



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission

From: Sara Javoronok, AICP, Senior Planner
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Date: June 28, 2018

Re: **National Register of Historic Places Nomination:
Lowell and Emily Parrish House at 701 N I Street**

Please find the National Register of Historic Places nomination for the Lowell and Emily Parrish House, located at 701 N I Street.

The Utah State Historic Preservation Office (SHPO) desires input from the Historic Landmark Commission, a Certified Local Government (CLG), regarding National Register nominations within the Salt Lake City's boundaries.

Commission Members should focus their review and comments on whether a reasonable case has been made for the significance of this property and forward a recommendation to the Board of State History.

NATIONAL REGISTER

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing of a property provides recognition of its historic significance and assures protective review of federal projects that might adversely affect the character of the historic property.

If the property is listed on the National Register, tax credits for rehabilitation and other beneficial provisions may apply. Listing in the National Register does not place limitations on the property by the federal or state government.

STAFF RECOMMENDATION

Staff recommends a positive recommendation to the State Historic Preservation office and the National Park Service. The Lowell and Emily Parrish House retains its architectural integrity. While the property was last surveyed in 1994 and evaluated as out-of-period, it would likely be a contributing resource if the area was reevaluated. In 1994, the house was within the boundaries of a proposed boundary increase for the Avenues Historic District. The extension of the Avenues Historic District was never nominated for the National Register of Historic Places.

BACKGROUND

The Lowell and Emily Parrish House is significant for its architecture as a hybrid of the Wrightian Modern and Ranch styles. The house was constructed in 1951 by architect Lowell Parrish for his family. It served as his personal home between 1951 and his death in 1960. It is a one-story brick and stone veneer residence and its distinctive features include full-glass walls, interior garden planters, and a lack

of right angles in the floor plan. It is located on the northern half of a 0.36 acre parcel north of 13th Avenue on a steeply sloped section of I Street.

Lowell Parrish was a Salt Lake based architect who designed numerous schools, churches, and businesses in the Modern style. The home is significant as the only house of its kind in Utah built in the early 1950s. Throughout Utah in the 1950s and 1960s, builders and architects incorporated elements of the Ranch style including wide facades, flat or low-pitched roofs, open floor plans and patio doors that opened to the backyard. However, few architects were influenced by Frank Lloyd Wright's postwar period designs that featured walls of glass, triangular cantilevered roof lines, and the full integration of exterior landscapes with interior materials. No other examples of Wrightian Modern were found with a review of upscale Ranch-style houses of the early 1950s in the SHPO database.

CRITERIA FOR NOMINATION

Criteria C - Property embodies the distinctive characteristics of a type, period, or method of construction.

The Lowell and Emily Parrish House has local significance under Criterion C in the area of Architecture as a Wrightian Modern residence. The residence is a well-preserved example of mid-century domestic architecture.

NEXT STEP

The Board of State History will review the National Register nomination during their July 26, 2018 board meeting prior to submittal to the National Park Service.

ATTACHMENTS:

- A. Area Map & Photos
- B. National Register Nomination

ATTACHMENT A: AREA MAP & PHOTOS





East and south elevations, May 1955



South elevation, c. 1955



East elevation, 2017



South and east elevations, 2017

ATTACHMENT B: NATIONAL REGISTER NOMINATION

**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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name: Parrish, Lowell and Emily, House

Other names/site number: _____

Name of related multiple property listing: _____

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

2. Location

Street & number: 701 North "I" Street

City or town: Salt Lake City State: UT County: Salt Lake

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

<p>_____ Signature of certifying official/Title: <u>Utah Division of State History/Office of Historic Preservation</u> State or Federal agency/bureau or Tribal Government</p>	<p>_____ Date</p>
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title :</p>	<p>_____ State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

Category of Property

(Check only **one** box.)

Building(s)

District

Site

Structure

Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT:
Wrightian Modern
Other: Ranch

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Materials: (Enter categories from instructions.)

Principal exterior materials of the property: CONCRETE, BRICK, STONE VENEER

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Lowell and Emily Parrish House, built in 1951 is a one-story brick and stone veneer residence. It is located at 701 North "I" Street in the upper Avenues neighborhood of Salt Lake City, Utah. The style is a combination of Ranch and Wrightian Modern, with distinctive features such as full-glass walls, interior garden planters, and a lack of right angles in the floor plan. The house was designed by the architect, Lowell E. Parrish, for his family. The foundation is concrete and the flat roof is built-up. The exterior walls are a combination of brick, glass and stone veneer. The house features an attached garage and a full basement. There have been only minor modifications to the exterior including modifications to the attached greenhouse, rebuilding an attached pergola after being damaged by fire, newer vinyl fascia, and the historic enclosure of the front entry. On the interior, the most substantial modification was the removal of a built-in bookcase and planters around the basement stairs, which were replaced by a wrought-iron rail. There have also been minor updates to the kitchen and the installation of a second bathroom in the basement. The house sits on the north half of a 0.36-acre parcel on a steep portion of "I" Street with mostly lawn to the south and west. There are no outbuildings on the property. The property has excellent historic integrity in all seven qualities. The Parrish House is a distinctly contributing historic resource in its upper Avenues neighborhood.

Narrative Description

The footprint of the Parrish House consists of two main blocks. The east block, measuring approximately 42 feet by 32 feet, includes the kitchen-dinette and the attached garage. The west block measuring 44 by 40 feet includes the living room and two bedrooms. The west block is set at an angle from the east block. The two main blocks are tied together by the main entry, the dining room, and a terrace. The foundation is concrete. The built-up roof was recently replaced, but with materials similar to the original. The sheathing of the interior walls is visually dominated by the stone veneer that is found on main vertical elements and the terrace retaining walls. The stones are large, multi-color round stone set in a rubble pattern. The brick masonry is primarily found on the secondary walls. The masonry is fired red brick laid in a running bond with raked mortar joints. Most of the south elevation and the center of the north elevation are devoted to full-height glass.

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Although the east elevation faces "I" Street, it is a secondary elevation. The north two-thirds of the east elevation is the garage opening, set between brick piers. The flat roof extends over the garage entrance and is supported on exposed brackets. The garage door features horizontal wood panels and a narrow ribbon of windows. The door is currently painted red. Above the opening is a fascia of newer short vertical siding (painted tan) that is also found on the south and west elevations. On the south side of the garage is an angled recessed entry that leads to basement stairs and to the attached greenhouse structure at the southeast corner. The greenhouse sits on a half-height brick wall with concrete coping. The chicken-wire and glass roof of the greenhouse is in need of repair. The half-height wall continues onto a small terrace with concrete steps that lead west down into the front yard. At some point, the greenhouse was extended over the terrace; however, the extension was mostly removed by the current owner so the terrace is currently open as it was originally.

The south elevation is the primary elevation with views overlooking Salt Lake City. Just west of the greenhouse and terrace are the kitchen and dinette area windows. Like most of the windows, these are plate glass set in wood frames. There is a wood casement window at the north end of the kitchen. The sills are rowlock brick. The wide overhang and newer vinyl fascia are also features of the window. There is a raised concrete terrace that undulates across the west three-quarters of the south elevation. The terrace wall is faced with stone veneer. At the east end of the terrace are concrete steps to the main entry. The original recessed front door faces south between two projecting piers faced with stone veneer. Sometime in the 1960s, the entry was enclosed with glass and a second front door installed facing east. This door features an angled sidelight and a large transom. One wall of the enclosure was faced with a stone veneer similar to the original. The ceiling and soffits in this area are original.

West of the front entry, the terrace is partially sheltered by a wide cantilevered overhang. Four full-height windows are across the living room. The west window was designed to slide open, but is currently inoperable. The terrace has three built-in planters. The kidney-shaped planter under the windows visually extends into the living room's interior. The south elevation of the bedroom wing also features full-height glass in three frames, but slightly shorter than the living room and above a base of brick masonry. A second set of concrete steps is located at the west end of the terrace. There is a non-historic wood deck at the southwest corner of the house. The deck is at grade and has minimal impact on the house.

The west elevation is relatively plain with a ribbon of fixed and casement windows just under the fascia. This elevation originally featured a wood *brise soleil* in place of the overhang, which was removed at an unknown date. The wall under the west windows is brick masonry. At the basement level, there are three openings. Two part-fixed-part-casement windows are at either end, each with a concrete window well. In the center is a set of concrete steps that lead to a basement door. The north elevation is all brick-masonry. There are no openings on the bedroom wing. A patio-terrace with full-height sliding glass doors is recessed and angled between the two blocks. This terrace is sheltered by an original wood *brise soleil*. The north elevation of the garage is mostly blank brick masonry with a few small openings filled with large glass blocks. Originally, wood members connected the house/garage to a wood fence on the north property line creating a pergola element. Both the fence and the pergola were damaged by fire and replaced in 2015-2106. The stone retaining wall was not damaged.

On the interior, the Parrish House has 4,858 square feet of space divided between the main and basement levels. The attached garage is 452 square feet. At the east entry, the garage is to the right, the greenhouse is to

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the left, and a staircase to the basement is straight ahead. The door to the dinette and kitchen area is on the west side of the greenhouse. The kitchen has new appliances and flooring, but the cabinets are original. On the west side of the garage is a hall with a pantry, a half-bath and a laundry room. There is a secondary door from the laundry room to the north terrace. The dining room is an angled room parallel to the terrace. There is a large round skylight above the table area. At the west end of the dining room, there is a U-shaped staircase. The built-in bookcase and planters around the staircase were removed and replaced with a wrought-iron rail several years ago; however, the original wood rail is intact on the staircase. The dining room is open to the living room on the south side of the house. In these spaces, the wall surfaces are the same as the exterior: glass, brick and stone veneer. On the ceiling there is a row of skylights in the center of the living room. Exposed beams draw the eye from the skylights to the floor-to-ceiling glass along the south wall. The stone terrace planter extends into the living room. A large fireplace is on the west wall, which features stone shelves imbedded into the stone veneer.

The master bedroom is in the southwest corner. There are built-in shelves along the west wall and a second fireplace and hearth on the east brick wall. The master bath is accessible from the living room or a hall near the stairs. A second bedroom is in the northwest corner. This bedroom features an interior planter and access to the north terrace. There is a full bath between the bedrooms. This bathroom features an unusual tiled knee well where a built-in vanity may have been located. In the basement under the master bedroom is a study (currently used as a bedroom), which features a roman brick fireplace, cubby-like built-in shelves, and access to the exterior. Another bedroom is in the northwest corner of the basement. There was originally one full bath in the basement. A three-quarter bath was added at a later date. Both baths have been recently remodeled. The boiler room is under the living room and a play room is under the dining room. The basement has an unfinished workshop under the kitchen. There are two storage rooms in addition to several closets in the basement. Of note are a set of built-in shelves designed to hold rolls of architectural drawings. The space under the garage is not excavated.

The Parrish House sits on in the northeast quadrant of a rectangular 0.36-acre parcel. There is a short concrete driveway between the street and the garage at the east end. A gate provides access to the north terrace and patio. Views of the south elevation are obscured by the mature foliage along the east property line. There are remnants of the original landscaping including curving walkways and the shrubs on the south property line. The west lawn is mostly lawn with flowerbeds along the north walls. There are no outbuildings on the property. The Parrish House has only minor exterior and interior modifications since the original construction in 1951. The property has excellent integrity in the qualities of location, setting, design, workmanship, materials, feeling and association with the architect Lowell E. Parrish. The property is a contributing building in its upper Avenues neighborhood.¹

¹ The Parrish House is within the boundaries of a proposed boundary increase for the *Avenues Historic District*. The *Avenues District Extension* was never nominated for the NRHP. The house was evaluated as Out-of-Period when the boundary increase was proposed in 1994, but would likely be a contributing resource if the proposed extension is revived.

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8. Statement of Significance

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.)

- 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 old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1951

Significant Dates

1951

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Lowell E. Parrish, architect
Jensen Construction, builder

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Lowell and Emily Parrish House, built in 1951, is locally significant under Criterion C in the area of Architecture. The property was designed by the Salt Lake-based architect Lowell E. Parrish as his personal home between 1951 and his death in 1960. The period of significance is 1951, the year the house was constructed. Lowell E. Parrish was a prolific architect who designed numerous schools, churches, businesses and residences in the Modern style during his relatively short career. His personal residence at 701 North "I" Street is unique among his oeuvre as a synthesis of the universally popular Ranch style and the eccentricities of the Wrightian Modern style. Parrish designed several brick homes in the Ranch style with open floor plans and access to patios, but in the design of his personal home the architect fully integrated the exterior and interior in his use of materials, planters, and walls of glass. The floor plan is unusual for the period in its lack of right angles. Lowell E. Parrish's home exemplifies the loftiest and most creative themes of his craft that the architect could not produce in commissions constrained by his public and private clients. It is significant as the only house of its kind in Utah built in the early 1950s. The property is an exceptionally well-preserved example of mid-century domestic architecture and contributes to the historic character of the upper Avenues neighborhood in Salt Lake City.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

ARCHITECTURAL SIGNIFICANCE (Criterion C)

The Lowell and Emily Parrish House is architecturally significant under Criterion C as a unique and fully-realized hybrid of the Wrightian Modern and the Ranch styles. The house was built in 1951 during the post World War II suburban building boom in Salt Lake City. In particular, the house was designed at the beginning of a transition in domestic architecture from boxy World War II-style cottages to the popularity of the California Ranch style for suburban tract housing. Throughout Utah in the 1950s to 1960s, builders adopted many of the characteristics of the Ranch style: wide facades, flat or low-pitched roofs, open floor plans, and patio doors that opened to the backyard. Architects who produced unique designs for more affluent clients had the luxury of integrating the latest trends into their design. The long, low lines of Frank Lloyd Wright's Prairie School residences, as well as his more pragmatic Usonian designs, were easily adapted to the emerging Ranch style.

Only a few architects in Utah, however, were influenced by Wright's more dramatic domestic designs of the postwar period. The residences Wright's firm produced in the 1950s featured walls of glass, triangular cantilevered roof lines, and full integration with exterior landscapes and interior materials. As the architect for his personal residence, Lowell E. Parrish, was influenced by Wrightian Modernism as well as his family's needs and tastes. An investigation of upscale Ranch-style houses of the early 1950s in Salt Lake City listed in the Utah SHPO database of architectural resources found no other examples of the postwar Wrightian Modern style.

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There are over 50 large architect-designed ranch houses in the Upper Avenues neighborhood, but none feature the integration of landscape and acute angles of the Parrish House. The Parrish House is the only example of its kind in Utah from the 1950s. Wrightian Modern examples in Utah are extremely rare and do not appear until after Wright designed the Stromquist House in Bountiful, Utah, in 1958. The house is the only Wright-designed building in Utah. The Stromquist House, completed in 1960, was built on a triangular module, but lacks that indoor-outdoor landscape that Parrish designed for his own home a decade earlier.

There is no comprehensive record of Lowell Parrish's residential work, but known examples are variations on his Modern themes. In 1939, Lowell and Emily built their first home at 532 E. Tenth Avenue. The Tenth Avenue house was described in the *Salt Lake Tribune* as "the object of considerable attention for its unique plan and construction."² The design included brick and native stone slabs with a floor-to-ceiling view of the city. Parrish's designs for clients were more restrained. A good example is the home at 709 North "I" Street, the current neighbor of 701 North, built in 1950-1951. This brick house features multiple balconies and views of the city, but the exterior is traditionally Ranch in style, and therefore, similar to most upscale Ranch-houses on Salt Lake City's foothill neighborhoods. The uniqueness of the Parrish House contributes to its significance when compared to other Post-War Modern Ranch-style houses in Utah during the period of significance.

Lowell E. Parrish may have been drawn to architecture by his father, John, and older brother John S., who were both landscape architects. Lowell Parrish received his training at Columbia University. He returned to Salt Lake City and began working as an architect around the same time he married Emily Lynch in 1937. Two of his early large commissions were commercial: the Gibbs Office Building in downtown Salt Lake City and the sprawling Burton Lumber & Hardware complex in South Salt Lake. By the 1940s, Lowell E. Parrish was designing meetinghouses for the LDS Church, both in and outside of Utah. His church designs — for example in Cowley, Wyoming; Ivins, Utah; and his birthplace in Cardston, Alberta, Canada — were Modern in style. In meetings with church officials, Lowell E. Parrish, a modernist architect, argued for Modern chapel designs, while other local architects, including Taylor Woolley, who had been an apprentice of Frank Lloyd Wright, argued in favor of more traditional Colonial Revival or New England style meetinghouses.³

In 1947, Lowell E. Parrish received one of his most prestigious commissions: the remodel of the Hotel Utah's Starlite Roof Garden. Parrish designed the Utah contribution to *Your Solar House*, a book with residential designs from 50 states, published by Simon & Schuster in 1947. The period of his residence at 701 N. "I" Street between 1951 and 1960 was Lowell E. Parrish's most productive period as an architect. During this time he also designed over a dozen public schools for both the Salt Lake and Murray School Districts.

² *Salt Lake Tribune*, May 19, 1940: 21. This house is extant and has not been substantially altered. However, it does not represent Lowell E. Parrish's most productive period as an architect, probably due to a lack of commission during World War II.

³ Bim Oliver, "Salt Lake Modern — An Interview with Paul Anderson" (TMs, January 1, 2014):1.

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The best example of his modernist form-follows-function design was Salt Lake's Clayton Junior High School, built in 1958, where a crescent-shaped classroom wing was connected to the gymnasium/auditorium block.⁴ The classroom wing faced north with two-story high windows to provide natural light. In the early 1950s, Parrish had large contracts for the Growers Market complex in Salt Lake and for 32 warehouses at the Tooele Army Depot. Another important commission was the Modern-style Department of Education building on the University of Utah campus in 1957.

Lowell E. Parrish was granted a building permit for the property at 699 North "I" Street (later 701 North) on September 9, 1951 for a one-story 5½-room brick house with an attached garage for an estimated cost of \$30,000.⁵ No architect was listed, but the builder was listed as Jensen Construction. There were several firms owned by other Jensens in Salt Lake at the time, but since Parrish had worked with the Jensen Brothers Construction Company in 1948 on the Porter-Walton Company Nursery (now Western Garden Center), this is likely the firm he chose to build his personal home.

The four Jensen brothers, Hans, Harold, Walter and Arthur, grew up in Midvale, Utah, where their father, Jacob Jensen, a Danish immigrant, was a contractor who worked on the massive U.S. Smelting and Refining complex. The Jensen Brothers Construction Company's most notable project was the University of Utah's Student Union Building, built in 1957.

In designing his personal home, Lowell E. Parrish exhibited a dramatic Wrightian Modern flair with the more practical popular features of the Modern Ranch house. The design has many of the characteristics that are found in Wright's later domestic work. The wide cantilevered eaves are not as steeply angled, but draw the eye to the walls of glass. Although, the stone veneer is not as natural as the flagstone used on the Tenth Avenue house, the continuation of the stone on the interior promotes the fluid transition between the indoor and outdoor spaces. The most unusual features of the house are the outdoor-indoor planters, particularly the kidney-shaped planter that continues from the south terrace into the living room. Parrish's attention to detail on the integrated landscaping may have been influenced by his family's landscape architecture and nursery business.

On the interior, the more utilitarian east block (garage, kitchen, laundry room, etc.) is a traditional square, while in the west block (living room, dining room, and bedrooms) obtuse and oblique angles are used to make the spaces more dynamic. However, the floor plan also is an example of the Ranch-style's popular practicality. The open floor plan features multiple points of access between public and private spaces, there are plenty of closets and storage areas, and the kitchen is relatively large with a dinette area. These characteristics were probably influenced by Emily Parrish rather than Frank Lloyd Wright, whose achievements were often more artistic than architecturally functional. Lowell E. Parrish not only lived in the home, but used it to promote his business. An elaborate presentation board with photographs and plans has been preserved in the house by each subsequent owner.

HISTORY OF THE LOWELL AND EMILY PARRISH HOUSE

⁴ Many of his schools, including Clayton, have been demolished and replaced.

⁵ Most historic records list the address as 699 North "I" Street. Historic records also used the quotations marks, which have been retained in this nomination to avoid confusion.

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Lowell Elwood Parrish was born on June 11, 1907, Mountain View, Alberta, Canada. His parents had moved to Canada from Centerville, Utah. Lowell Parrish attended school in Cardston and was a tournament basketball player. The family returned to Utah settling in Salt Lake City in the late 1920s where Lowell's father, John, and his older brother, John S., worked as landscape architects and gardeners. Lowell E. Parrish graduated from Colombia University and returned to Salt Lake to practice architecture around 1936. He started his own firm soon after. On May 15, 1937, Lowell married Emily Lynch. Emily Jane Audrey Thompson Lynch was born in Northumberland, England in 1906. She came to the United States in 1921. Emily graduated from Ogden High School in 1925 and the University of Utah in 1930. She worked as an executive secretary until her marriage.

Lowell and Emily lived in several apartments and rental houses before moving into the home on Tenth Avenue in 1939. The couple had one daughter, Jane, who was born in 1944. The Parrish House on Tenth Avenue was featured in the June 1949 edition of *Today's Woman* magazine as a "small, two-story house" for a "young family;" however, the Parrish family desired a larger home.⁶ The Tenth Avenue and the house on "I" Street are the only two homes designed by Lowell E. Parrish for his own family.

On October 3, 1949, Lowell and Emily Parrish purchased a large parcel from Clarence E. and Nancy P. Wonnacott. The parcel was Lot 4, Block 2, of the Northcrest Subdivision. The subdivision had been platted in October 1948 by Northcrest Inc. owned by Rowland H. Merrill, president, and Briant G. Smith, secretary. The 23-lot subdivision was small by postwar standards in Salt Lake City, but the large lot sizes and spectacular views from the upper Avenues made the development a sound investment.⁷ Lowell E. Parrish may have decided to purchase the property next to his clients, Vincent L. Rees, a physician, and his wife, Audrea K., as he was designing their home at 709 North "I" Street.

The Parrish family moved into their new home in 1952. The basement was finished slightly later, perhaps during one of two mortgages taken out in 1953 and 1955. Photographs of the house taken when Jane was about 12 years-old were mounted on a presentation board to show to prospective clients. In July 1957, the Parrish home was featured in the Home Decorating section of the *Salt Lake Tribune*. The article by George Holmes was titled "Put Plants in Your Plans" and extolled the virtues of designing built-in planters for the interior of your home. One photograph caption stated that "Mrs. Lowell E. Parrish thoroughly enjoys the many plants in her home. They are placed in planned profusion, adding life to the interesting interior of brick and stone."⁸ The article noted the greenhouse off the kitchen and the living room floor planter with its own watering faucet.

After a prolific career, Lowell Elwood Parrish died unexpectedly of heart failure on January 31, 1960. He was buried in the Centerville, Utah cemetery. Emily put the house up for sale within a few months of his death.⁹ The listing called it "a magnificent estate lot" with "every feature for fine living" and it sold in July 1962. Emily Parrish stayed in Salt Lake City until 1989 when she moved to Bethesda, Maryland, to live with her daughter, Jane Parrish Kinzie. Emily Lynch Parrish died in Maryland on November 13, 1996. She was buried in Centerville.

⁶ "New Homes for the Young Family," in *Today's Woman: the young woman's service magazine*, (June 1949: 49-51).

⁷ Most of the Lower Avenues was listed on the National Register of History Places in 1979. There was a proposal to expand the *Avenues Historic District* into the Upper Avenues, which would include the Parrish House, but the nomination was never prepared and submitted.

⁸ *Salt Lake Tribune*, July 7, 1957:7.

⁹ *Salt Lake Tribune*, July 25, 1960: 44.

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On July 26, 1962, Emily L. Parrish sold the house to Ranch S. and Mary Louise B. Kimball. Ranch Kimball was the general manager of the Lagoon Amusement Park in Farmington, Utah.¹⁰ His partners were the Freed brothers, one of whom was an early resident of the Northcrest Subdivision. Ranch Kimball was an artist and a gardener. He was intimately involved with the flower gardens at Lagoon, and the integrated landscape of the Parrish property may have been a challenge he couldn't resist. Jane Parrish Kinzie remembers paintings hung on every wall while on a visit to the Kimballs. Ranch and Mary Louise Kimball owned the house until 1969 when they sold it to Allen M. and Anita R. Sievers. The Sievers sold the house in 1997 to Richard G. and Jeri L. Knowles. In 2003, Richard G. Knowles sold the property to the current owner, Dominique Perrell Babcock and her ex-husband, David Babcock. Dominique Perrell is currently in the process of restoring the house and property to its former glory.

¹⁰ According to oral tradition, there is a Parrish-designed house on the foothills above the amusement park in Farmington, but the exact address has not been identified.

Parrish, Lowell and Emily, House
Name of Property

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9. Major Bibliographical References

BIBLIOGRAPHY (Cite the books, articles, and other sources used in preparing this form.)

Davis County Clipper. Various issues.

Kinzie, Jane Parrish. E-mail correspondence with author, July-September 2017.

“New Homes for the Young Family.” In *Today’s Woman: the young woman’s service magazine*, June 1949: 49-51.

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Perrell, Dominique. Interview conducted by author, Salt Lake City, May 8, 2017.

Polk Directories, Salt Lake City, 1930-2003. Published by R.L. Polk & Co. Available at the Utah State Historical Society and the Marriott Library, University of Utah.

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[Salt Lake County Tax Cards and Photographs]. Available at the Salt Lake County Archives.

[Salt Lake County Title Abstracts]. Available at the Salt Lake County Recorder's Office.

Salt Lake Telegram. Various issues.

Salt Lake Tribune. Various issues.

Sanborn Fire Insurance Maps for Salt Lake City, 1950. Available at the Utah State Historical Society and the University of Utah Marriott Library

Storrer, William Allin. *The Architecture of Frank Lloyd Wright: A Complete Catalog*. Cambridge, Massachusetts: The MIT Press, 1982. Second ed. 1997.

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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.36 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

Latitude: 40.785311°

Longitude: -111.871848°

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Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

Zone: 12

Easting: 426438

Northing: 4515291

Verbal Boundary Description (Describe the boundaries of the property.)

Legal Description of House Property: LOT 4 BLK 2 NORTHCREST SUB PLAT A

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are those current and historically associated with the house.

11.

Form Prepared By:

name/title: Korral Broschinsky, Preservation Documentation Resource
city or town: Taylorsville state: Utah zip code: 84123
e-mail: kbro@kbropreservation.com telephone: 801-913-5645
date: July 26, 2018

Property Owner information: (Complete this item at the request of the SHPO or FPO.)

name: Dominique Perrell
address: 701 North "I" Street
city or town: Salt Lake City state: Utah zip code: 84103
telephone/email: slcdominique@xmission.com

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

This needs far more photographic coverage, inside and out—esp. since it significant for architecture only.

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: *Parrish, Lowell and Emily, House*

City or Vicinity: Salt Lake City

County: Salt Lake State: Utah

Photographer: Korral Broschinsky

Date Photographed: November 25, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

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Photograph 1
East elevation of house. Camera facing west.



Photograph 2
East and north elevations of house. Camera facing southwest.

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Photograph 3
South elevation of house, east half. Camera facing north.



Photograph 4
South and east elevations of house and patio. Camera facing northwest.

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Photograph 5
South and west elevations of house. Camera facing northeast.



Photograph 6
West elevation of house. Camera facing east.

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Photograph 7
North elevation of house. Camera facing east.



Photograph 8
North elevation of house and patio. Camera facing southwest.

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Photograph 9
South elevation of house, patio and planter detail. Camera facing west.



Photograph 10
Interior, main floor, indoor planter detail. Camera facing south.

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Photograph 11

Interior, main floor, living room. Camera facing southwest.



Photograph 12

Interior, main floor, dining room. Camera facing northwest.

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Photograph 13

Interior, main floor, spiral staircase to basement. Camera facing southeast.

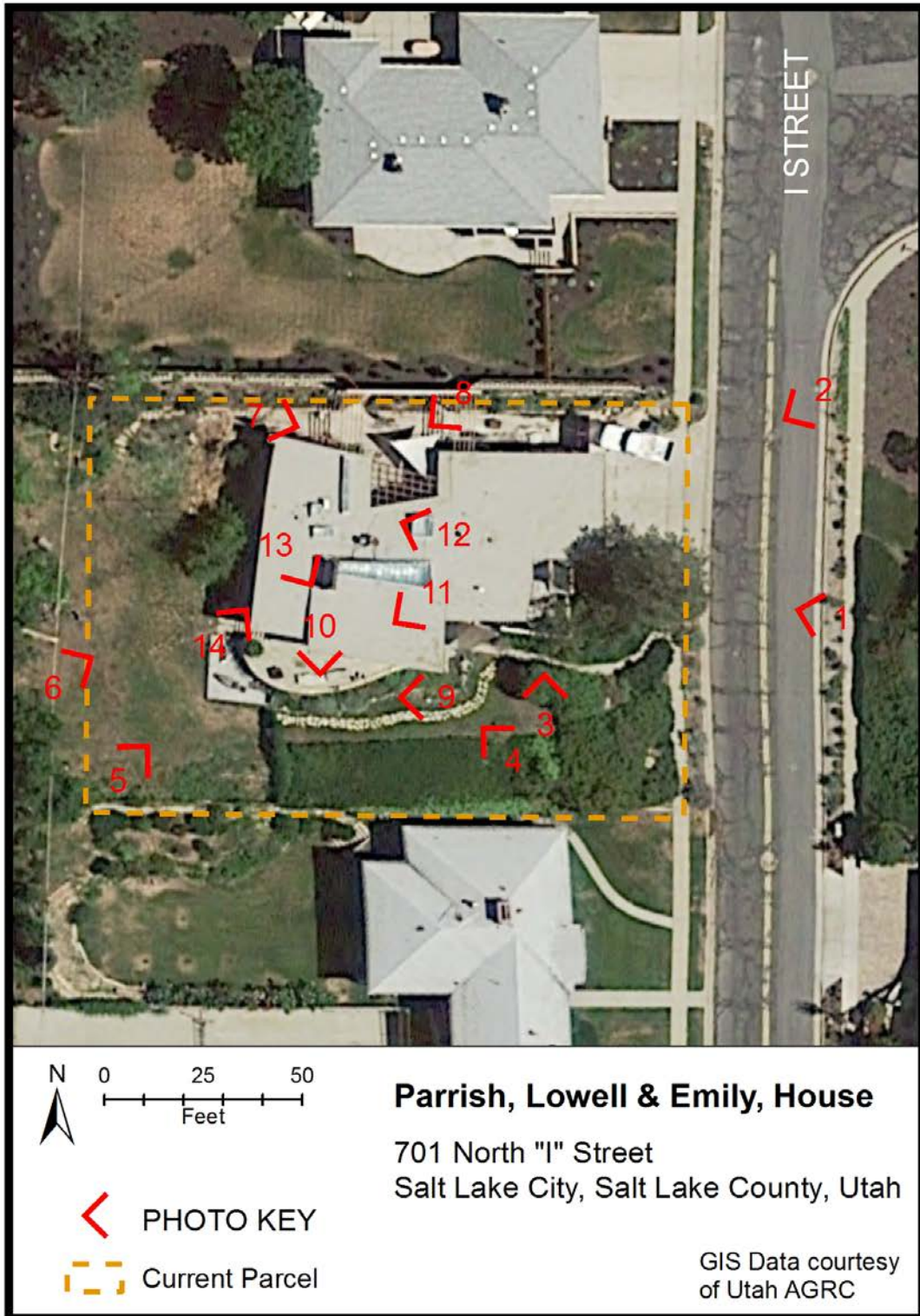


Photograph 14

Interior, main floor, master bedroom. Camera facing northeast.

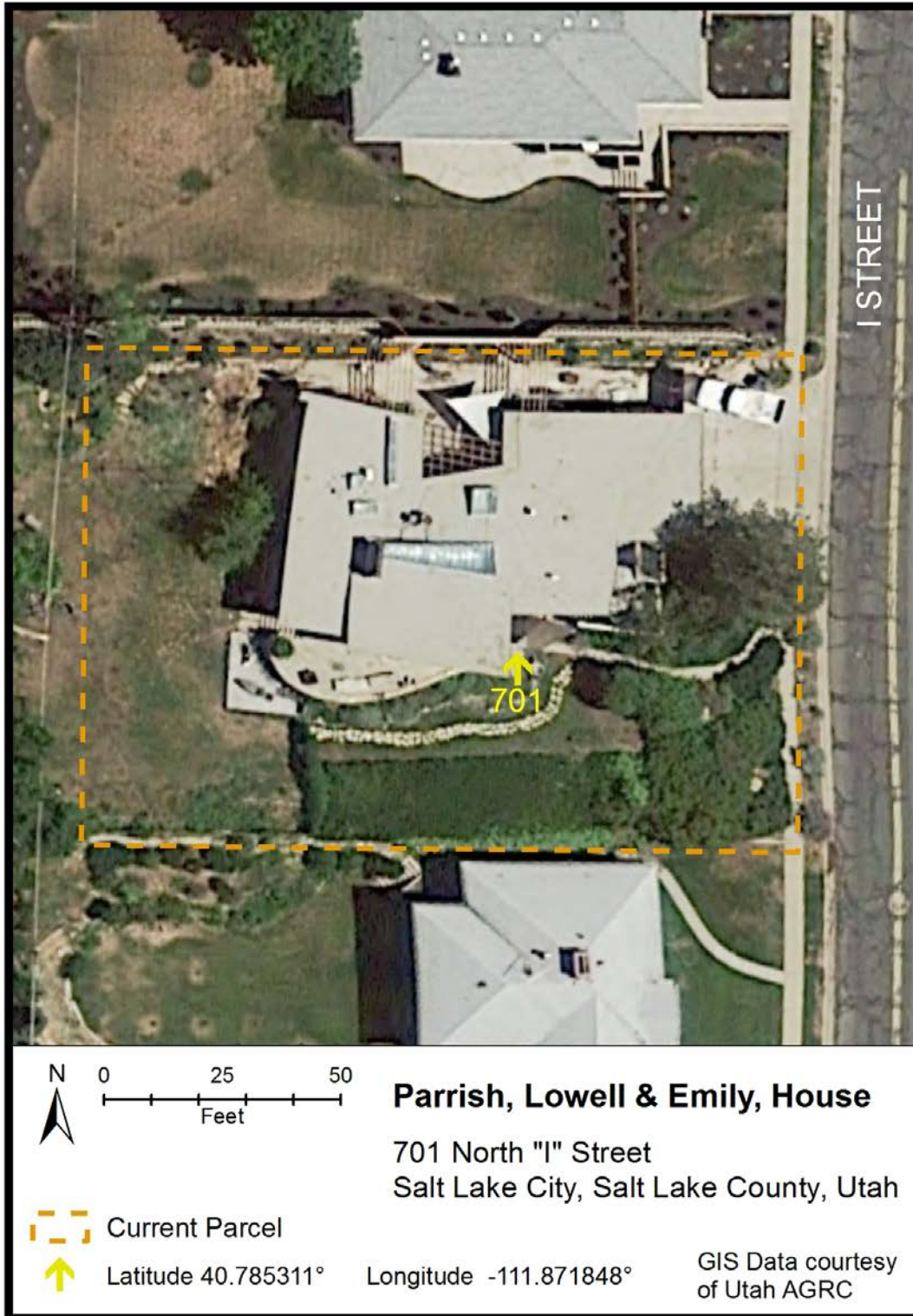
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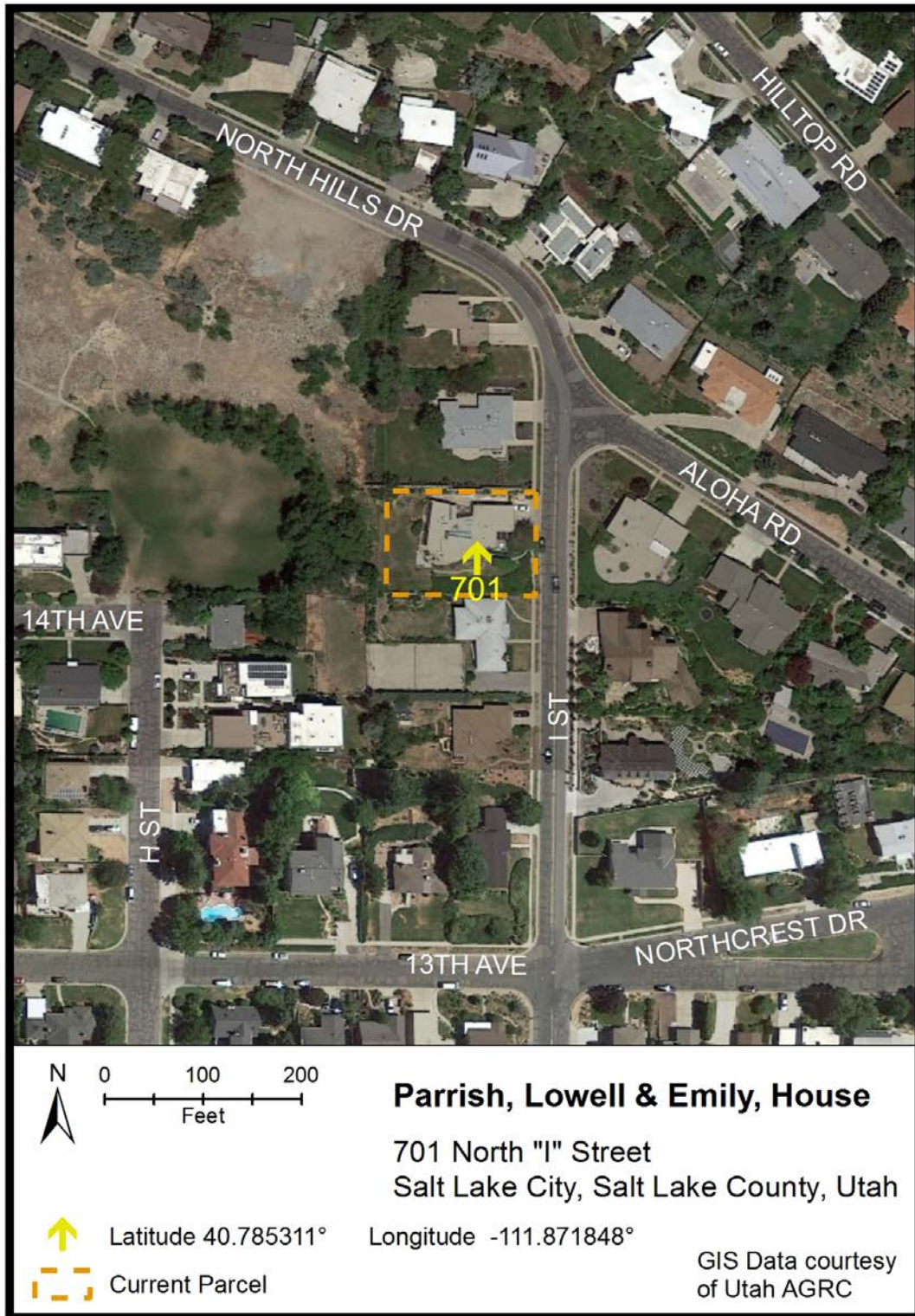
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Figure 1

East elevation, photographed in May 1955. Rees house on right. Camera facing northwest.
Courtesy Jane Parrish Kinzie.



Figure 2

East elevation, tax assessment photo, circa 1966. Camera facing northwest.
Courtesy Salt Lake County Archives.

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Figure 3
Photograph of south elevation, circa 1955.
Courtesy Jane Parrish Kinzie.



Figure 4
Photograph of south elevation, circa 1955.
Courtesy Dominique Perrell.

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Figure 5
Photograph of southwest corner, circa 1955.
Courtesy Dominique Perrell.

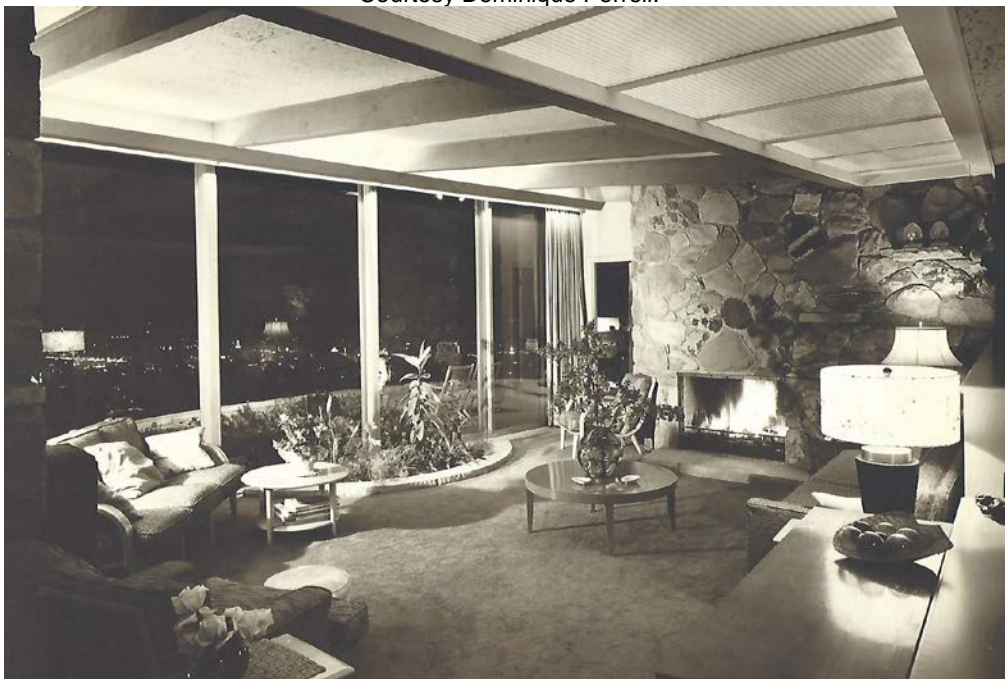


Figure 6
Photograph of interior, living room, circa 1955.
Courtesy Jane Parrish Kinzie.

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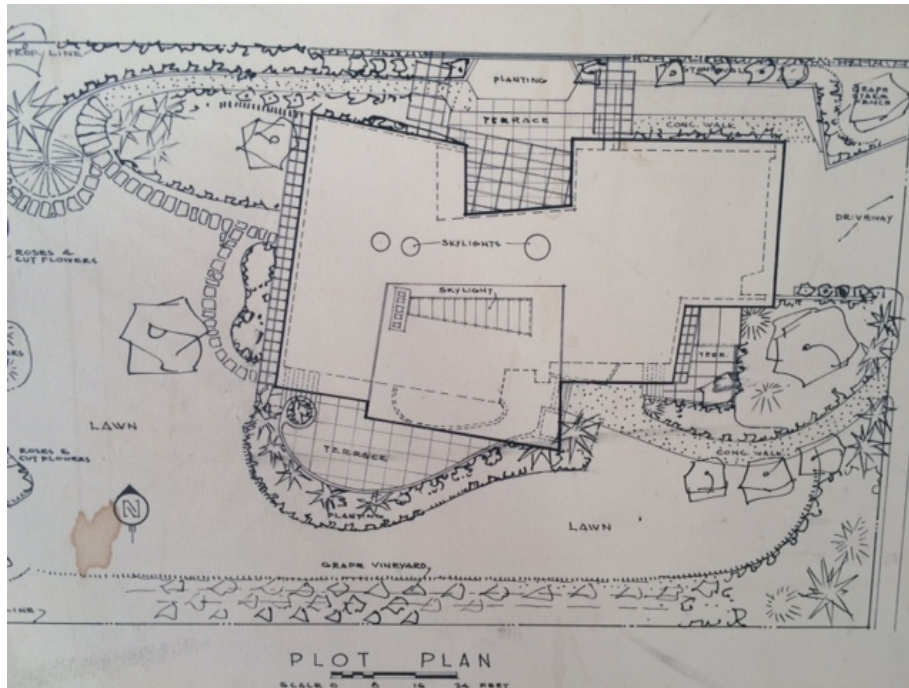


Figure 7
Site plan, circa 1951.
Courtesy Dominique Perrell.

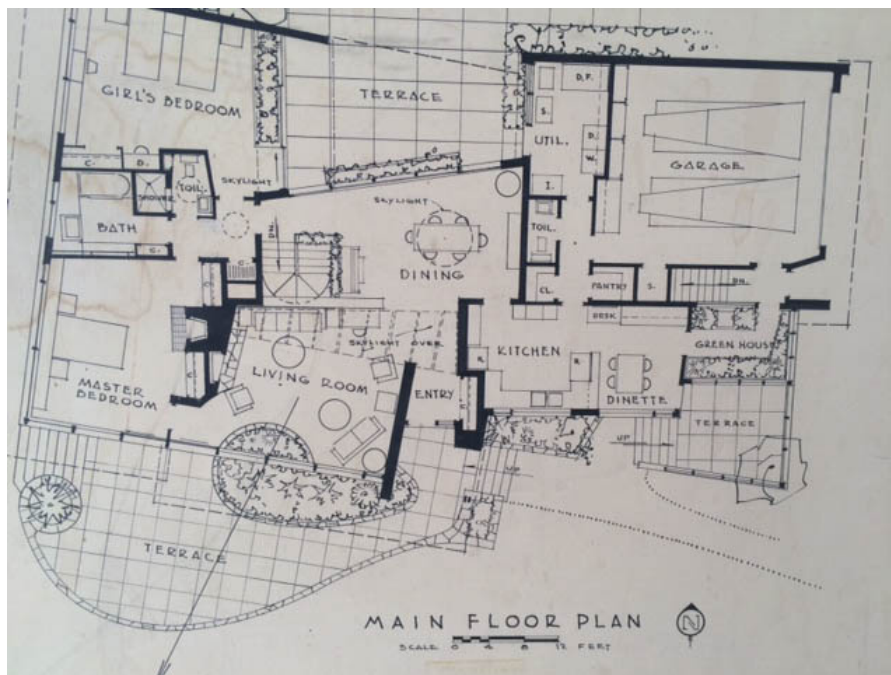


Figure 8
Main floor plan, circa 1951.
Courtesy Dominique Perrell.