

HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

1 IDENTIFICATION

Name of Property: **Ozancin, Louis and Ruth, House**

Address: 3526 E. Fort Union Boulevard

Twtnshp: 2 S Range: 1 E Section: 25

City, County: Cottonwood Heights, Salt Lake County, Utah 84121

UTM: 12T 432691 4496907

Current Owner Name: Land Development, LLC

USGS Map Name & Date:

Draper, Utah Quad, 2011

Current Owner Address: 3267 East 3300 South, #304

Tax Number: 22-25-152-020

Salt Lake City, Utah 84109

Legal Description (include acreage): BEG 1422.28 FT N FR W 1/4 COR SEC 25, T 2S, R 1E, SLM; S 61°57' E 164.57 FT; S 0°38'33" E 160.27 FT M OR L; N 64° W 160.71 FT; N 0°15'35" W 168.14 FT M OR L TO BEG ALSO BEG N 1422.28 FT FR E 1/4 COR SEC 26, T 2S, R 1E, SLM; S 0°15'35" E 168.14 FT; N 64° W 125.31 FT; N 28° E 154.03 FT; S 61°57' E 45.65 FT TO BEG. 0.84 AC M OR L TOTAL.

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:

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.

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.

Butler, Merlin A. *A History of Butlerville*. Unpublished TMs, 1962.

Deseret News, Salt Lake City, Utah. Various issues.

Polk Directories, Salt Lake City, 1940-2022. 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. *Butler & Union Precincts, Salt Lake County, Utah, 1940-1950*.

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

Date: 2022

Building Style/Type: Bungalow / World War II Cottage No. Stories: 1

Foundation Material: Concrete Wall Material(s): Concrete Block, Aluminum Siding

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 *Ozancin, Louis and Ruth, House*, located at 3526 E. Fort Union Boulevard in Cottonwood Heights, Utah, was built in 1947-1950. Although the house was built in the postwar period, the squarish footprint and bungalow-style porch are a throwback to the pre-World War II era. The house was constructed of cinder block and later covered in aluminum clapboard siding. The house sits on a raised concrete basement. The pyramidal main roof and the projecting hipped roofs are sheathed in asphalt shingles. The house has historic features that include original picture windows divided by horizontal muntins and original wrought-iron porch supports and rail. The house has good integrity in the qualities of design, location, association, and feeling. The 0.84-acre lot with retains much of the home's rural setting; however, the south part of the farming property has been subdivided for newer housing. The later siding has somewhat compromised the materials and workmanship of the original. The property has two contributing garages (built in circa 1953 and 1964) [Maps #1-2].

The footprint of the *Ozancin House* is nearly square measuring approximately 30 by 30 feet. The house a main pyramidal roof with projecting hipped roofs over the front and back porches. The roof is sheathed in brown asphalt shingles. There is a red brick chimney near the center of the main roof. The concrete foundation is raised and currently painted blue. The exterior walls are clad in narrow aluminum siding, which is yellow in color [Photograph 1]. The front porch is slightly off-center with a concrete deck and concrete steps to the west. The porch roof is supported on wrought-iron supports and rails. The house features the horizontally-divided picture windows on the façade (north) and west elevations. The remaining windows are narrower. There are basement windows on all of the elevations. On the interior, the house has 900 square feet of space on the main floor. There is slightly more square feet, 1,026 square feet, in the mostly finished basement which extends under the porches. The interior has three bedrooms and two baths.

The *Ozancin, Louis and Ruth, House* is located in the former east Butler area of Cottonwood Heights, not far from the mouth of Big Cottonwood Canyon. The 0.84-acre parcel is a rectangle with the north property line following the angle of Fort Union Boulevard. The house is surrounded by lawn, mature trees, and undeveloped land. The fencing is a combination of wood post and wire. There are two contributing concrete block garages on the property. The larger garage (32 by 26 feet) was built in 1964. The narrower garage (32 by 14 feet) was built circa 1953 [Photograph 2]. Current tax records note the garages were built in the 1980s, but both buildings appear on a 1964 aerial photograph of the property. Fort Union Boulevard was known as 7000 South for many years. This stretch of the road has less commercial development, likely due to the steep undeveloped slope on the north side of the road.

Architect/Builder: Unknown Date of Construction: 1950

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

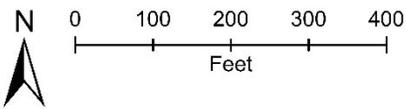
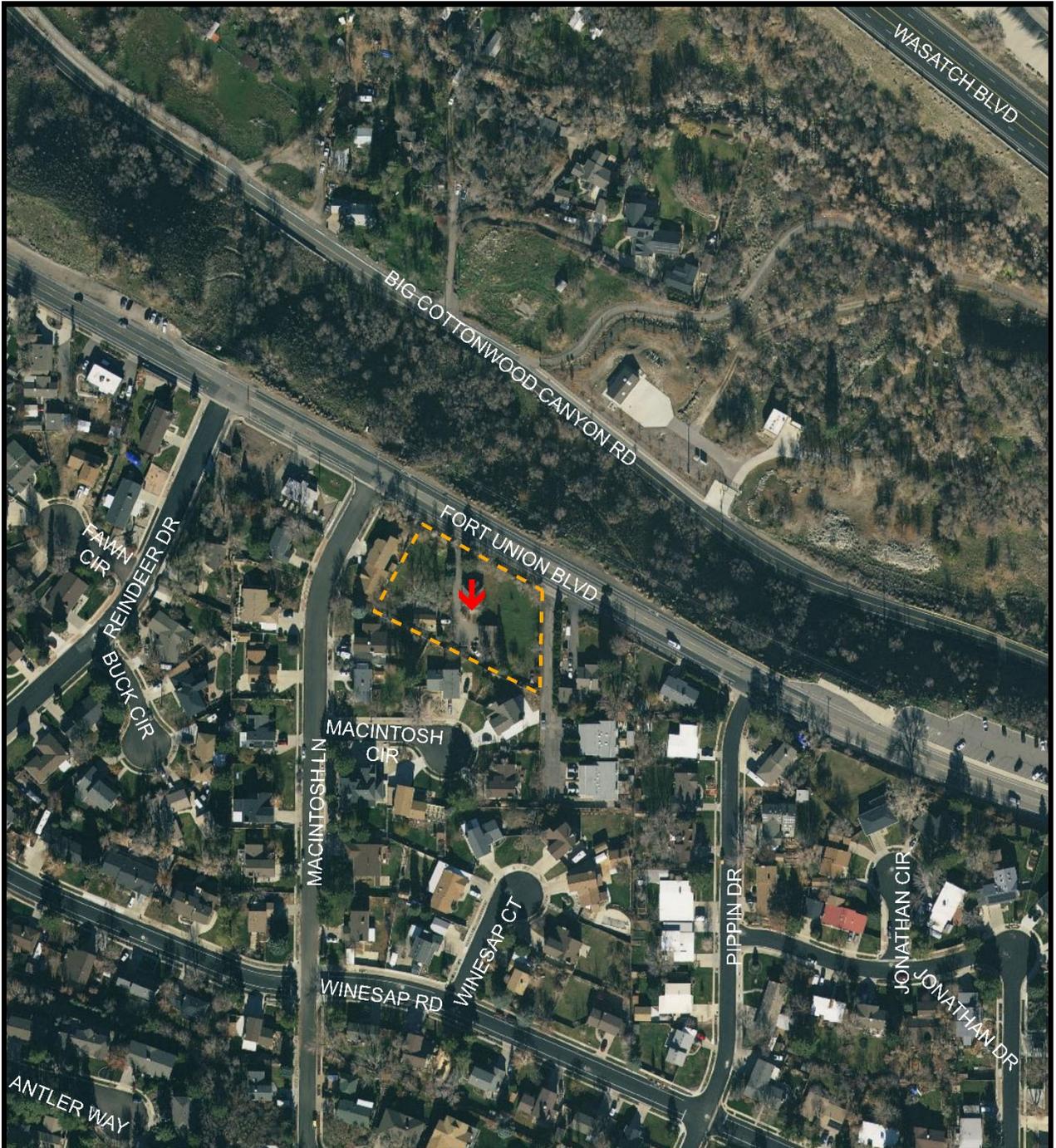
<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Economics	<input type="checkbox"/> Industry	<input type="checkbox"/> Politics/ Government
<input type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Invention	<input type="checkbox"/> Religion
<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 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 *Ozancin, Louis and Ruth, House* contributes to the historic resources of Cottonwood Heights under Criterion A in the areas of Agriculture and Community Planning & Development as it represents a transitional generation of Butler/Cottonwood Heights residents in the 1940s and 1950s. Like many of their neighbors, the Ozancin family, enjoyed living on large agricultural lots near the canyons, but they were immigrants and relative newcomers to the area rather than descendants of early homesteaders. The Ozancin house is a good example as it retains integrity of the semi-rural setting even though most of the farm acreage was later developed as a subdivision. It is a contrast to the many farmhouses that were later subsumed by suburban neighborhoods in the late twentieth century in Cottonwood Heights.

Louis Ozancin was born in Czechoslovakia on July 23, 1904. He immigrated with his family in 1915. Gertrude Ruth Blackmore was born in Ogden on November 12, 1909. Her father was an Irish immigrant. Louis and Ruth were married in December 1926. They made their home in Bingham Canyon, Utah, where Louis worked as a powderman for the copper mine. They had four children, born between 1927 and 1938: a son, Lindy Louis, and three daughters, Patty, Donna, and Roberta. The family was living in rented housing on both the 1930 and 1940 census enumerations. In May 1947, Louis and Ruth purchased 56.97 acres from the State of Utah Land Board near the mouth of Big Cottonwood Canyon. The tax records state the house was completed in 1950, but likely started earlier. The family is living in the house on the 1950 census. Louis and Lindy were both working for Kennecott Copper. Ruth was managing a cafe and Donna was a secretary for a bank. In 1951, Lindy married Elsie Lavon Meadows. Lindy and Elsie built a red brick house on the family property just to the east of Louis and Ruth's house. This house is still standing on a large parcel with frontage on Fort Union Boulevard. Lindy later worked for the Eimco Corporation in Salt Lake City.

Louis became a foreman for Kennecott Copper and continued to commute to the west side of the valley. The family had a small orchard on the property. In 1975, Louis and Ruth sold off a large section of their property to the Porter Brothers Realty and Construction Company. The Pine Cove East subdivision plat was filed in 1976. Louis Ozancin died in July 1996. Gertrude Ruth Blackmore Ozancin died a few months later, in December 1996. In September 1997, Lindy Ozancin, as the family's representative, sold the house to Daniel and Marguerite LeDocte in 1997. Lindy and Elise Ozancin moved to a farm in Lehi, Utah. The LeDoctes sold the house to Shelby Breitbach and Kelly McNinch in 2007. Kelly McNinch sold to the current owners, Land Development, LLC, in 2022.



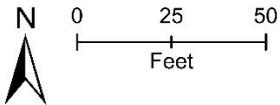
Ozcancin, Louis & Gertrude, House

3526 E. Fort Union Boulevard
Cottonwood Heights, Salt Lake County, Utah

MAP #1 - Neighborhood Map

↓ Latitude: 40.620430° Longitude: -111.795853°

GIS Data Courtesy Utah AGRC & Cottonwood Heights City



Ozcancin, Louis & Gertrude, House

3526 E. Fort Union Boulevard
Cottonwood Heights, Salt Lake County, Utah

MAP #2 - Site Plan & Photo Key

 **PHOTOGRAPH KEY**



Photograph 1

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



Photograph 2

North elevation of garage. Camera facing south (photographed 2016).