

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

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 Keyser, Malcolm & Elizabeth, House

other name/site number Merrill, Albert & Zella, House; Lucas, Russell & Margaret, House

2. Location

street & town 381 East 11th Avenue not for publication

city or town Salt Lake City vicinity

state Utah code UT county Salt Lake code 035 zip code 84103

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 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: Signature of the Keeper Date of Action

- 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:) _____

Keyser, Malcolm & Elizabeth, 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)

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

Category of Property
(check only one box)

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

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

Contributing	Noncontributing	
1	2	buildings
		sites
3		structures
		objects
4	2	Total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

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 19TH & EARLY 20TH CENTURY MOVEMENTS:
Prairie School

Materials
(Enter categories from instructions)

foundation CONCRETE
walls STUCCO, BRICK, CONCRETE BLOCK

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

Keyser, Malcolm & Elizabeth, 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

COMMERCE

Period of Significance

1913-1956

Significant Dates

1913, 1919, 1939, 1943, 1953, 1956

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Builder: John W. A. Timms & Thomas L. Timms

Architect: Pope & Burton

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

Keyser, Malcolm & Elizabeth, House
Name of Property

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

10. Geographical Data

Acreeage of Property 0.78 acres

UTM References

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

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

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

COM AT SE COR LOT 1 BLK 159 PLAT D SLC SUR W 10 RD N 12 1/2 RD E 10 RDS S 12.5 RDS TO BEG.

Property Tax No. 09 - 31 - 204 - 012

Boundary Justification

(Explain why the boundaries were selected.)

The current boundaries are the legal parcel description of the building which is the historic boundary.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky, based on a draft prepared by Larry Perkins

organization _____ date May 9, 2008

street & number P.O. Box 58766 telephone (801) 913-5645

city or town Salt Lake City state UT zip code 84158

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 Larry Perkins

street & number 381 E. 11th Avenue telephone (801) 322-3730

city or town Salt Lake City state UT zip code 84103

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

Keyser, Malcolm & Elizabeth, House, Salt Lake City, Salt Lake County, UT

Narrative Description

The Malcolm and Elizabeth Keyser House, built in 1913, is a two-story, Prairie School-style residence located at 381 E. 11th Avenue.¹ The Prairie School influence is seen in the emphasis on horizontal elements, such as the over-hanging eaves and railing walls with wide flat copings. The design of the house integrates a series of terraces into the topography of the 0.78-acre parcel site, which slopes downward from north to south. The foundation and basement-level double garage are built of concrete. The house is built of structural hollow clay tile with approximately 15 percent brick masonry infill. The exterior surface is covered with a finish that may be an early example of shotcrete (also called gunite), which resembles pebble-dash stucco.² The surface is painted light tan. The dark brown accent and coping materials are a combination of sandstone and concrete. The original one-story rear wing was expanded in 1953 and again in 1955. An addition was built on the west side of the house in 1956. There was also a series of interior remodels in the 1950s and the 1990s. A carport was built east of the rear addition around 1965. In 1994, the carport was removed. It was replaced in 2006 by a compatible two-car garage (non-contributing building). The entire house was rehabilitated in 2006-2007. The rehabilitation included a new roof of asphalt shingles. The property also includes three contributing structures, a barbeque/fireplace (1930s), picnic pavilion (1930s) and pool (1953), and the non-contributing pool-house (2006).

The Keyser House sits at the northwest corner of the intersection of 11th Avenue and "E" Street. The house faces south with a view of downtown Salt Lake, City approximately one mile southeast at the base of the foothills. The design is distinctively Prairie School with the two-story main portion of the house rising above three terraced levels integrated into the sloping site. The roof has wide overhanging eaves, and at each level, the copings accentuate the horizontal lines of the railing walls. The base includes the foundation and a basement-level double-car garage with two doors separated by sloping piers of brick (covered in stucco). The current garage doors with vertical panes of glass were installed in 2006 and are similar to the original doors seen in historic photographs of the 1920s.³ The basement level walls extend east-west and end in piers topped by Prairie School-style concrete planter urns. The coping and urns had deteriorated and were replaced with concrete replicas (2006). The second (main) level of the façade is accessed by a set of steps from the driveway (1953) or from the secondary elevations. The main level deck features two rectangular reflecting pools flanking a set of shallow steps to the original front entrance. These features are hidden by the parapet of the basement level. Small windows above the reflecting pools provide light to the basement garage. A second retaining wall shelters the lower portions of the main deck. The line of the second-level retaining wall was extended to the west in 2006, replacing a curved wall built circa 1956 around the same time as the west addition. A third urn was mounted at the end of the extended wall (2006). The main level of the façade is divided roughly into four sections, with three being the original two-story house. The center section is recessed under the overhanging eaves and is divided into five bays set behind the supporting square piers. There was a door originally in the center bay, but this was changed to a window in the 1950s and replaced in 1994. The projecting sections to the

¹ The address appears in most records as simply 381 11th Avenue.

² Contractors working to replicate the surface for the 2007 rehabilitation thought the original material was gunite.

³ The original doors had been replaced in the 1950s by paneled doors.

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Keyser, Malcolm & Elizabeth, House, Salt Lake City, Salt Lake County, UT

east and west feature large full-glass doors (replacing the original French doors, circa 1950) and narrow sidelights (filled with etched glass, also circa 1950).

The upper level of the original house is divided into three sections with the central portion recessed under the eaves of the main hipped roof. The recessed area has three openings with full-glass doors (circa 1950s) leading to the balcony deck. The coping of the railing wall along the balcony deck presents another horizontal line in the design. Prior to the 2006 rehabilitation, most of the windows were various replacements for the original casements. The current windows were installed in 2006. The new windows replicated the Prairie School divided panes and sash of the original casements. The original sandstone banding is intact where it has been protected by the over-hanging roof. A central double I-shaped chimney is located toward the rear of the main roof. New galvanized steel gutters were installed in 2006 to replace the partially original deteriorated gutters. To the west, the one-story bedroom cinderblock addition was built in 1956 and extends the façade approximately 30 feet. It was covered in textured stucco to match the original materials. The roof is also hipped. There are no openings on the south elevation of the addition. A row of small windows set high in the walls were filled in during a 1990s interior remodel. In 2006, a pier was added to the west end of the south elevation to provide needed support for the extended eaves. The west and north elevations of the addition feature 1950s picture windows and double-glass rear doors. The west elevation of the original house was mostly obscured by the construction of the addition in 1956. In 2006, a Prairie School-influenced leaded-glass window was installed on the upper level.

The east elevation has the best historic integrity from the original 1913 construction. The fenestration pattern has not been altered. The three basement-level windows are original, as are the fixed-frame large windows flanked with narrower windows on the main level. The four openings of the upper level feature the 2006 divided pane windows, which replaced the 1950s windows. The east elevation has a more vertical emphasis, with a single stringcourse of sandstone banding providing a horizontal element at the sill line of the upper windows. The main level of the north elevation features a side entrance tucked into the L-shape at the northeast corner. The side entrance is hidden from the front view of the house. The entrance is currently sheltered by a circa 1955 porch roof.

The original house included a one-story kitchen, walk-in pantry, and servant quarters to the rear (north elevation). The two original seven-foot projections provide space for a bathroom and entrance foyer on the main and bathrooms on the upper levels. The original upper openings are visible east and west of the projections. The windows were replaced with the divided-pane windows in 2006. The north walls of the family room and new garage are built into the sloping hillside. On the west side, a picture window was installed during the 1950s remodel. In 1953, the kitchen was extended to the west by six feet to create a breakfast nook behind the original main floor family bathroom. The south three casement windows of the east elevation of the single story wing have been replaced and the piers which separated them are gone. A family room extension was built to the north by 30 feet in 1955. The exterior surface of all the additions matches the original material. The family room extension is cinderblock laid in a corbelled diagonal pattern on the interior. The northwest corner features diagonal windows. A bank of full-height windows and sliding doors faced the terrace and pool (also built in 1953-1955). In 1955, a carport and second driveway was added to the east side of the addition. The carport was demolished in 1994. In 2006, an attached double-car garage was built in this location. The garage

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Keyser, Malcolm & Elizabeth, House, Salt Lake City, Salt Lake County, UT

is covered with a gunite-like finish and has compatible elements to the original basement-level garage and house (i.e. hipped roof, horizontal banding, similar carriage-house-style doors).

On the interior, the Keyser House has approximately 6,130 square feet of space, with 3376 square feet on the main floor, 1,377 square feet on the upper floor and slightly less in the partially finished basement. The main floor interior floor plan is characterized by large open rooms with a central fireplace dividing the living and dining rooms from the kitchen. The nouveau Baroque-style mantel is unusually ornate for a Prairie School type house. It is probably not original, but was installed during a circa 1945 remodel.⁴ The hardwood floor is original, but the other finishes date from a 1990s remodel. The curved archways, moldings and baseboards date from the 1990s remodel. In 1994, the original front doorway was abandoned and replaced by a window matching those on each side of that center doorway. The dining room is at the east end of the space. The west wall originally had windows similar to the east wall, but these were blocked when the bedroom addition was built to the west in 1956. The bedroom addition includes a bathroom. The picture window to the west and north are flanked by narrower jalousie windows. The original kitchen is to the north between the main floor bathroom and east entrance foyer. The kitchen has been remodeled several times, mostly recently adding stainless steel appliances in the 1990s. The breakfast nook to the west was added during the 1953 expansion. The family room, known as the garden room, was built in 1955. The diagonal concrete block construction is visible on the north wall and in the laundry room, which is partitioned to the east. The laundry room features an exterior door to the 2006 garage, formerly the carport built in 1961.

The stairs to the upper floor are located behind the fireplace. The upper floor has undergone a series of modifications. The hall and bathroom spaces have remained essentially the same, although updated through the years with the master bath enlarged in 2006. In the original configuration, a large master bedroom filled the east end with a walk-through closet to the nursery. Another bedroom was next to the nursery and both had access to the balcony. The west end was divided into two bedrooms. Around 1962, the upper floor was converted to a separate apartment. The master bedroom remained the same, but the wall between the two central bedrooms was removed making a large living room. The bedrooms on the west end became an open dining room kitchen space. In the mid-1990s, the upper floor was returned to exclusively bedroom/bath space. The open spaces at either end were made into bedrooms with a closet added on the west side. The central wall was replaced.

At the rear of the main floor, on the rear (north) wall opposite the current front door is a 1950s picture window providing an excellent view of the park-like backyard as one enters the home. The basement level is partially finished with the original laundry room at the west end. In the garage, the construction is similar to warehouse construction of the early-twentieth century with large concrete piers. The interior of the garage features a metal rolling fire door at the bottom of the stairs.

The 0.78-acre property has had several modifications. In the north east corner of the property along E Street, the street forms an asphalt ditch as it meets the property and a portion of the old cement-block sidewalk remains. The other sidewalks around the property are modern continuous-pour and in those areas curb and

⁴ The mantel appears in a photograph from a 1951 Salt Lake Tribune article describing owner Glade Snow's decorating techniques. It was installed after Glade Snow purchased the house in 1943.

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gutter are also present. An 8-inch corrugated metal pipe enters the property in the northeast corner (with its uppermost inch revealed above ground level) as a reminder of the irrigation system that served the property decades ago. Prior to the extension of the north wing of the house and construction of the carport in 1955, a drive way went from "E" street around the north end of the house to a large cement pad by the west door.

Vehicular access was cut off with the 1955 construction, but the cement pad remains in place—having served over the years as a large patio and pool lounging/entertainment area. It is currently underneath a 1300 square-foot Trex deck located in the "L" formed by linear quarry tile patios built in the 1950s. The patio extends ten feet out from the west face of the kitchen/family room wing and seven feet out from the north wall of the bedroom wing. The deck area immediately around the pool consists of two-inch thick granite pavers imported from China in 2007. The current swimming pool was built in 1953-1954. The pool is a contributing structure. Salt Lake City building permit records indicate the pool was "expanded" in 1953; however, the prior pool was little more than a cement wading pool and probably dated from the time the stone barbeque was built in the northwest corner of the yard. The barbeque is a contributing structure. Another contributing structure, a wood picnic pavilion was built near the barbeque sometime in the 1930s. In August 1999 a tornado damaged the pavilion and part of the structure was removed. The tornado also damaged several old trees on the property. In 2006, the 1954 pool house was replaced by a new building housing the filter, heater, and other pool equipment. It is a non-contributing building.

The property is completely fenced with a variety of materials. The east side yard is fenced with an open wrought iron bar fence (1990s) with piers and urns similar flanking the east driveway flanking the east driveway similar to those on the façade near the south driveway. There is a wood plank fence along the rear portion of the east property line. The central portion of the north property line is fenced with a circa 1940s wire fence overgrown with vines while the west and east segments of that north property line is marked with wood plank fencing. A hollow wall of sprayed gunite over a wire reinforcing frame constitutes the southern and western border (and retaining wall) of the pool area, while the remaining portion of the west rear property line has a wood plank fence. In the rounded corner of that wall is a decorative window containing geometrical design elements echoing the divided light design of the home's upper-story casement windows. A ten-foot medallion built into the deck incorporates a variation of that same design. Near the southeast corner of the front yard is a two-level planter box in a style matching the home's capped parapet walls (2006). The current terraced curving stairs (flanked by integrated masonry planters) replaced the original straight-line front entry steps from the sidewalk to the entrance of the front porch/entry terrace complex were built in 1953. The yard also includes several miscellaneous landscape items: a fish pond (1930s, now a planter), a stone wishing well (1930s remnant), and a tree house (date unknown). Because of their minimal impact on the property, these items have not been included in the resource count. The landscaping includes a combination of lawn, mature trees, and flower beds.

The Malcolm and Elizabeth Keyser House, though somewhat altered, is the best example of the Prairie Style in the Avenues neighborhood of Salt Lake City. Many of the subsequent modifications also fall within the historic period and represent the transformation of a prominent early twentieth-century house into a suburban-style showplace of the 1950s. The house has very good historic integrity and is a historic resource in the Avenues community.

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Keyser, Malcolm & Elizabeth, House, Salt Lake City, Salt Lake County, UT

Narrative Statement of Significance

The Malcolm and Elizabeth Keyser House, built in 1913, is a two-story Prairie School residence located at 381 E. 11th Avenue in Salt Lake City, Utah. The house is significant under Criteria A and C for its association with the historical and architectural development of the upper Avenues neighborhood in Salt Lake City. The original owners, Malcolm A. Keyser and Elizabeth Callison Keyser, were prominent citizens in Salt Lake City in the early twentieth century. Malcolm Keyser was president of the M. A. Keyser Fireproof Storage Company and vice president of the Aaron Keyser Investment Company. The Keyser Investment Company, specialized in real estate loans, and was one of the leading companies involved in the development of the Avenues neighborhood. Due to difficulties with infrastructure, the Keyser House was one of only a handful of homes built in the upper Avenues in the first quarter of the twentieth century. From its 11th Avenue location, the Keyser House commanded an inspiring view of the burgeoning city and likely made a favorable impression on Mr. Keyser's professional associates and social contacts.

The Keyser House is significant under Criterion C as the most fully-realized example of the Prairie School residential design in the Avenues, and possibly the city. The house was built by John W. A. Timms and his son, Thomas L. Timms. The design is attributed to the architectural firm of Hyrum C. Pope and Harold W. Burton, who designed numerous Prairie School-style buildings in Utah. The Keyser House is distinctive, partially because of its horizontal massing, and also for its materials, a combination of brick and hollow clay block, covered in textured stucco/gunite. The majority of Prairie School-influenced buildings constructed in Utah in the early twentieth century were built of brick, including the work of Pope and Burton. Stucco covered examples are relatively rare. The choice of materials may have been suggested by Malcolm Keyser, who built his business on the "fireproof" storage business. During the 1950s, the house underwent a remodel and expansion that transformed the rear of the residence into a high-end suburban ranch house complete with pool. These modifications are also within the period of significance, 1913-1956, and were completed without compromising the integrity of the original Prairie School design. The Keyser House was listed on the Salt Lake City Register of Historic Sites in 1978. The home has recently undergone a complete rehabilitation as a state historic preservation tax project. The Malcolm and Elizabeth Keyser House is a contributing resource in the Avenues neighborhood of Salt Lake City.

History of the Avenues Neighborhood

Salt Lake's Avenues Neighborhood is located along the foothills of the Wasatch north and east of the downtown business district. The first survey of the area, known as Plat D, was recorded in February 1857. It was the first town plat to deviate from the original layout of the city. Salt Lake City was patterned after the City of Zion plat, drawn by Joseph Smith, founder of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church), and with variations approved for use by Brigham Young for settlements throughout the Intermountain West.

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Keyser, Malcolm & Elizabeth, House, Salt Lake City, Salt Lake County, UT

The City of Zion plat called for ten-acre blocks with large lots, a house set back from the wide streets, and room for lawn, trees, vegetable gardens and orchards. The Plat D area covered what is today known as the lower Avenues, but originally called the north or dry bench. The plat was fundamentally different than the first City of Zion-based plats. The Plat D survey had narrower streets and sidewalks, as well as smaller blocks divided into four lots. The four east-west streets were named Fruit, Garden, Bluff and Wall. The north-south streets were named for various trees. In 1885, the names were changed to the current numerical and alphabetical system. Plat D was extended to include the upper bench lands to Fifteenth Street in the late 1890s. In 1907, the city council approved the designation of the east-west streets as avenues and the neighborhood became collectively known as the Avenues.

Because of the steep topography and lack of water, the Avenues area developed gradually. Beginning in the 1880s, the population of Salt Lake City had grown exponentially with speculative development taking place throughout the city. An early mule-drawn streetcar line through the neighborhood was electrified in 1889 and a second line added. The layout of the north bench was conducive to a denser more urban development and the area was popular with artisans, clerks, professionals, and merchants, who worked in downtown Salt Lake City. By the turn of the century, the Avenues neighborhood was a fairly dense middle-class suburb with a range of housing stock from tract cottages for the families of laborers to stately mansions for the families of wealthy businessmen. The 1898 Sanborn map shows the layout of the streets west of the city cemetery, but very little development had occurred in the area known as the upper Avenues. By the 1911 Sanborn map, scattered infill and tract housing had been built up to the Tenth Avenue. Also in 1911, a water main was installed along Thirteenth Avenue to J Street, giving a boost to potential development. The Ensign School, at F Street and Ninth Avenue, was built for the school children of the upper Avenues (built in 1912, replaced 1970s). The most significant boost to the development of the upper Avenues was the construction of the LDS Hospital in 1904 on Eighth Avenue between C and D Streets. The north bench hospital was built above the noise and pollution of the city. The successful complex of buildings (now altered) paved the way for other city hospitals: the Veterans' Administration Hospital completed in 1932 on Twelfth Avenue at the terminus of E Street, and the second home of the Primary Children's Hospital built in 1952 at 320 Twelfth Avenue.

History of the Malcolm and Elizabeth Keyser House

On February 28, 1913, Malcolm A. Keyser purchased property at the corner of 11th Avenue and E Street from Enoch and Ellen L. Smith. The Smith property included Lot 1, Block 159 of the extended Plat D, which had been previously acquired from the estate of Stanley B. Milner five years earlier. In early March 1913, Keyser also purchased Lot 4 of the same block from William A. and Alice V. Kinney. Neither parcel had been developed and only a handful of houses and the LDS Hospital were in the vicinity. On July 1, 1913, M. A. Keyser applied for a building permit for a two-story dwelling with an estimated cost of \$10,000. The builder was listed as John Timms & Son. The house was probably completed late that year.

Malcolm Aaron Keyser was born in Salt Lake City on July 17, 1887 to Aaron and Henrietta Depue Keyser. Aaron Keyser owned a real estate company and also raised cattle and sheep. Malcolm, also known as Bud, Keyser was educated in the public schools. The year 1909 was a banner year for Malcolm Keyser. On April 13, 1909, he married Elizabeth Callison. That spring he graduated from Harvard University. On his return to

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Keyser, Malcolm & Elizabeth, House, Salt Lake City, Salt Lake County, UT

Salt Lake City, he established the M. A. Keyser Fireproof Storage Company. The company built a five-story brick and concrete building in the city's warehouse district at 328 W. 200 South (built 1910, expanded 1920s, and altered 1980s). Malcolm Keyser was the president and secretary/treasurer of the company, which later became the M. A. Keyser Moving and Storage Company. Malcolm Keyser's commercial and civic interests were vast and varied. He served as Vice President of both the Aaron Keyser Realty & Insurance Company and the Utah Paper Box Company. He was director and served on the executive committees of several entities: the Walker Bank & Trust Company, Utah Power & Light Company, Consolidated Wagon & Machine Company, and the St. Mark's Hospital. He was a member of the Chamber of Commerce, state secretary of the National Rifle Association, and president of the Utah Automobile Association. His civic work included serving as treasurer of the Castle Gate Relief Fund, chairman of the 1928 Community Chest drive, and president of the Boy Scout Council for twelve years. Malcolm Keyser was a state legislator (1925-1926) and a state senator (1931-1933).

Elizabeth C. Callison was born April 28, 1889 in Des Moines, Iowa to Frazier and Olive Coe Callison. Elizabeth was called Bess or Bessie for most of her life. Malcolm and Elizabeth had four children, a son, (Malcolm A. Keyser, Jr.), and three daughters (Helen K. McClure, Elizabeth K. Masson and Joan K. Hansell), born between 1910 and 1922. The family attended the Congregational Church. Malcolm and Elizabeth Keyser lived at 364 E. South Temple prior to moving to 381 11th Avenue. The census enumerations indicate that the Keyser's had live-in servants. In 1919, the family moved to the Cottonwood area about ten miles south of downtown Salt Lake City. They built homes on Holladay Boulevard and Walker Lane, one of the most prestigious suburban locations in the valley. Malcolm A. Keyser died March 1, 1954. Elizabeth Keyser moved to Pacific Grove, California, after the death of her husband. She became a member of St. Mark's Episcopal Church and was active in church and civic affairs. While on a visit with her daughter, Elizabeth C. Keyser died in Salt Lake City on August 7, 1961. She was buried next to her husband in Salt Lake City's Mount Olivet Cemetery.

The 1920 census enumeration lists the family of Malcolm's older brother, George D. Keyser, living at 381 11th Avenue as renters. George Depue Keyser was born on May 18, 1882. He graduated from Harvard in 1905 with a degree in civil engineering. On August 8, 1906, he married Florence Lambert Suydan, who was born on March 3, 1883, in Patterson, New Jersey. The couple moved to Utah that year and George became head of the Aaron Keyser Company in 1906. After serving in World War I, George Keyser bought the Utah Paper Box Company. George D. Keyser served as commissioner of the Salt Lake Water Works Department for twelve years. He purchased a cattle ranch near Palisade, Idaho, where the family lived part of the year. George and Florence Keyser had four sons born between 1908 and 1919. Except for renting the house on 381 11th Avenue between 1919 and 1922, the family lived in the lower Avenues and on their Idaho ranch. Their household was relatively large as enumerated on the 1920 census. In addition, to the nuclear family, they also listed as adopted daughter, Ruth, and two maids, Florence Vail and Helen Mattson. Florence S. Keyser died on June 17, 1950, in Idaho. George later married Jean Mac Neil. George D. Keyser died on March 31, 1960.

Malcolm and Elizabeth Keyser sold the house and all of Lot 1 (in May 1922) and the south 2.5 rods of Lot 4 (in March 1926) to Albert Merrill. Merrill was a partner with Paul F. Keyser (George and Malcolm's brother) in the food brokerage firm known as the Merrill-Keyser Company. Albert Merrill was born in Richfield, Utah, on February 16, 1881. He married Zella Gertrude Seely on April 18, 1906. She was born in Mount Pleasant, Utah,

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on December 6, 1882. The couple had six children born between 1909 and 1923: Dorothy, Margaret, Albert, Madeline, Lorraine, and John. The 1920 census list a cousin, Chrystal Olsen, living with them just before they moved to 11th Avenue. The 1930 census lists a servant, Isabella Perkins, living with them in the home. Albert Merrill gave his occupation as broker on both census enumerations. He established the Albert Merrill Company, which he ran until his retirement in 1946.

The descendents of Albert and Zella Merrill remember stories of living in the house on 11th Avenue.⁵ Albert would have his children exercise in the gymnasium room in the basement. Sometime in the mid-1920s, their youngest son, as a two-year-old, was found walking around the second story ledge and Zella had to instruct one of the other children to go rescue him without startling him and causing him to fall. In the 1920s horses and chickens were kept in a barn behind the house to the north. The barn was large enough that an owl lived in it and could fly through it from end to end. The Merrills welcomed the mouse-reducing efforts of the owl. Enough chicken eggs were produced to provide a nice little egg business for Albert Merrill Jr. One day while his mother was driving him and his delivery-bucket of eggs in a car down the very steep E Street, Zella was thinking of the large wooden roller coaster built at the Lagoon Amusement Park in 1921. She was mimicking the roller coaster thrill by driving at a pretty high speed over the “rolls” in the road created by intersecting streets. Albert and his bucket of eggs flew up off the seat on one of the bumps, and when he and his (now broken) eggs came down he lamented that “his customers better like scrambled eggs” that day. From the tax records, it appears the barn was demolished in the 1940s. With the onset of the Great Depression, Albert had to sell the home in 1930, and the Merrill family moved back to their previous home at 639 8th Avenue. Albert Merrill died on July 18, 1956. Zella S. Merrill died on December 9, 1970. They are buried in the Salt Lake City Cemetery.

According to the city directories, the house was occupied by renters, Harry E. & Sarah W. Rose, between 1929 and 1930. Harry Rose married Sarah Williamson in 1908. She was born in South Dakota in 1886. Harry E. Rose worked in the mining industry. Sarah W. Rose worked at the Auerbach’s Company. She died on November 1, 1935. No further information is known about the Roses. Albert and Zella Merrill sold the property to Margaret C. Lucas in April of 1930. Margaret Chase Lucas was born in Illinois in 1889. She married Russell G. Lucas around 1911. Russell Gause Lucas was born in North Carolina in 1882. Russell G. Lucas was an attorney for the Utah Copper Company. The couple had two daughters. Russell G. Lucas died unexpectedly at home on January 31, 1934. Margaret Lucas remained in the home with her daughters and her mother, Jane Ewing Chase, who had moved to Salt Lake City from Illinois after the death of Margaret’s father, Henry Chase, in 1929. The Lucas family appears to have made several improvements to the property. The front page of the society section of the *Salt Lake Tribune* for Sunday, August 25, 1935, features a photograph of a barbeque party in the back yard. The horseshoe-shaped stone barbeque enclosure and the grill shown in the photo are still present and useable. Margaret Lucas sold the house in January 1941 to Margaret Ingersoll.

Margaret Ingersoll was born on October 24, 1888, in American Fork, Utah. Margaret was a graduate nurse and retired from the US Army Nurse Corps (Fort Bliss, Texas) as a Lt. Col. in 1918. She returned to Utah to help out during the flu epidemic. Margaret Ingersoll received a degree in bacteriology from the University of Utah. From 1925 to 1936, Margaret Ingersoll was the supervisor of nurses at the Salt Lake County Hospital. She

⁵ As told to Larry Perkins.

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retired from that position to be in charge of the blood bank at the Veterans' Hospital in Salt Lake City. It was during this time that Margaret Ingersoll purchased the house on 11th Avenue just below the VA Hospital on 12th Avenue. The house was rather large for a single woman and it may be that Margaret had plans to make it a home for nurses similar to that on the campus of the LDS Hospital two blocks to the west. However, she lived there only two years before selling it to Glade V. Snow in June 1943. In her later years, Margaret Ingersoll was in charge of the blood bank at LDS Hospital until her retirement in 1964. She died on May 27, 1983, at the age of ninety-four. Her obituary stated "She dedicated her life to needy and the sick, and her memory long will be revered by hundreds of sick patients who felt her healing hand in the hospital."⁶

Gladye Vincent Snow was born in Murray, Utah, in 1907. She attended Westminster College and the University of Utah. She married Lyndon D. Snow in 1929. Lyndon Daynes Snow was born in Salt Lake City in 1906. He graduated from the University of Utah and the University of California at Berkeley earning a medical degree. Dr. Lyndon D. Snow was an eye specialist. Gladye and Lyndon Snow had two daughters, Linda and Gloria.

Their home on 11th Avenue was a showplace in the neighborhood. Gladye Snow's ornate fireplace was photographed decorated for Christmas in the December 9, 1951, edition of the *Salt Lake Tribune*. The Snow family made a series of remodels and additions to the house between 1953 and 1956, transforming the rear of the Prairie School-style dwelling into a high-end suburban ranch house completed with terrace, pool, and patio. The Snows gave parties for 200 to 400 guests that continue to be talked about in the neighborhood. Dr. Snow would go to a local high school after an annual play, purchase the scenery from the production, and use it to set the theme of the next party. Some examples of their themed and costume parties include a Western Party (1947), Old China Party (1948), Storybook Ball (1950), Hawaiian Party (1952), and Hello Dolly Party (1964).⁷ These parties were regularly features in the *Salt Lake Tribune*, *Deseret News*, and other local publications.

Gladye Snow was a member of the Neighborhood Garden Club for 30 years and frequently held meetings at her home and garden. She held numerous positions with various arts organizations in the city and was a founder of the Salt Lake Opera Company, with which she had several leading roles. Gladye V. Snow died on October 15, 1977. The upper floor of the house was remodeled into a separate apartment. In 1985, Lyndon Daynes Snow, as trustee of the Gladye V. Snow Trust, deeded the property to their daughter, Gloria Snow Rudd, but Lyndon continued to live in the house. In 1978, the house was listed on the Salt Lake City Register of Historic Sites.

After Dr. Snow's death, on May 18, 1993, Gloria Rudd sold the property to Jonathan W. Spigel along with a contiguous building lot to the west of the property which Snows had acquired previously. Spigel sold off the adjacent lot separate from the house to a third party. In 1995, Spigel sold the house to Karin L. Kane; in 1999 Kane conveyed to Michael J. Kearns. While owner of the property, Michael Kearns battled unsuccessfully with Salt Lake City to have the house's landmark designation removed. In 2006, the property was purchased from Kearns by the current owner, Larry Perkins. Perkins lived in Indonesia and Greece as an international banker with the First National Bank of Chicago. He now owns and operates Advance Mortgage Corporation in Salt

⁶ *Salt Lake Tribune*, May 28, 1983: D-2.

⁷ Notes provided to Larry Perkins by Gloria Snow Rudd and various newspaper articles.

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Lake City. In 2007, Larry Perkins completed an extensive rehabilitation of the house as a state historic preservation tax credit project.

Architecture

The Malcolm and Elizabeth Keyser House has been called the “most complete realization of the Prairie style on the Avenues.”⁸ Prairie School-style residences are rare in the Avenues, because at the height of the style’s popularity, other neighborhoods in Salt Lake City, such as Federal Heights, were considered more fashionable. The Keyser House is notable for its resemblance to residences built by Frank Lloyd Wright during his most productive period as an architect. It has been mistaken for a Wrightian design by many who are unfamiliar with the building’s history. The Keyser House, in particular, resembles the Avery Coonley House in Riverside, Illinois (built in 1910-1909, and listed on the National Register in 1970). Although, the original design of the Keyser House is more symmetrical than the Coonley house, many elements are similar: the low, wide profile of the two-story building; terraced walls and landscaping; hipped roofs and wide eaves; horizontal banding; interior arranged around a central fireplace; etc.

The building permit for the Keyser House lists John Timms & Son as the builder. John William Avery Timms (1856-1916) was a building contractor for most of his life. He partnered with one of his sons, Thomas Latimer Timms (1881-1963) soon after the younger Timms returned from serving an LDS mission to Canada in 1903. The elder Timms was also a partner in the Phoenix Planing Mill Company. John Timms lived with his family at 253 Sixth Avenue and the family of Thomas L. Timms lived at 259 Sixth Avenue, both houses were built in the Victorian style by Timms. Within a few years of his father’s death in 1916, Thomas L. Timms left general contracting to become a carpenter and maintenance man for the LDS Hospital, a position he held for 45 years.

Though not listed on the 1913 building permit, the design of the home is attributed to the architectural firm of Pope and Burton, based on strong circumstantial evidence. Malcolm Keyser hired Pope and Burton to design a Prairie School-style brick building at 1104 E. 100 South, later known as the Keyser Apartments (built in 1911, demolished in 1980). In addition, Pope and Burton worked with the firm of John Timms & Son to build a Prairie School-style stucco house at 1376 E. Perry Avenue (built 1914, extant). Hyrum Conrad Pope (1888-1939) studied architecture at the Chicago Art Institute and a good deal of his work reflects the influence of Frank Lloyd Wright and Prairie School concepts. Harold W. Burton (1887-1969) partnered with Pope in 1910. Pope and Burton designed numerous Prairie School-style buildings in Salt Lake City and throughout the Intermountain West. One of their designs, the Church of Jesus Christ of Latter-day Saints’ temple in Cardston, Alberta, Canada, (built 1913-1923), incorporates circular urns shaped identically to those used at the Keyser house.

The construction methods used to construct the Keyser House were very innovative for the time period. The hollow-tile block used as the basic masonry component was not common in Salt Lake’s residential architecture. It was usually used on the interior of walls, and not as a primary material. However, there are examples of

⁸ Karl T. Haglund and Philip F. Notarianni, *The Avenues of Salt Lake City*, (Salt Lake City, Utah: Prepared by the Utah State Historical Society for the City of Salt Lake, 1980): 113.

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scored blocks, such as those used in the Keyser House, that were intended to take a plaster or stucco surface.⁹ The hollow-tile blocks used for the Keyser House were a pale yellow in color. Standard size bricks were used for fillers where the hollow-tile blocks proved unsuitable, for example, on the three tapered piers flanking the front garage doors.

In the use of stucco for the exterior material, the Keyser House is distinct from other Prairie School-style houses, which were more often brick in Utah, including the domestic work of Pope and Burton. The surface is similar to pebble-dash stucco, which was used more often as an Arts & Crafts-style accent material in Utah. The dense concentration of pebbles suggests the house may be an early example of gunite. Gunite was a proprietary name for the material commonly known as shot-crete. Shot-crete was developed between 1904 and 1909. Originally a dry concrete mix was fed through a hose with water was added at the nozzle to spray the material and allow for quick set. With a plaster interior finish on the bricks and tile blocks, the home was built with no combustible material except for the wood sash windows, floor joists, and roof structure. This is in keeping with the mindset of the original owner, who was President of the M.A. Keyser Fireproof Storage Company.

The state-of-the-art fireproof construction of the house is also evident in the basement garage. The basement double garage was among the earliest attached garages in the Salt Lake Valley. Although, below grade garages were common in the Avenues, the Keyser House garage may have been the first below-grade garage to be fully integrated with the residential design. The interior of the garage resembles fire-proof concrete warehouses of the period. The main floor is supported on large concrete piers and a poured concrete foundation. The garage also features an original metal fire door that separates the space from the rest of the house. The door is held open with a fusible link designed to melt in case of fire, at which time a weight would be released and the door would automatically slide closed. The door was designed to be kept closed when not in use; thus, when or if a horseless carriage should combust, the fire would be contained within the concrete garage.

The Keyser House is essentially Prairie School with its columns, piers, and rectangular cubic masses creating numerous planes on every elevation of the house, presenting a series of related but changing facades on each level and from all directions. The wall panels are recessed and the piers are emphasized. The strong piers create a dynamic contrast with the horizontal sandstone banding, coping and string courses. The front porch/entrance terrace complex uses two integrated reflecting pools and the concrete urns topping the piers are also elements of the Prairie School. The total visual effect of the chimney, the protruding cubes, the windows between the roof line and the sandstone banding, the window piers, the corner columns and alcoves, and the broad extensions of the roof demonstrate the symphony-like theme variations incorporated within the original design.

The Keyser House was designed to both stand above and blend in with the sloping site. The low terrace walls do not obstruct the magnificent city and mountain views, facilitating a harmonious blending of the structure with the site and the indoors with the outdoors. The original property on Lot 1 is a rare example of an intact parcel in the Avenues. It has remained 0.78 acres in size since the 1920s. While large lots were common

⁹ Two examples are a garage behind 548 N. Columbus Street in Salt Lake's Capitol Hill neighborhood. A larger industrial example is the thaw shed near the smelter site in Murray, Utah. Neither building has been stuccoed or painted.

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during the post-war expansion of the upper Avenues, there are very few examples below 12th Avenue. Dr. Lyndon Snow and his wife, Glayde, used the unusually large lot to their advantage when they made improvements to the house and yard between 1953 and 1956. The Snows remade the back of their fairly urban older home into a modern upscale ranch-style house with more focus on the rear of the house. The west bedroom wing and the north family-room wing created an L-shaped shelter for the pool and patio, while retaining the barbeque area. Vern B. Hoggan (1902-1985) was the contractor for the 1953 remodel. He may have worked on the family room extension, which features a diagonal pattern of concrete blocks, wedge-shaped windows, and a wall of glass facing the patio. Joseph H. Lamb (1914-1986), owner of the Landscape & Patio Shop, built the pool and re-designed the patio area.

Summary

The Malcolm and Elizabeth Keyser House is significant at many levels for the historic period between 1913 and 1956. As one of the earliest homes built on the upper Avenues, the Keyser House represented the status and fortunes of its various occupants through the historic period. In particular, the fireproof house complemented the business enterprise of Malcolm Keyser and the M.A. Keyser Fireproof Storage Company. It was also a residential showpiece of the Avenues in the first quarter of the twentieth century during the time the Keyser Realty Company was actively promoting and developing the neighborhood. Subsequent occupants were tied to several downtown businesses and to the nearby medical complexes of the upper Avenues. The Keyser House is architecturally significant as a full realization of the Prairie School principles. The later modifications in the 1950s managed to retain the integrity of the original design while updating the rear into a showplace of upper-class suburbia, more commonly found in the east bench subdivision of the Salt Lake Valley. The Keyser House represents a successful transition from the Prairie School, one of the most influential styles of the early twentieth century to the Ranch Style, the dominant style of the mid-twentieth century.

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Common Label Information

1. Keyser, Malcolm & Elizabeth, House
2. 381 E. 11th Avenue, Salt Lake City, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: January & April 2008
5. Digital images on file at Utah SHPO.

Archival Photographs (Printed at the Utah SHPO using archival paper and ink)

Photo No. 1



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Photo No. 2



Photo No. 3



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Photo No. 4



Photo No. 5



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Photo No. 6



Photo No. 7



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Photo No. 8



Photo No. 9



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Photo No. 10



Photo No. 11



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Photo No. 12



Photo No. 13



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Photo No. 14

