

UTAH HERITAGE FOUNDATION PRESENTS



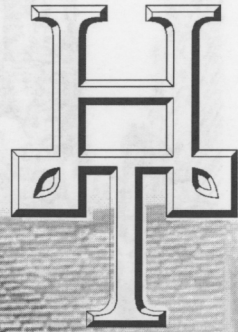
■ a Celebration of ■
Compatible DESIGN

2006 ANNUAL HISTORIC HOMES TOUR

SATURDAY, SEPTEMBER 16

U T A H
HERITAGE
FOUNDATION

GUIDEBOOK



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Salt Lake City's historic neighborhoods have seen a resurgence of popularity over the last several years. People are returning to the city—recognizing the value of location, architecture, and the scale of walkability that can be found in older neighborhoods.

For years, American cities have dealt with the increasing demand for bigger houses and bigger lots, a disregard for limited resources, and the historical flight to the suburbs.

But a more recent and every bit as damaging phenomenon has also been sweeping the country: the Monster House. Driven by a disregard for history and scale, monster houses result when families demand more square footage than historic buildings can provide, and a lack of education about compatible design prevails. Families are adding massive garages, huge second stories, and too-large additions that are all changing the character of their homes. Such issues as scale, harmony, streetscape and material compatibility, all basic concepts to architectural and neighborhood design, aren't universally understood or valued. But in the redesign of individual family homes and, as a result neighborhood streets, a consciousness of these important issues is critical.

Utah Heritage Foundation saw the annual Historic Homes Tour as an opportunity to invite the public to visit and enjoy sound examples of compatible design. Historic neighborhoods have witnessed compatible additions for several decades. They have been and continue to be a very real solution for owners of historic homes.

But there are some things to keep in mind. As you look at these additions ask yourself: Can the addition be seen from the street? Does the addition change the overall character of the house? How does the roofline and its dormers affect the neighbors?

As homeowners, we need to consider the impact a new addition or garage will create. Many neighborhoods have started to draft and implement ordinances that create neighborhood standards that help ensure that additions contribute to rather than detract from an historic neighborhood's character. Inquire at your community council meeting or in your town about how you can get involved to insure compatible design.

Utah Heritage Foundation thanks all the residents for helping preserve a piece of Salt Lake's history and welcome you to this year's Historic Homes Tour.

IT IS OUR HANDS-ON CRAFTSMEN, who while left alone and unobserved, control the quality of both the seen, and the unseen. Ignoring the unseen festers a canker in the soul of the craftsman and robs the building owner of what he is rightfully due. It leaves a scar on our cultural heritage, disrespects the original mason, and does not do justice to the respectful restoration of the masonry. The craftsman who focuses on both the seen, and the unseen is a true craftsman – with integrity.

— JOHN LAMBERT, FOUNDER & PRESIDENT

ABSTRACT
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JASON R. THOMAS HOUSE

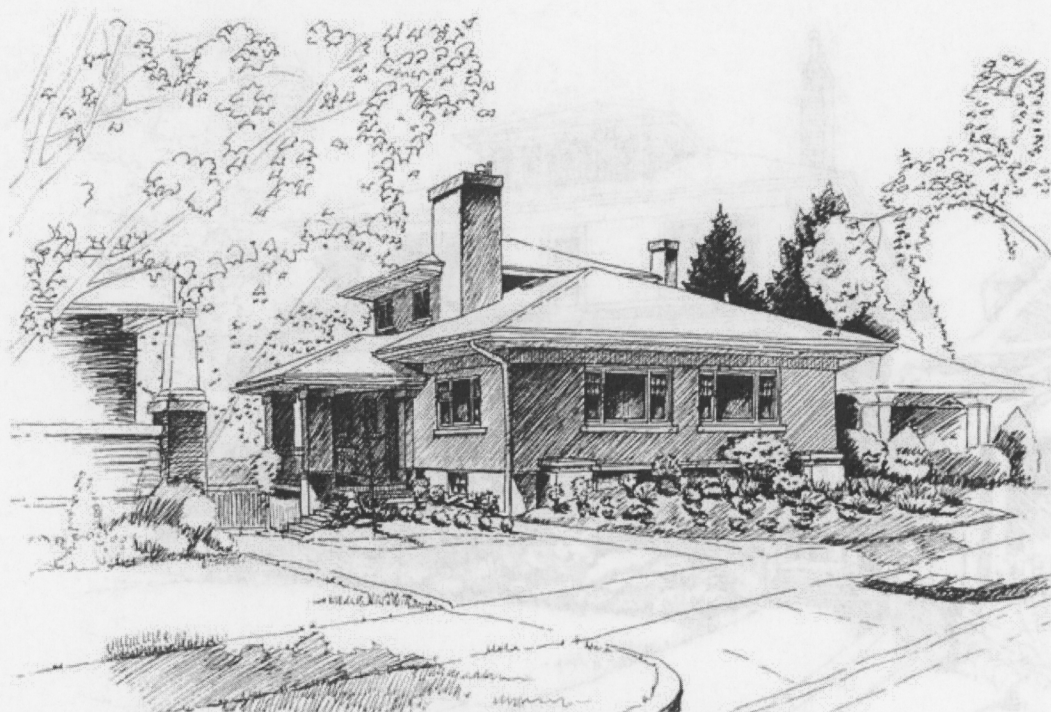
331 NORTH MAIN STREET

This impressive box house was built in 1912 for James Thomas. Thomas was a chemist who worked for Utah-Idaho Sugar Co. The paint scheme featuring blue-gray walls with sharp white contrasting moldings creates strong horizontal lines along the overhanging eaves of the porch and the second floor roof. Horizontal concrete banding runs along the porch wall to the front façade. Windows move across the second floor in a formal, regular pattern. The porch itself is best described as ample, running along the entire expanse of the front of the house, framed by a three foot brick wall, three tapering columns, and entered to the south up three steps.

Upon entering the house, a staircase moves upstairs in a zig zag pattern to the right and to the left is a large living room. Original details—molding, beveled glass, and doors—have been restored and enhanced by the addition of contemporary features making the kitchen, bathrooms and basement more comfortable for modern uses.

A rear addition opens the house to the back and moves off the kitchen, hall and staircase leading to the basement across the back of the house. The addition allows cars to park underneath it providing covered parking. This sunny family room has windows along the entire west and south sides. A fireplace provides an interesting focal point to the south. A small porch off the south elevation provides a handy place for a barbeque.

Current Owners: Richard and Elisabeth Middleton



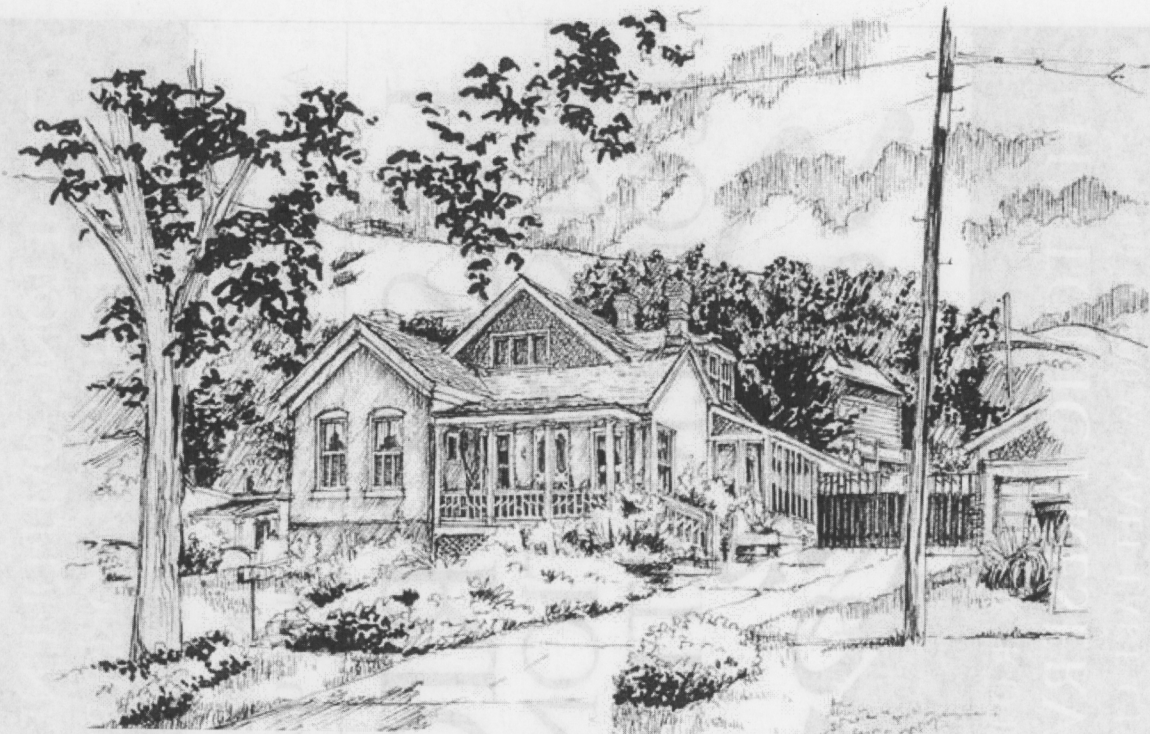
JOHN S. OSTLER HOUSE

333 NORTH MAIN STREET

This 1923 Craftsman house has boxes that lay upon one another. This home was built for John S. Ostler who was a proprietor of Ostler Land and Cattle Co. He only lived here for a decade and since then many owners have graced this home.

The first floor section of the front elevation pushes back into a second story section that rises up in the rear. From the back of the lot, the three stories of the house are perfectly legible, with clear horizontal lines separating each. Wide overhanging eaves shade lower levels and provide sharp horizontal lines and orientation reminiscent of Japanese architecture. The current owners added a garage that you enter through the back with a deck on top that connects to the main floor. This allows the owners to enjoy the great view, while not changing the character of their house. Perhaps the most interesting view of the house is actually from the back of the lot or even the side where the front porch, first and second stories, and garage addition gracefully interplay. In some ways, it feels like the house was placed sideways on the lot with the porch entrance facing south instead of the more predictable east. Stucco covers brick walls with concrete sills and banding along front planters, retaining walls and porch details. Traces of former owners are evident in the lot and throughout the house.

Current Owners: Martha and Robert Evans



CHARLES JAMES MULLETT HOUSE

680 WALL STREET

This house provides its own history lesson in the evolution of housing types over its 130 year history. Built in 1876 for Charles James Mullett, Mullett immigrated to Utah from England and worked as a laborer for Jones Limekiln. He lived here with his wife Elizabeth Ann Clucas Mullett until 1911 when he died. The house would remain in the family until 1924. They lived in the original pioneer section which was a simple rectangular cabin with the broadside of the house facing the street. Two basic rooms, one bigger than the other—a hall and a parlor—each had its own window.

Two decades later, perhaps because the family had greater spatial needs, an addition was built to the north. Between 1905-1910 the owner of the house built a second story addition creating a shingled gable influenced by the Victorian era. The most recent owner built a sunroom extension to the south. Each generation clearly loved the house and its unique piece of history, and dedicated their best creative thinking to expanding on its basic formula and making it compatible with the site, their personal needs, and the larger environment.


In 1995 the current owners decided that they wanted to add on a kitchen, bathroom, laundry area and closet. They came up with a plan that added 500 square feet while maintaining the character of their home. They purchased the vacant lot behind them which allowed them to keep a rear yard.

Current Owners: Helen and Skeeter Draper

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- MATERIALS TESTING

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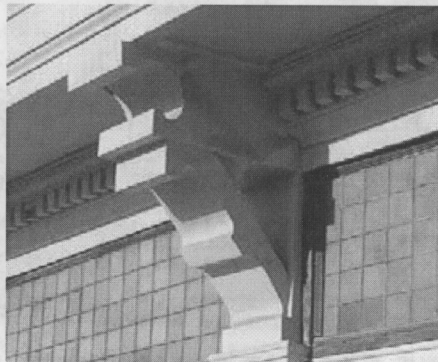
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Call: 801.533.0858 ext. 107

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CHARLES EDWARD BEDFORD HOUSE

580 WEST CAPITOL STREET

The unique challenges presented by the historic Marmalade district, tucked snugly into the steep and rocky hillside west of the Utah State Capitol might have created an obstacle to a successful and compatible addition project for most homeowners, but for the Milligans this created simply an opportunity for creative design. Starting with a modest sized, pioneer-era frame house built in 1906, this addition almost doubled the square footage of the house, expanding it from 880 to 1430 square feet. It did this by moving into the hill, to the back of the lot, and the construction of a new basement complete with a work shop space.

The appeal of the house is due largely to the front porch that stretches across the entire front, complete with four columns, a wood railing, and steps to the sidewalk below. Sidewalls are covered by simple horizontal wood siding, and the gable area over the front porch is covered with wood shingles. Wood details adorn the house at the peak of the gable and along the cornice of the porch. Before the addition, the house had two main rooms at the front, a kitchen and bathroom and a second floor bedroom. The addition added a play-room and another bedroom, adding more space for comfortable family living.

Originally this home was built for Charles Edward Bedford and his wife Alice Cook Bedford. Bedford was a carpenter who moved here from Ireland.

Current Owners: Mark and Jenny Milligan



WALTER N. PUGH HOUSE

1224 SOUTH TEMPLE

This 1896 Victorian home would be the home for Walter and Marguerite Pugh for many decades. Pugh was a physician in Salt Lake City. Because of the ample breadth of this comfortable and sprawling Queen Anne house, it was easy for the owners to build a generous addition to the back. Obscured entirely from the front, the addition came in many different phases and includes a second floor office, an expansion of the main floor family room, a new bathroom on the main floor, and an enclosed porch. Improving on the limitations of a Victorian house—few bathrooms or modest sized kitchens—this addition brings this house up to the most demanding contemporary standards.

Mimicking the lines, textures and forms of the original house, this large addition added a third more space to the original house. Careful matching of the original brick, and the effort to use compatible and complementary materials blended the addition into the historic fabric of the house. Sensitivity, harmony, and taste mark this compatible addition and demonstrate that indeed, an addition can be large and still be sensitive and unobtrusive, enhancing rather than detracting from the design of a historic neighborhood.

Current Owners: Victor and Elizabeth Pollak



HALDON AND VERONICA COLLISON HOUSE

904 MILITARY DRIVE



This beautiful Tudor Revival Home was built in 1929. The original owners, Haldon and Veronica Collison, would own this home for almost two decades on Military Drive in the Yalecrest Neighborhood of Salt Lake City. Rich brown multi-colored and textured brick creates a strong horizontal first story, with colorful brick banding separating the lower level from the second story. The upper level is enclosed by steeply pitched gables that face both the street front and the side of the lot and feature half timbered wood work and tan plaster walls decorated with diamond accents at the based of the second story. The overall effect, fully in line with the Tudor Revival style is diverse and lively, textured and sensually rich.

The addition builds on and continues these themes with an addition that stretches towards the back. The addition mimics the pitch of the original part of the house, the horizontal lines dividing the first and second stories, and the brick on the lower level and the plaster surface on the second level. The new addition is not noticeable to people just passing the house as the brick work is harmonious to the original home. Yet you can differentiate the addition from the original section from the slight inset at the side. The addition provides a new family room, larger kitchen, master suite, and a three-car enclosed garage.

Current Owners: Leland and Juliana Rogers



RICHARD H. THORNE HOUSE

911 MILITARY DRIVE

This 1926 Tudor bungalow was the home for Richard and Verona Thorne for over 10 years. Richard was a salesman for American National Insurance Company.

This house maximized the possibilities for expanding on a simple, straightforward floorplan with an addition to the back. The massive columns holding up the portico or porch extending to the front are formed by a cluster of smaller piers. The large gable above mimics the pediment of a classic Greek temple. In total, the formality, rectangularity of the mass, and cornice at the side enhance the sense of inheritance to Classical architecture. Here though, and more in keeping with the Revival character of other houses on the block, warm brown brick, horizontal wood siding, and plaster create a textured, varied wall surface. The house works because of the combination of the two styles, resulting in a charming, tightly organized and detailed family home.

The transition from the historic part of the building and the new addition is gracefully made. The rehabilitation included a seismic upgrade that is subtly integrated into the original part of the house. The owners worked with the Green Building Center, using recycled materials such as window frames and beams. They also used recycled glass tile in the kitchen and bathrooms creating mosaics.

Current Owners: Jennifer and Warren Lloyd

Utah Heritage Foundation's

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Every Second Saturday, from 9:00 to 11:00 am

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Tickets

UHF Members: \$8 per individual class or \$45 for a package of six classes
Non-members: \$10 per individual class or \$55 for a package of six classes

Information subject to change. Check website for updates:

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UHF's Salt Lake County programs
are supported in part by the Salt
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Support the preservation of historic neighborhoods with A Celebration of Compatible Design. Join Utah Heritage Foundation today.

If you enjoyed the Historic Homes Tour, please consider becoming a member of Utah Heritage Foundation. The support of our members enables us to preserve the historic buildings that embody our heritage and give our communities character.

Membership Benefits

- Four issues of *Heritage*, UHF's newsletter.
- Invitations to all UHF events, including the Heritage Awards celebration, annual meeting, holiday event, and special tours and programs.
- Discount tickets to Utah Heritage Foundation's annual Historic Homes Tour.
- 10% discount at The King's English Bookstore.
- Complimentary copy of *Utah Preservation: Building on the Past*, an annual publication of the Utah State Historical Society.

Members at the **Benefactor** level and above receive these additional benefits:

- Membership in the National Trust for Historic Preservation.

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ACKNOWLEDGMENTS



Utah Heritage Foundation sincerely thanks the property owners who have graciously opened their homes for the tour. Without their support and generosity Utah Heritage Foundation would not be able to host our annual Historic Homes Tour.

We also wish to recognize the many volunteers who share their time and talent with us at this event. Their dedication to helping us promote historic preservation is invaluable. We appreciate our Volunteer Guild members who recruit so many additional volunteers to staff the tour.

Utah Heritage Foundation is grateful to the sponsors who made the tour possible by underwriting expenses.

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Our applause to the Utah Heritage Foundation Board of Trustees whose leadership and support is vital to the success of our organization.



Utah Heritage Foundation's Salt Lake County programs are funded in part by Salt Lake County Zoo, Arts, and Parks Program.

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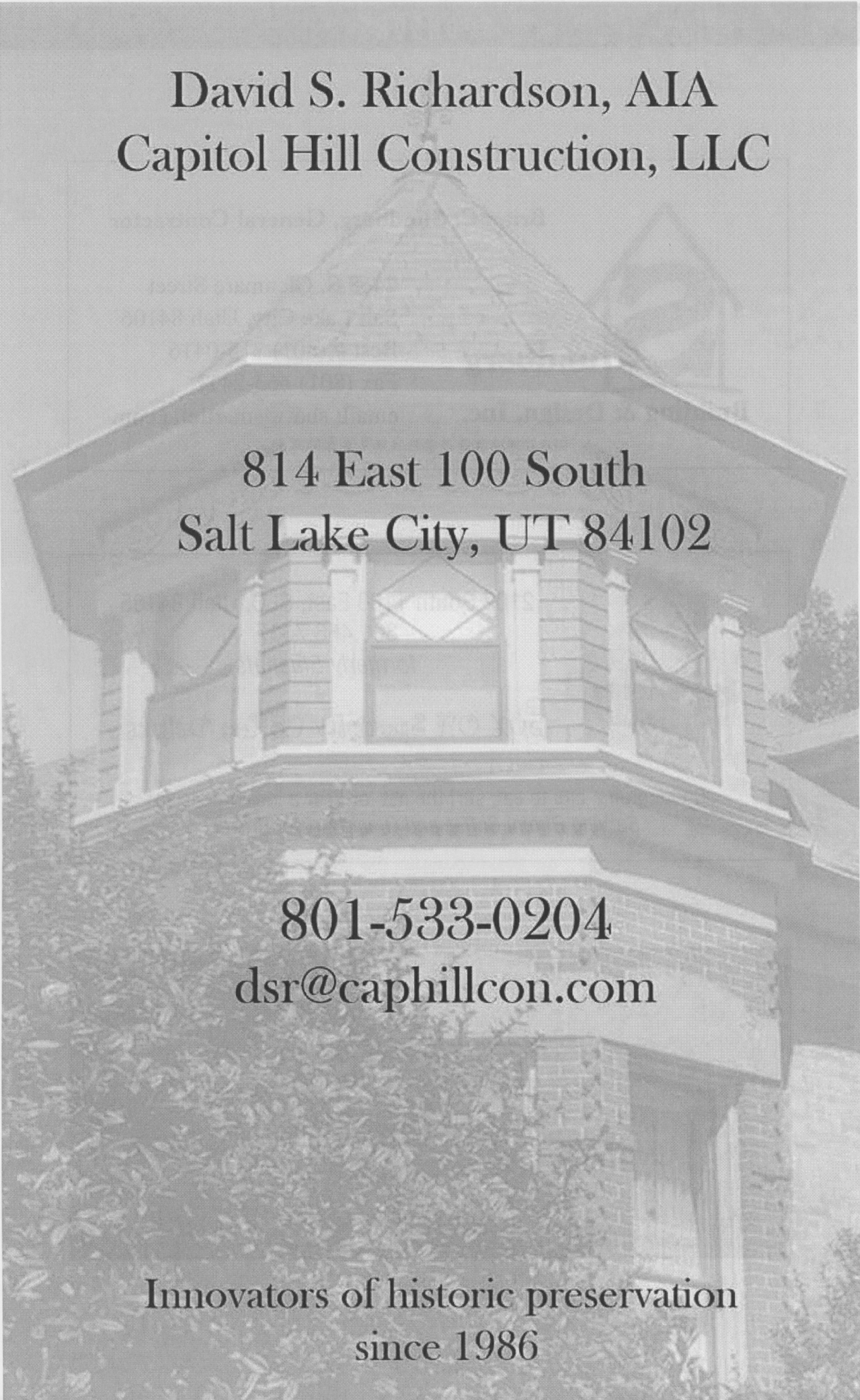
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- ❑ 580 WEST CAPITOL STREET
- ❑ 1224 SOUTH TEMPLE
- ❑ 904 MILITARY DRIVE*
- ❑ 911 MILITARY DRIVE
- *TOUR HEADQUARTERS



Established in 1966, Utah Heritage Foundation was the first statewide preservation organization in the western United States. Our mission is to preserve, protect and promote Utah's historic built environment through public awareness, advocacy and active preservation. As a private non-profit, membership-based organization, Utah Heritage Foundation is supported mainly by private resources including memberships, gifts, grants and special events. The foundation fulfills its mission through a variety of programs and activities which reach communities throughout Utah.