

## **This Old House: 366 Quince Street Anna Matilda Olsen / Saxton House**

by Nelson Knight

Have you ever walked down the street and seen the same house over and over again? Whether it is a 1920s bungalow in Sugar House, a double house in the Guadalupe neighborhood, or, like the subject house of this month's article, a bay windowed Victorian Eclectic in the Marmalade, you probably are looking at a pattern book design. Like today's plan books sold at innumerable newsstands and now online, pattern book homes were mass produced designs disseminated through popular publications and were often works by nationally known architects. Although the use of pattern books in architecture goes back to Vitruvius, a builder in 1st Century Rome, its use in American homebuilding came into vogue in the early 19th century, when several books on Greek Revival architecture were published and helped to popularize the style in the United States. Mormon pioneers drew on such books (a few of them are listed in the first city library catalog) and a great deal of vernacular traditions when they built their first homes in the Salt Lake Valley. After 1869, the railroad brought much easier connections with the east and west coasts, which enabled popular culture, the prevalent Victorian styles of architecture included, to make inroads in the Salt Lake Valley.

I have never been able to definitively locate the pattern book which contained the design of this house, but examples of this 1-1/2 story, brick, hipped roof home, with its distinctive front segmented bay gable and spindled porch are seen throughout the Avenues, Capitol Hill, Poplar Grove -- basically any Salt Lake Neighborhood that developed in the 1890s. This pattern book Victorian dates from 1893, when it was constructed, according to a Salt Lake Tribune list of buildings, for Anna Matilda Olsen with seven rooms at a cost of \$2400, which was quite a bit considering another Capitol Hill resident, A. P. Raleigh, constructed two four room homes a block away on 2nd West in the same year for \$1800.



366 Quince in 1938. Dormers were added in the early 20th century to expand living space.

Little could be located on Anna other than that she was born in Norway in 1828, came to Salt Lake in 1889, was widowed, and was survived by four children. She may have been related to James Peter Olsen, also a Norwegian, who constructed two houses occupying the property at 373 Quince. It is also unclear when Anna left the house – she may have sold the house before her death, or she may have moved prior to the end of her life in 1917.

The home was originally constructed as a single story brick duplex, with living units of four rooms on the north side and three rooms on the south. Each side had its own front entry door directly from the front porch and its own rear door to the back yard. Evidence of the two separate front door openings still exist.

The home once had a large covered back porch enclosure across the rear of both living units. Because of maintenance issues, the roof and upper walls of this structure were removed sometime in the 1940s, and never replaced. Some of the concrete lower porch walls were later removed, some still remain.

About 1911, the attic was converted into additional living space for the south unit by the addition of three roof dormers, with double-wide windows. This conversion added three bedrooms and a full bathroom upstairs. These new rooms were accessed by a stairway from the north side of the middle room in the south unit. Curiously, when this upstairs space was being prepared for refurbishment a few years ago, it was discovered that much of the materials used in the original conversion of the attic came from packing boxes addressed to the Walker Brothers Dry Goods Company in Salt Lake City.

When the Joseph Herman and Myrtle Otte Saxton family purchased the home in 1938, the north duplex unit was occupied by the Smith family of five, including two young sons and one daughter.

At the time of their purchase, the Saxtons had four young sons. Four daughters, and another son, soon followed. One of the Saxton daughters died shortly after birth; the other eight siblings were all raised to maturity in this home.

As the Saxton family grew in size, they converted the building to single family use. Later, as the children grew up and left home, the building was changed back to multi-family use, and with a few changes, for a short time, it provided living space for four separate families.

Prior to Mr. Saxton's death in 1965, the home was back to single family use. After her husband's death, Myrtle raised her last two daughters and her youngest son there. Myrtle and her youngest daughter, Diane, went to nursing school together and became registered nurses. Myrtle practiced this profession until she was well past 70 years of age, when she reluctantly retired.

After her last three children were raised, married, and had families of their own, Myrtle continued to live in this home. Sometime along the way she added a large rock fireplace which she enjoyed immensely.

In the mid 1980's, the back end of the home was remodeled to provide a new kitchen, bathroom and laundry hookups. At that time, a steam boiler and heating system were also added to the home, which previously had been heated by individual wood, coal or gas fired stoves in some of the rooms. Myrtle greatly enjoyed these improvements. Sometime later, Myrtle's third son, Lyndon, occupied the upstairs space and looked after his mother until her failing health made it necessary that she move to a care center in 1998.

Following Myrtle's move, Lyndon continued to occupy the home until his death in 2002. The home was then rented for a time to one of Myrtle's grandchildren and his family. After Myrtle passed away in 2003, the home sat vacant for a period and was ultimately sold by the Saxton family, in 2010, to the present owners.

*Note from Nelson: Check out the beta version of <http://historicbuildings.utah.gov/>, a new public map and viewer for historic properties throughout the state produced by the Historic Preservation Office at Utah State History (formerly the Utah State Historical Society). It's still in beta form, with some rough edges and missing features like photographs that are yet to come, but you can see if your building is listed in the database (unfortunately, much of the Desoto-Cortez and Ensign Downs neighborhoods are yet to be researched) and see if State History has additional information on file at our office in the Rio Grande Depot. Take a look, and if you have any questions, comments, or suggestions for improvement, contact Nelson Knight at 801-533-3562 or [nwknight@utah.gov](mailto:nwknight@utah.gov). Editor's comments: I had to be sure to **not** include www in the web address.*



Now, 366 Quince in 2011.



## Thoughts from the Chair

By Katherine Gardner

Spring finally made it; even though it was short, and we have rapidly moved into summer. The beautiful flowers you've cultivated around your homes are worth the wait. I particularly love the roses.

There's some concern throughout the city about our trees. We are losing several hundred each year. Trees need to be watered during the warm/hot months. Many in the parking strips are being neglected. Make our urban forester happy and the valley beautiful by caring for the trees. If you have any questions about tree care, phone our urban forester Bill Rutherford at 801-972-7818.

Sunshine, rain, sleet or snow, our good neighbor Bob Fisher is working daily at

his address 511 East 300 South.

We are still working on our delivery problems with the bulletin. We miss the city's help. Our goal is to continue to mail to those who prefer snail mail and to accommodate those who would prefer email. More on this later.

Summer seems to have many extra activities. Check out a few of my favorites--the farmers market at 300 West and 300 South all summer, the Obon Festival on July 9th at the Buddhist Temple at 100 South 211 West, and the movies at the Capital, alternate weeks in July.

We are having our July 20th meeting as usual at 6:30, but none in August. Have a nice summer. The next meeting will be September 21st.

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*Everyone is Invited:*  
**Capitol Hill Neighborhood  
Council Meeting**

State Capitol Senate Building Copper Room  
**July 20, 2011** (next meeting: September 21,  
2011)

**6:00 p.m. Mobile Watch Meeting**

**6:30 p.m. Neighborhood Council Meeting:**

- Welcome by Chair
- Mobile Watch Report, Georg Stutzenberger
- Police Report, Detective Tony Brereton, SLPD
- Fireman's Report
- Elected Officials Reports
- Mayor's Office Report, Joyce Valdez
- CHNC Business
  - Katia Pace
  - Other
- Public Forum
- Adjourn

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*Abandoned Shopping:*

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## Previous Capitol Hill Council Meeting Summary

By Rosann Greenway

It was a packed house on a sunny evening for June's Capitol Hill Neighborhood Council meeting. Our mobile watch representatives, Georg Stutzenberger and Robert King reminded us to report graffiti to 801.972.7885 for prompt removal. Mobile watch has also patrolled around the swollen creeks and reminded kids to stay clear of the water.

Representative Rebecca Chavez-Houck, from the Utah State Legislature, encouraged constituents to provide input regarding legislative redistricting by clicking on "Redistricting" at [www.le.utah.gov](http://www.le.utah.gov).

Katherine Gardner announced that our community bulletin is available in color on the neighborhood council website, [www.oldwiki.capitolhillcommunitycouncil.org](http://www.oldwiki.capitolhillcommunitycouncil.org). She also announced that the city is changing neighborhood business zoning which may apply to Hansen's Service, which is now closed after many years of business.

Our local fire department #2 representatives, reminded us to keep kids and pets away from the high flow streams and report any localized flooding. Residents may track real-time stream flow at [www.slcfire.com](http://www.slcfire.com). Also, be careful with the new fireworks which can be very dangerous. This sentiment was echoed by our Salt Lake City PD Fusion team as they encouraged residents to follow fireworks laws to avoid injury and take care around children. Crimes of opportunity have risen with the temperatures, so be sure to close your garage doors at all hours of the day and lock your doors.

The issue of mining on Beck Street was brought to light by Stan Penfold of the Salt Lake City Council. Wayne Mills from the city defined "Extractive Industries" zoning areas along the hillside of Beck Street and provided permit information for "Small Mining Operations", which are up to five acres. The city is attempting to limit gravel and rock mining expansions to the East and South. Wayne put the mining issue in context by providing the history of negotiations between Salt Lake City and Staker/Parsons, owners of much of the mining industries along Beck Street. Some mining operations are approaching 500 feet of Dorchester homes. Homeowners on Dorchester Street were notified by Staker/Parsons that blasting would begin at the Falcon Ridge pit within days, with-

out information of the impact to homeowners. Residents would like the permitting process to weigh impact on homes and neighbors. Rebecca Chavez-Houck can approach the issue on the legislative level, but that will take some time. The city has attempted to purchase property and swap land to lessen impact on residents and important historical sites along the hillside. Stan is hopeful that city officials, business owners and residents can collaborate and cooperate to find a solution to this issue.

Joyce Valdez conveyed thanks from the mayor for community service rendered by residents in the city. The mayor is seeking input about the city golf courses. The issue is whether the city should increase fees or sell golf properties in order for golf courses to remain self sustaining. Also, please support the Downtown Farmer's Market, the jazz festival and arts festival.

Lastly, Council Chair Katherine Gardner engaged the council in a vote concerning the residential building lots at the Columbus Court development at the top of Columbus Street. Community members attending the meeting approved the originally proposed six building lots, but rejected the requested zoning change, which would have allowed 12 lots.

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**The Capitol Hill Neighborhood Council bulletin is published monthly by the Capitol Hill Neighborhood Council c/o 606 N. DeSoto SLC, UT 84103.**

**Our sincere thanks to LDS Hospital for printing The Bulletin.**

Capitol Hill Neighborhood Council  
c/o Salt Lake Association of Community Councils  
606 Trolley Square Salt Lake City Utah 84102

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Capitol Hill Neighborhood Council  
Issue No 122, July 2011  
chnc-slc.org

# The Bulletin

## Upcoming Events in Capitol Hill:

Neighborhood Council Meeting:  
Wednesday July 20, 6:30 pm  
Senate Building at Capitol, Copper Room

Movie Under The Stars:  
"Napoleon Dynamite"  
Friday, July 15, 7:30 pm  
Capitol grounds southwest lawn

Please send information about future  
Capitol Hill events to the editor,  
roger.crandall@comcast.net. Visit our web-  
site chnc-slc.org for more city-wide events.

## Proposal: Small Neighborhood Commercial

The Salt Lake Planning Division is taking a comprehensive look at small businesses in the City neighborhoods to identify commercial uses in primary residential areas. It is well known that these businesses are an essential component of our neighborhoods, providing much needed services to the community.

To date the Planning Division has created an inventory of commercial uses in residential areas and developed a new, proposed zoning classification titled "Small Neighborhood Commercial." The zoning is intended for small sites near residential areas. For example, such zoning would allow an upgrade and/or business improvement in our own area to the now vacant Hanson Service Station site.

The planning division is seeking public opinion from residents and property owners regarding this zoning. They would like to hear from you! Go to [www.peakdemocracy.com/680](http://www.peakdemocracy.com/680) or email to [snba@slc.gov](mailto:snba@slc.gov) and share your suggestions.



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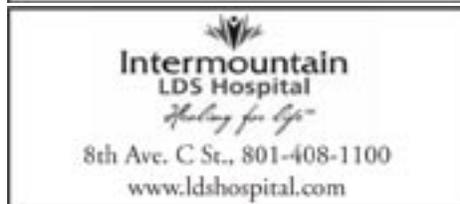
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