

HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

1 IDENTIFICATION

Name of Property: **Larsen, Louis & Ada, House**

Address: 3208 E. Bengal Boulevard

Twnshp: 2 S Range: 1 E Section: 35

City, County: Cottonwood Heights, Salt Lake County, Utah 84121 UTM: 12T 432068 4495677

Current Owner Name: Gregory Scott Bray & Brenna Flint

USGS Map Name & Date:
Draper, Utah Quad, 2011

Current Owner Address: 3208 E. Bengal Boulevard
Salt Lake City, Utah 84121

Tax Number: 22-26-451-021

Legal Description (include acreage): COM 1650 FT W FR SE COR SEC 26, T 2S, R 1E, SL MER, N 429 FT; E 220 FT; S 187.1 FT; S 89°56'20" W 212 FT; S 241.9 FT; W 8 FT TO BEG. 0.99 AC.

2 STATUS/USE

Property Category

building(s)
 structure
 site
 object

Evaluation

eligible/contributing
 ineligible/non-contributing
 out-of-period

Use

Original Use: Single Dwelling

Current Use: Single Dwelling

3 DOCUMENTATION

Photos: Dates

slides:
 prints: 2016
 historic: 1949

Research Sources (check all sources consulted, whether useful or not)

abstract of title
 tax card & photo
 building permit
 sewer permit
 Sanborn Maps
 obituary index
 city directories/gazetteers
 census records
 biographical encyclopedias
 newspapers

city/county histories
 personal interviews
 USHS Library
 USHS Preservation Files
 USHS Architects File
 LDS Family History Library
 local library:
 university library(ies):

Drawings and Plans

measured floor plans 1949 (tax card)
 site sketch map aerial photograph
 Historic American Bldg. Survey
 original plans available at:
 other:

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Armstrong, Louise Larsen. "Biography of Ada Vilate Hendricks Larsen." Unpublished TMs, [1980].

Broschinsky, Korral. "Selective Reconnaissance Level Survey 2016: Cottonwood Heights, Salt Lake County, Utah." Final Report and Appendices, May 30, 2016. Available at the Utah State Historic Preservation Office.

Conger, Gayle. "Danish Town." Unpublished TMs, revised 2012.

Larsen, Louis William. "Autobiography." Unpublished TMs, [1970].

Polk Directories, Salt Lake City, 1950-2022. Published by R.L. Polk & Co. Available at the Utah State Historical Society.

Roberts, Allen D. *City Between the Canyons: A History of Cottonwood Heights, 1849-1953*. United States: Cottonwood Heights City, 2018.

[Salt Lake County Tax Assessor's 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 Tribune, Deseret News, Salt Lake City, Utah, various issues.

United States Census. *Butler Precincts, Salt Lake County, Utah, 1940-1950*.

Researcher/Organization: Preservation Documentation Resource/prepared for Cottonwood Heights City Date: 2022

Building Style/Type: Period Cottage Revival / Minimal Traditional, Colonial Revival No. Stories: 1

Foundation Material: Concrete Wall Material(s): Square-Butt Wood Shingles

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings 1 and/or structures _____.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

The *Larsen, Louis and Ada, House*, built in 1948 and located at 3208 E. Bengal Boulevard in Cottonwood Heights, Utah, is a rare example of a postwar frame house with Minimal Traditional stylings. The house is completely sheathed in square-butt wood shingles but was originally clad in wood siding. The one-story house has an irregular footprint that is unusual, but the projecting wings give a modest nod to the Colonial Revival-style. However, the style is more accurately described as Minimal Traditional. There are only minor alterations to the exterior, such as the newer front door and the removal of the west awning. The original detached garage was replaced in 2005 but the open breezeway connecting to the house was left in place. In the qualities of location, design, workmanship, and association, the house has excellent integrity. The exterior may have newer shingles, but the materials are compatible with the overall style of the house. The setting and feeling have been somewhat compromised by later subdivision development in the area [Map #1].

The Larsen house is distinctive for its unusual massing [Photograph 1]. The house is built on a low-concrete foundation with basement windows flanking the brick chimney on the north elevation. The footprint of the house features a main block measuring 25 by 33 feet. This block is under a wide simple gable roof with a ridgeline perpendicular to Bengal Boulevard. The house has two primary elevations, the north and the west. The north elevation features two secondary gables parallel to the main gable, divided by the full-height chimney in the center of the block. The taller gable is only on the west half and with its overhang creates a small, sheltered roof over the front entrance. The shorter gable is over a projecting half-width wing symmetrically placed around the brick chimney. On the west elevation, the main gable extends over a projecting wing creating a notch at the northwest corner where the front entrance is located. The front stoop was replaced when the driveway was widened, but neither the original nor current have a railing. The breezeway connects the house to a newer 2005 garage. There is a newer patio/terrace just south of the breezeway.

The tax records for the house notes siding rather than shingles as the exterior material. A circa 1949 photograph is not clear enough to see the materials. The wood shingles may be a later cladding, but they appear sufficiently weathered to be compatible with the historic period. The shingles reach the apex of each gable end. They are currently painted light blue. The front door is a replacement with a fanlight at the top, which is compatible with the style of the house. The red brick chimney is tapered with corbeled brick where the shape changes. The roof is sheathed in asphalt shingles. The windows are mostly one-over-one. They are found singly except for the west projecting wing where there is a band of four. There are two north-facing windows: one west side and one east of the chimney wing. There are windows facing east and west in the chimney wing. On the east elevation, there are three one-over-one windows with one smaller bathroom window. The south (rear) elevation has a small addition. On the interior, the house has 1,426 square feet of space on the main floor. The finished basement is 935 square feet, with a small area of unfinished space. There are three bedrooms and two full baths.

The *Larsen, Louis and Ada, House* is located in the former east Butler area of Cottonwood Heights. The straight section of Bengal Boulevard was known as 7800 South until recently when it was named for the mascot at the local high school located further west on Bengal Blvd. The house next door to the east was built in 1951 and also associated with the Larsen family. It originally faced Bengal Boulevard, but the address was changed to 7820 S. Deer Creek sometime after the red brick house was expanded and covered in stucco.¹ There are several mature conifer trees along the property line between the two houses. The Larsen house has a row of shrubs between the lawn and the public sidewalk along Bengal Boulevard. The east yard is landscaped with boulders, lawn, and flowerbeds. The west yard is mostly a concrete driveway to the garage. The original garage was a double-car garage. The non-contributing replacement garage was built in 2005 and sheathed in light blue vinyl siding [Photograph 2]. It is at the exact location of the original garage [Map #2]. The back (south) yard is mostly lawn with mature trees near the property line.

¹ The two houses had different addresses in the historic period. Today's 3208 was 3120 E. 7800 South and 7820 S. Deer Creek Road was 3230 E. The address 3206 E. also appears in the city directories and was probably the house built at the south end of a private lane in 1957.

Architect/Builder: Unknown Date of Construction: 1948

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).
(see instructions for details)

<input type="checkbox"/> Agriculture	<input type="checkbox"/> Economics	<input type="checkbox"/> Industry	<input type="checkbox"/> Politics/ Government
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Invention	<input type="checkbox"/> Religion
<input type="checkbox"/> Archeology	<input type="checkbox"/> Engineering	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Science
<input type="checkbox"/> Art	<input type="checkbox"/> Entertainment/ Recreation	<input type="checkbox"/> Law	<input type="checkbox"/> Social History
<input type="checkbox"/> Commerce	<input type="checkbox"/> Ethnic Heritage	<input checked="" type="checkbox"/> Literature	<input type="checkbox"/> Transportation
<input type="checkbox"/> Communications	<input type="checkbox"/> Exploration/ Settlement	<input type="checkbox"/> Maritime History	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Community Planning & Development	<input type="checkbox"/> Health/Medicine	<input type="checkbox"/> Military	
<input type="checkbox"/> Conservation		<input type="checkbox"/> Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

The *Larsen, Louis and Ada, House* contributes locally under Criterion C in the area of Architecture as a rare Minimal Traditional and Colonial Revival frame cottage in Cottonwood Heights from the postwar period. Of the ten frame examples evaluated in a 2016 reconnaissance level survey, nine are currently covered in aluminum or vinyl siding. The rest are brick. The Larsen house is not a simple square example of a postwar cottage that were based on plans promoted by the Federal Housing Administration (FHA) to increase home ownership after the depression. The elaborate massing with projecting wings is a modest nod to the Colonial Revival style.

The *Larsen, Louis and Ada, House* also contributes locally under Criterion A in the area of Community Planning & Development. The property represents a common pattern of history where an urban professional bought a 20-acre orchard and built a home intended for their retirement years. Later the Larsen family divided the farm by phases for subdivision housing between the 1960s and 1990s. The property may also be eligible under Criterion B for Louis W. Larsen's contributions as a locally and nationally published poet. However, the significance of Mr. Larsen's poetry and whether this property represents his most productive years will need further research.

Louis William Larsen was born on October 27, 1884, in Plain City, Utah. Louis attended the Brigham Young College in Logan, Utah, and graduated with a bachelor's degree in 1908. Ada Vilate Hendricks was born February 27, 1888, in Richmond, Utah. In September 1907, Ada and Louis were married. They moved eleven times in their first five years of marriage as Louis accepted various teaching assignments. Ada and her first child, Richard Hendricks (born in 1908), lived with her in-laws in Logan while Louis served an LDS mission to the New England States. A daughter, Louise, was born in Richmond in 1912. In 1913, they moved to Salt Lake City where Louis taught at Granite High School and in the English Department of the University of Utah after obtaining a master's degree in 1916. Their youngest son, Thomas William, was born in 1921.

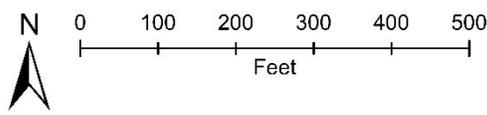
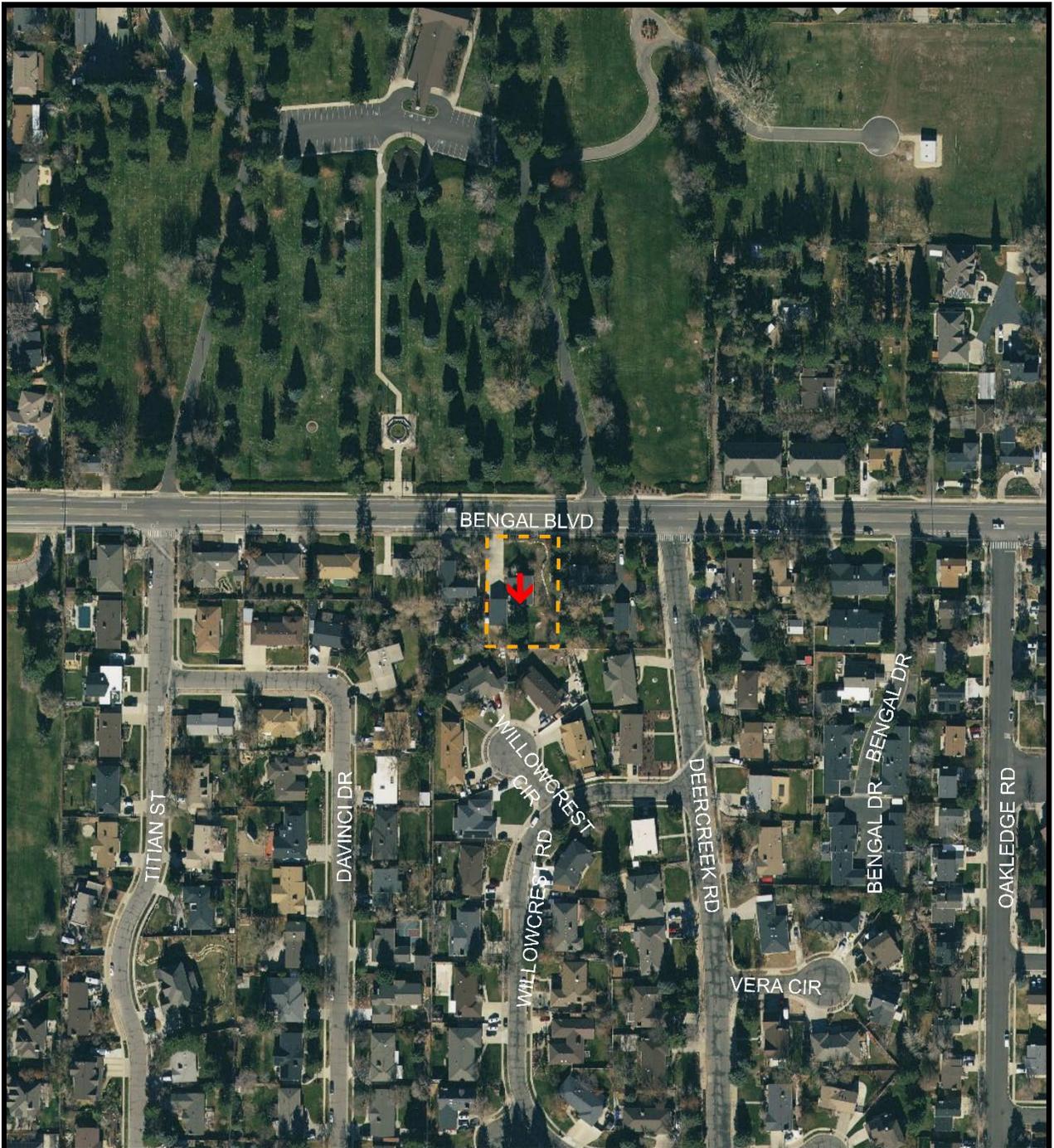
Soon after, Louis left teaching work a career in advertising. He started his own advertising business in 1927, which operated until his retirement in 1952. The couple purchased a house at 1589 E. Laird Avenue in Salt Lake City. In the 1920s and 1930s, Louis W. Larsen began submitting stories and poetries to local contests and magazines. He also published books and articles on local history, and was a ghost writer for the non-fiction book, *The Man of Tomorrow*. Louis was a co-founder of the first Art Barn writing group and a member of the Utah State Poetry Society. During World War II, Louis and Ada's son, Thomas "Tom" William Larsen, was killed in action in Italy in 1945. His remains were not returned to Utah until 1949.

In October 1947, Louis and Ada purchased a twenty-acre tract of orchard land in Butler (later Cottonwood Heights). The property was originally part of William Dyer's homestead and the road had once been called Dyer's Road because his house was the only house there. The Larsen's portion of the Dyer homestead passed through several owners before Ruth L. Griest sold the property to the Larsens. Louis and Ada moved into their new home on the property in May 1948. According to their daughter, during a heavy snow that year, Louis and Ada felt so isolated on 7800 South that they moved back to Salt Lake City to live with their children for a few weeks. Louise and her husband, Robert F. Armstrong, lived in the Laird Avenue house after Louis and Ada moved to Butler. Richard "Dick" H. Larsen, who had married Ellen Louise Jensen, moved into a new home to the east on the property in 1951. This house still stands but has been expanded and altered with a layer of stucco making it look much newer. A third Larsen house for Richard and Ellen's son was built further south on a private lane in 1957 but has since been incorporated into a later subdivision. An old house somewhere on the orchard land belonging to William Dyer burned down in the 1950s.

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Louise's husband, Robert Francis Armstrong, died in March 1949. That year Louise and her two young sons moved to Butler to live with her parents. On the 1950 census, the two families are living in the same household. Louise was still working as an advertising agent at the time. Louise's literary accomplishments during this period include a book of poems titled "Along the Lane" and "Eternal Flame", a poem printed in Commemorative Anthology published after John F. Kennedy's assassination. "Eternal Flame" was read into the US Congressional Record by Utah Senator Frank E. Moss. Louise W. Larsen died at the age of 87 on September 15, 1972. One year later, a subdivision plat for the property that was drawn in 1964 was recorded and construction of a few new houses began. In addition to raising her children, Ada Larsen was an avid genealogist and wrote extensively about her Hendricks family. Ada was also the subject of several of Louise's poems. Ada Vilate Hendricks Larsen died on March 30, 1975.

Louise Larsen Armstrong continued to live in the house for several years until 1978. In 1964, her oldest son, Robert F. Armstrong, age 23, was struck and killed by an automobile while walking along Fort Union Boulevard, not far from their home. Her younger son, Thomas Gregg Armstrong married and moved to Kaysville. Siblings, Richard and Louise Armstrong, headed the family efforts to subdivide the former orchard for housing into the five phases of the Willowcrest Subdivision. Louise Armstrong sold the house in 1978 to Kent and Linda A. Hoopingarner. Louise Larsen Armstrong died in Salt Lake City on October 22, 2005. The Hoopingarners sold to Patrick A. Gaul & Marantha Miles Sears in 1983. Gaul and Sears sold to Robert J. Millsap & Donna D. Pence in 1985, who in turn sold to Travis and Laurie Skinner in 1998. The Skinners sold the house to the current owners in 2017.

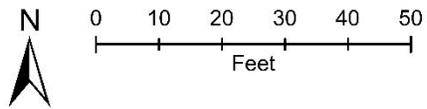


Larsen, Louis & Ada, House
3208 E. Fort Union Boulevard
Cottonwood Heights, Salt Lake County, Utah

MAP #1 - Neighborhood Map

Latitude: 40.609122° Longitude: -111.803008°

GIS Data Courtesy Utah AGRC & Cottonwood Heights City



Larsen, Louis & Ada, House
3208 E. Fort Union Boulevard
Cottonwood Heights, Salt Lake County, Utah

MAP #2 - Site Plan & Photo Key

 **PHOTOGRAPH KEY**

GIS Data Courtesy Utah AGRC
& Cottonwood Heights City



Photograph 1

North and west elevations of house. Camera facing south (photographed in 2016).



Photograph 2

North elevations of house and. Camera facing south (photographed in 2016).



FIGURE 1

3208 E. Bengal Boulevard
Cottonwood Heights, Salt Lake County, Utah

circa 1949 tax assessor's photograph
courtesy Salt Lake County Archives



FIGURE 2

3208 E. Bengal Boulevard
Cottonwood Heights, Salt Lake County, Utah

circa 1975 of Louise L. Armstrong under the breezeway
courtesy Larsen Family Photograph Collection