

HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

1 IDENTIFICATION

Name of Property: **Curtis, Cloyd & Beulah, House**

Address: 1351 E. Fort Union Boulevard

Township: 2 S Range: 1 E Section: 21

City, County: Cottonwood Heights, Salt Lake County, Utah 84121 UTM: 12T 427913 4497701

Current Owner Name: John Johnston

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

Current Owner Address: 1351 E. Fort Union Boulevard
Salt Lake City, Utah 84121

Tax Number: 22-21-305-116

Legal Description (include acreage): BEG 1163.75 FT N & 267.6 FT E FR SW COR SEC 21, T2S, R1E, SLM; W 152 FT; S 190 FT; S 82°22' E 107 FT M OR L TO CEN OF TANNER DITCH; NE'LY ALG SD DITCH TO A POINT S 67.19 FT & S 22°17'17" E 52 FT FR BEG; N 22°17'17" W 52 FT & N 67.19 FT TO BEG. 0.63 AC M OR L.

2 STATUS/USE

Property Category

☒ building(s)
☐ structure
☐ site
☐ object

Evaluation

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

Use

Original Use: Single Dwelling, Duplex
Current Use: Single Dwelling

3 DOCUMENTATION

Photos: Dates

☐ slides:
☒ prints: 2016
☐ historic:

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: Whitmore Library
☐ university library(ies):

Drawings and Plans

☒ measured floor plans 1951 (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.

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.

Curtis, *Life History of Beulah Thomson Curtis*. Unpublished TMs, circa 1990.

Daily Spectrum, St. George, Utah, various issues.

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, Salt Lake City, Utah, various issues.

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

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

Date: 2022

Building Style/Type: Ranch/Ranch with Garage No. Stories: 1

Foundation Material: Concrete Wall Material(s): Brick

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 *Cloyd and Beulah Curtis House*, located at 1351 E. Fort Union Boulevard in Cottonwood Heights, Utah, was built in 1951. The house is an example of the Ranch-style house with an attached garage. The house is constructed of red striated brick on a concrete foundation. The brick masonry is laid in a running bond with ranked mortar joints. The wide façade features a projecting northwest wing, a central block, and an attached garage setback at the south end. Each section is under a hipped roof covered in multi-colored asphalt shingles. The house sits in the middle of a 0.63-acre parcel at the end of a unnamed private lane, accessed from Fort Union Boulevard [Map #1]. A second lot of 0.36 acres is associated with the house property and contributes to the semi-rural feeling. The property includes a large cinder block garage, built in 1954, a contributing outbuilding. The house and garage were built by the first owner, Cloyd T. Curtis, a brick mason by trade. A few replacement windows and a newer door on the attached garage are the only modifications to the exterior. The house has excellent historic integrity in the qualities of location, design, materials, workmanship, and association. While there has been some later development on the lane compromising the original setting, the property still has a semi-rural feel.

The main living area of the Curtis House is a roughly rectangular footprint measuring 45 by 42 feet. The attached garage adds an additional 17 feet of width. The house is built at a 45-degree angle with the façade facing southwest. The center block is 30-feet wide with the main door sheltered under an extension of the hipped roof over the projecting northwest wing [Photograph 1]. There is a large tripartite picture window facing southwest and a narrow window facing southeast where the garage is setback. The Ranch-style feeling is enhanced by flagstone planter boxes flanking the front entry [Photograph 2]. The projecting northwest wing has one slider window. The attached garage has a single-car door, the current door is a replacement. There is a decorative diamond-shaped window filled with glass block just north of the door. The door, window, and plain cornice details are painted white.

A wide brick chimney is located at the intersection of the main block and the attached garage. The garage measures 17 feet by 22 feet. The southeast elevation has one slider window for the garage. In 1963, a carport was built attached to the garage on this elevation. The carport was later removed, but the concrete pad remains. On the northeast (rear) elevation, the house originally had a concrete patio accessed from the main block. The patio area included an outside fireplace and barbeque. In 1968, a small addition was built in this area under the hipped patio roof. The northwest elevation has windows for the bedrooms. On the interior, the house has 1,530 square feet of space on the main floor. There are eight rooms: living room, kitchen, three bedrooms, bath and a utility room.

The *Cloyd and Beulah Curtis House* is located in the former Union area of Cottonwood Heights. It is near the intersection of Fort Union Boulevard and 1300 East, an area of intense commercial development in the late twentieth century. However, because the house is on a large lot in the center of the block it is isolated from the busy traffic of the intersection. The only surviving outbuilding is a two-car cinder block garage built in 1954. It is located approximately 70 feet northwest of the house. The south-facing garage is divided between the garage opening to the west and a workshop area to the east. The simple gable room has newer shingles, but the wood garage door is original. A cinder block wall is along the west property line, but also separate the garage and backyard from the house and front yard. The house is surrounded by mature trees and shrubs. There are two driveways, one to the second garage and one to the house. A large asphalt pad provides a large parking area in front of the attached garage and the former carport pad. The property is fenced with a combination of chain link, wood, and wrought-iron.

Architect/Builder: Cloyd T. Curtis, builder Date of Construction: 1951

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

<u>C</u> Agriculture	<u> </u> Economics	<u> </u> Industry	<u> </u> Politics/
<u>S</u> Architecture	<u> </u> Education	<u> </u> Invention	<u> </u> Government
<u> </u> Archeology	<u> </u> Engineering	<u> </u> Landscape	<u> </u> Religion
<u> </u> Art	<u> </u> Entertainment/	<u> </u> Architecture	<u> </u> Science
<u> </u> Commerce	<u> </u> Recreation	<u> </u> Law	<u> </u> Social History
<u> </u> Communications	<u> </u> Ethnic Heritage	<u> </u> Literature	<u> </u> Transportation
<u> </u> Community Planning	<u> </u> Exploration/	<u> </u> Maritime History	<u> </u> Other
<u> </u> & Development	<u> </u> Settlement	<u> </u> Military	
<u> </u> Conservation	<u> </u> Health/Medicine	<u> </u> 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 *Cloyd and Beulah Curtis House* is locally significant under Criterion C in the area of Architecture as an excellent example of the domestic work of local builder, Cloyd T. Curtis. Cloyd learned the brick masonry trade from his father and taught it to his four sons. This house is one of two he built for his own family. The first home he built was on 1300 East and has been demolished. His obituary notes his built many "houses, chapels and buildings" in the Salt Lake area.¹ Though the location of most of these buildings will remain unknown, Cloyd Curtis' mastery of his craft can be seen in the brick work of his home at 1351 E. Fort Union Boulevard.

The Curtis House also contributes to the history of Union and Cottonwood Heights in the area of Agriculture. The house represents a transition period in the history of the Cottonwood Heights. Union and other parts of Cottonwood Heights were originally settled as agricultural outposts with fields of grain, fruit orchards, and modest livestock herds. In the post-World War II era, Salt Lake County experienced a suburban building boom; however, subdivision development remained rare in Cottonwood Heights until the 1970s. The Curtis family were among many families that worked a small farm while living in a house that would not have been out of place in the middle-class suburbs of Salt Lake City. Beulah Curtis wrote in her autobiography: "We had a garden, a cow, a few chickens, a pig, a horse, geese, and guinea hens."² Tax records note the property had a barn, three stanchions, and other agricultural outbuildings (all demolished by the 1970s). Although there were many small family farms in Cottonwood Heights in the 1950s, most have been demolished by or incorporated into the explosion of subdivisions and commercial development within the city in the late twentieth century. The Curtis House is one of the few examples that is not within a subdivision and retains enough land for a semi-rural setting.

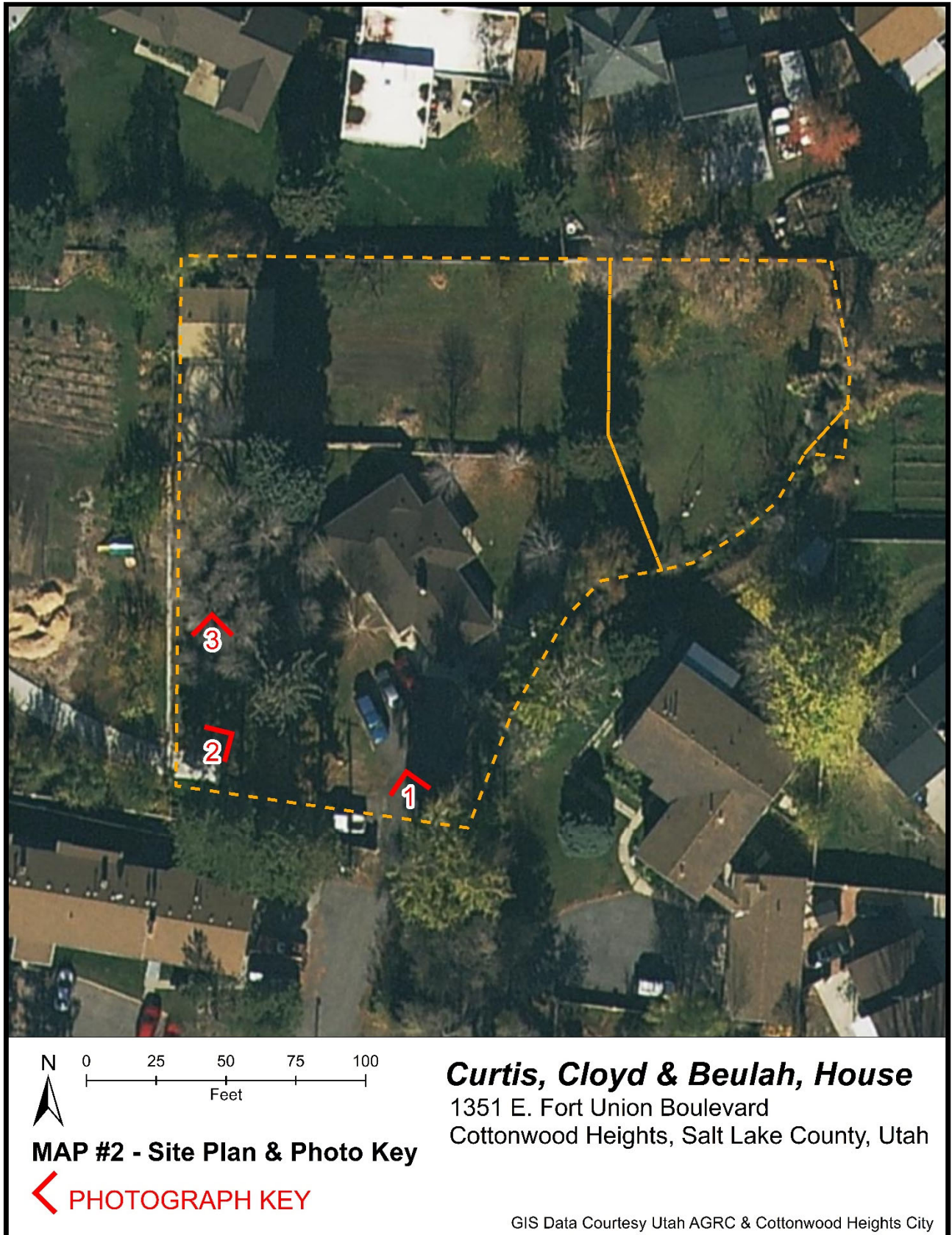
Cloyd Thomas Curtis was born in Leslie, Idaho, on August 11, 1919, to Joseph and Lida May Cole Curtis. His family moved to Murray, Utah, when he was an infant. Joseph Curtis worked in the local brickyard. By the 1930 census, the family had moved to Union where Joseph was a bricklayer and contractor. Beulah Thomson was born on June 1, 1918, in Pocatello, Idaho. Her parents were Jesse West Thomson and Effie Emelia Erickson. The family moved several times, first in Idaho, and later in Utah, as Jesse was always in search of a larger farm and more convenient access to his work for a local oil company. Cloyd and Beulah met in Union, bonding of over a love of roller skating and the outdoors. Cloyd was particularly fond of fishing. Beulah would paint landscapes while Cloyd fished. They were married on July 15, 1936. The couple rented a house in Murray but wanted to own a home. Cloyd built a house for Horace T. Godfrey of Union in exchange for a piece of land on 1300 East (the Godfrey house is extant at 6765 S. 1300 East). On the 1950 census, Cloyd and Beulah are living at 6831 S. 1300 East with their four sons: Gary, Dennis, Dale, and Raymond. Joseph and Lida Curtis lived next door. This first home had only three rooms. The plan was to convert it to garage when the house was expanded (later demolished in 1999). On December 10, 1947, Horace R. and Lucy B. Godfrey deeded a large parcel to Cloyd and Beulah Curtis. The deed was recorded in 1949. The house was completed in 1951. According to Beulah, the farm animals "gave the boys chores to do." Curtis and Beulah moved to St. George, Utah, after transferring the property to their son, Dennis, and his wife, Judy, in 1971. Cloyd T. Curtis died in 1994 and Beulah T. Curtis died in 2016.

Dennis and Judy Curtis sold the property to John and Lea Larson. They sold to Jose and Blanca Rojo in 1987. Verna Lee Johnston purchased the property in 2004. Her estate transferred the property to the current owner, John Johnston in 2021.

¹ *Daily Spectrum*, (Saint George, Utah), August 3, 1994.

² Beulah Curtis, "Life History of Beulah Thomson Curtis," Unpublished TMs, Addendum.







Photograph 1

Southwest and southeast elevations of house. Camera facing north.



Photograph 2

Southwest elevation of house with front gate. Camera facing northeast.



Photograph 3

South elevation of detached garage. Camera facing north.