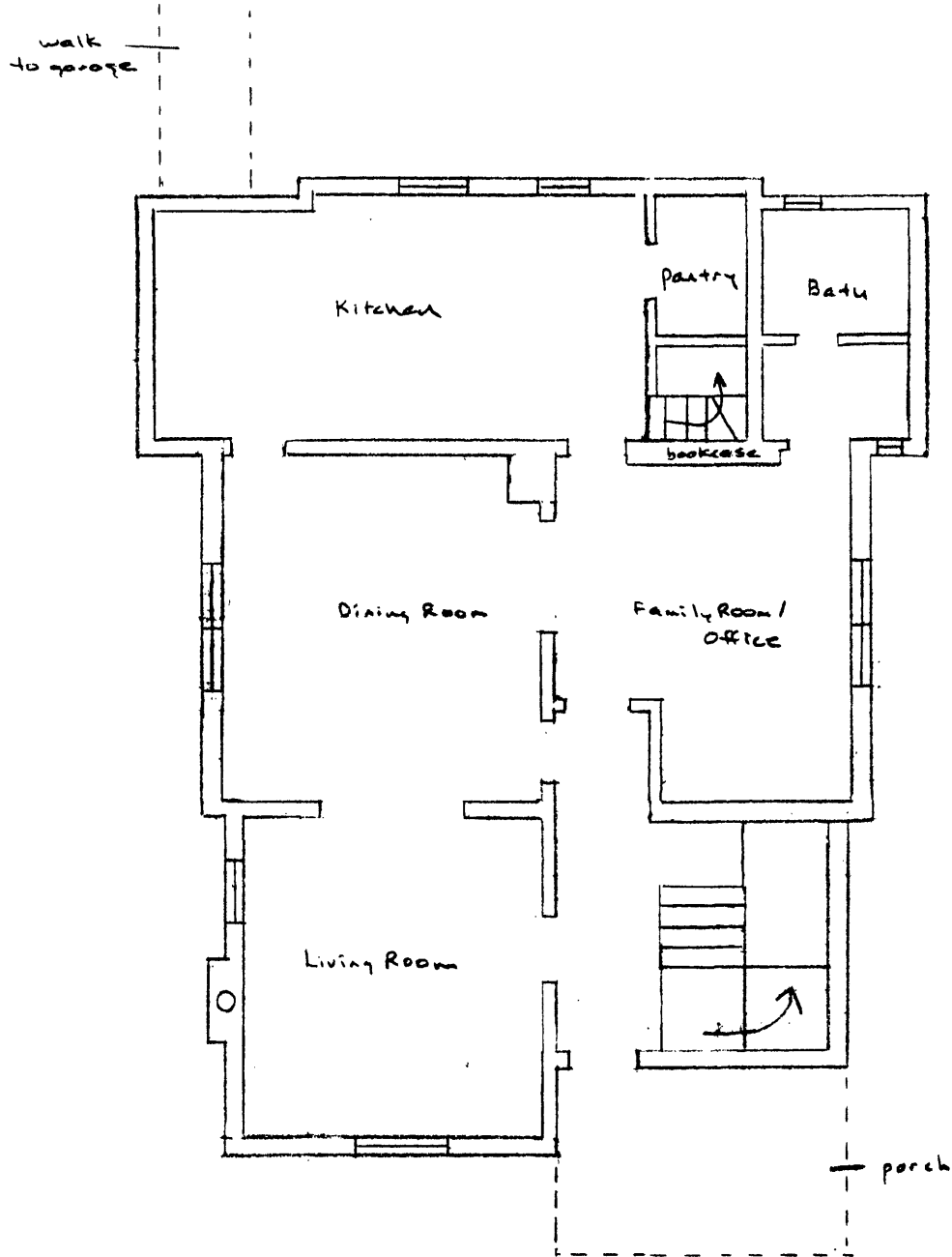
6. West elevation of building showing garage. Camera facing southeast.

Photo No. 5:

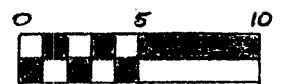
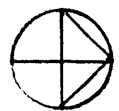
6. West gable trim detail. Camera facing east.

Photo No. 6:

6. Interior entrance stairway. Camera facing northeast.



Ulmer, Frank M. & Susan E. House
 1458 S. 1300 East
 Salt Lake City, Utah



B. Lusk 10/01