

HISTORIC SITE FORM
UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: Price, Angus and Lucy, House

Address: 1561 East 7200 South

Twship: 2S Range: 1E Section: 28

City, County: Cottonwood Heights, Salt Lake County

Lat/Long(degr dec.):

Current Owner Name: Aaron Mehrley

USGS Map Name & Date: Draper, UT 2017

Current Owner Address: 7168 South 1700 East, Cottonwood Heights, UT 84121 Tax Number: 22-28-126-066-0000

Legal Description (include acreage):

BEG W 841.5 FT & S 834.25 FT FR N 1/4 COR SEC 28, T 2S, R 1E, SLM; S 155.75 FT M OR L; E 165 FT; N 155.85 FT; W 165 FT TO BEG. 0.59 AC M OR L. 9351-8242 8505-6212 THRU 6236,6237 9505-6237,6240,6242,6207 9505-6244 9515-8666 (0.59 acres)

2 STATUS/USE

Property Category

building(s)
 structure
 site
 object

Evaluation

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

Use

Original Use: Residence
Current Use: Residence

3 DOCUMENTATION

Photos: Dates

digital: October 2017
 prints: October 2017
 historic: Tax photo circa 1940

Drawings and Plans

measured floor plans
 site sketch map
 Historic American Bldg. Survey
original plans available at:
 other: Tax Card Drawing

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 History Research Center
 USHS Preservation Files
 USHS Architects File
 LDS Family History Library
 local library:
 university library(ies): UofU

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

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

Ancestry.com. U.S. City Directories, 1821-1989 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

Ancestry.com. U.S. Public Records Index, Volume 2 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Original data: Voter Registration Lists, Public Record Filings, Historical Residential Records, and Other Household Database Listings

Carter, Thomas and Peter Goss (1988) Utah's Historic Architecture: 1847-1940, Salt Lake City: Utah State Historical Society

Denney, Angus Byard Obituary *The Salt Lake Tribune Newspaper (Utah)*, July 30, 1963 p. 22

Denney, Charles Obituary *The Deseret Evening News Newspaper (Utah)*. September 13, 1937 p. 12

Researcher/Organization: Storiagraph / prepared for Cottonwood Heights CLG Date: February 28, 2018

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: Minimal Traditional/World War II Era Cottage *No. Stories:* 1.0

Foundation Material: Concrete *Wall Material(s):* Aluminum Siding

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

Number of associated outbuildings 0 *and/or structures* 0.

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

The Angus B. and Lucy Price House is a one story World-War II Era cottage with Minimal Traditional styling details. The house is located at 1561 East 7200 South, Cottonwood Heights, Salt Lake County, Utah.¹ The house was constructed in 1939. This small rectangular wood-framed house rests on a concrete foundation and its exterior is covered by wide aluminum siding. The gabled roof is composed of asphalt shingles. The house has 672 square feet on the main floor and 672 square feet in the full basement. The house exterior has had few modifications and is in moderate condition. The house is located on a 0.59 acre flat parcel, which is the remains of the large Denney/Price farm parcel. The immediate neighborhood is composed of houses and multiple-unit dwellings, with a large commercial development to the west. The Angus and Lucy Price House retains its architectural integrity and is a contributing local resource.

The Angus B. and Lucy Price House is a rectangular house constructed of wood-framed single story walls on a concrete foundation. The house is very simple and has few decorative elements, making it a good example of the post-1930s depression and World War II era Minimal Traditional style.^{2 3} The decorative details include two small brackets supporting the porch roof, an added gable-end over the living room and trim boards around the window openings. The original narrow clapboard wood siding exterior has been replaced by wider aluminum siding over clapboard-style medium-density fiberboard. A large wooden wheelchair access ramp covers the front of the façade and the original small concrete porch steps. The house has an original attached single car garage with matching siding. The garage originally had two carriage-style doors which have been replaced by a single overhead garage door.

The front (west) facing façade has an asymmetrical three-bay façade with two windows flanking a central door parallel to the roof ridgeline. An unarticulated gable-end roof element is located over the larger living room window on the left of the façade. The living room window is composed of two tall, narrow single-hung aluminum-framed windows surrounded by simple painted wood trim boards. The windows are 1960s replacements of two similarly-sized original wood-framed single-hung windows. The front door is covered by a small gable-ended, asphalt shingle wooden porch roof with brackets. The front door is a metal six-panel replacement door. The window on the right is an aluminum-framed slider window which replaced the original nearly rectangular single-hung wood-framed window.

The south façade is composed of a single aluminum-framed slider window and the single car garage, which is recessed from the front façade and is even with the rear (east) façade. Several pieces of aluminum siding are missing from the south façade and front of the garage.

¹ The historical address for this house was 7164 South 1600 East

² Utah State Division of History, "World War II & Post-War Residential Building Types" (2016) Retrieved January 24, 2018, from <https://heritage.utah.gov/history/world-war-ii-post-war-residential-building-types>

³ Utah State Division of History, "World War II/Post-War Building Styles" (2016). Retrieved January 24, 2018, from <https://heritage.utah.gov/history/world-war-ii-post-war-building-styles>

The east façade has four bays composed of three windows and a rear door. From the south, there is a large aluminum-framed slider window, a smaller bathroom slider window, a six-panel metal door and a second large aluminum-framed slider window. The northern-most window has a 24-inch deep shed-roofed bay window articulation extending from the façade. The roof-line of the bay window is an extension of the larger gabled-roof slope. There is an approximately 2'x 6' concrete slab porch in front of the rear door and bay window.

The north façade is composed of two aluminum-framed slider windows, with a smaller window on the east and a larger window on the west.

The interior contains 672 square feet on the main floor and 672 square foot full basement. The basement windows and window wells, one on each of the east, south and west facades have been enlarged to meet more current building regulations, and contain corrugated metal window wells and aluminum-framed slider windows.⁴ The house sits on a 0.59 acre flat parcel.⁵ The parcel has several Fitzer/Juniper bushes located along the sides of the house, but no lawn, trees or other landscaping. The house is accessed by a graveled lane on the west side of the property, leading to a concrete slab driveway in front of the garage. There are no other structures on the property.

The immediate area surrounding the Angus B and Lucy Price House is composed of residential houses/developments to the east and a large commercial development to the west. The residential area to the east contains mixed and older styles along major roads and primarily mid-20th century and newer small developments as agricultural land has been infilled. The commercial development to the west was constructed in an earlier gravel pit and quarry and is not visible from the house, as there is a significant slope drop-off into the quarry.⁶

5 HISTORY

Architect/Builder: unknown

Date of Construction: 1939

*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 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 checked="" 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 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.

Joseph Vance received the United States Land Patent for the NW 1/4 of Section 28 on May 6, 1884 where the Angus B. and Lucy Price House is located.⁷ He had already sold the property to Charles Denney on July 10, 1880 before receiving the official patent deed. Charles Denney constructed a wood

⁴ Salt Lake County Archives. Tax Assessment records and photographs.

⁵ Salt Lake County Assessor's website, 1561 East 7200 South.

⁶ U.S. Geological Survey Topographic Viewer, Draper Quadrangle Map, (1963 and 2017), Retrieved January 23, 2018 from <https://ngmdb.usgs.gov/topoview/viewer/#15/40.6256/-111.8415>

⁷ Salt Lake County Recorder's Office. Plat maps. Title Abstract Books. Township 2 South, Range 1 East, Section 28.

plank siding house on the front of the current lot near 1600 East and 7200 South.⁸ On April 8, 1905 Charles Denney's widow Sarah sold the property to Frank B. Stephens. Frank and Lunette Stephens owned the property until December 19, 1918 when they sold it to Angus Byard and Lucy Williams Price. Angus B. and Lucy Price lived in the older house until they constructed the current house in the rear of the residential parcel in 1939.⁹ Angus B. and Lucy Price owned the house until December 11, 1974. The house was owned by Angus and Lucy Price, their son Gene Price, and Price family grandchildren until 2007.

Angus B. and Lucy Price History

Angus B. Price was born on November 27, 1877 in nearby Draper, Utah to Ezekial Price (1833-1892) and Rhoda Elizabeth Watkins Price (1844-1912).¹⁰ Angus attended school through 5th grade, and worked on his family farm in Draper. Angus continued to farm through 1900 when the U.S. census showed him in the household of Rhoda Price with his newly married wife and younger brother Thomas Price. Angus Price married Lucy Ellen Williams on April 18, 1900, and they moved to Salt Lake City shortly after the census.¹¹ ¹² They lived at several addresses in Salt Lake City until purchasing the 20-acre parcel located in Union on December 19, 1918. Angus worked primarily as a laborer while living in Salt Lake City.¹³

Angus began farming after purchasing the property at 1561 East 7200 South, but also continued to work as a wage earner throughout the rest of his working career.¹⁴ By the mid-1920s City Directories indicated he worked as a mechanic while living on a farm property. During the initial years of the Great Depression Angus listed his occupation as only a farmer, indicating that he was probably unable to find paid work.¹⁵ In the late 1930s Angus worked for the Works Progress Administration, particularly on a bridge project in 1940, according to the 1940 census and his early 1940s draft registration card.¹⁶ By the late 1950s, Angus no longer listed an occupation on directories, and was likely retired.¹⁷

Lucy Ellen Williams was born September 5, 1881 in Auckland, New Zealand to James Clark Williams (1854-1925) and Sarah Porter Rogers Williams (1858-1945) who had earlier emigrated from England. The family immigrated to Utah in 1884, and the family lived in Salt Lake City until James' death in 1925. Lucy's mother Sarah moved to Union and married prominent local resident Charles

⁸ Salt Lake County Archives. Tax Assessment records and photographs. 7164 So 1600 East, parcel #33-492.

⁹ Salt Lake County Assessor's Office website and Salt Lake County Archive tax records.

¹⁰ Denney, Angus Byard Obituary *The Salt Lake Tribune Newspaper (Utah)*, July 30, 1963 p. 22 and Familysearch.org website for Angus B. Price

¹¹ U.S. Federal Census. Year: 1900; Census Place: *Draper, Salt Lake, Utah*; Roll: 1685; Page: 9B; Enumeration District: 0060; FHL microfilm: 1241685

¹² "Utah Marriages, 1887-1935," database, *FamilySearch* (<https://familysearch.org/pal:/MM9.1.1/F8PM-GGV> : 5 December 2014), Grant W. Tanner and Lucy M. Price, 23 Jul 1930; citing Salt Lake, Utah; FHL microfilm 429,137.

¹³ Ancestry.com. U.S. City Directories, 1821-1989 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

¹⁴ Ibid.

¹⁵ U.S. Federal Census. Year: 1930; Census Place: *Union, Salt Lake, Utah*; Roll: 2417; Page: 10A; Enumeration District: 0114; FHL microfilm: 2342151

¹⁶ The National Archives at St. Louis; St. Louis, Missouri; *World War II Draft Cards (Fourth Registration) for the State of Utah*; Record Group Title: *Records of the Selective Service System, 1926-1975*; Record Group Number: 147; Box or Roll Number: 42

¹⁷ Union LDS Couple to Observe Golden Wedding Day April 18. *Salt Lake Telegram Newspaper (Utah)* April 11, 1950 p. 6

Denney, Jr.¹⁸ Angus and Lucy Price purchased the Denney farm from Frank and Lunette Stephens, who had earlier purchased it from Sarah Williams Price. Angus and Lucy had ten children Angus Glen, Earl Lewis, Bert Leland, Leroy James, Ralph Williams, Lucy Marie, Velma Sarah, Melvin Porter, Eugene Williams and Calvin George.¹⁹

Angus B. and Lucy Price lived in the house until their deaths. Angus B. Price died on July 29, 1963 and Lucy Price died on May 10, 1970. Their youngest son Calvin George Price lived in the house with them after he served in the U.S. Navy during World War II and graduated from the University of Utah after the war. Calvin married Margaret Clark on February 24, 1948. Calvin and Margaret lived in the house through 1960, and later moved to Sandy.²⁰ The family owned the house until descendent Aaron Price sold the property to Platinum Construction on March 12, 2007. The house was further transferred to Aaron Mehrley on March 3, 2016.

The Angus B. and Lucy Price House is locally significant for its association with the Denney and Price families, who were part of the exploration/settlement and development of farming in the Union area of Salt Lake County.

3 DOCUMENTATION (Bibliographical Reference) (continued)

Denney, Sarah Rogers Williams Obituary *The Salt Lake Tribune Newspaper (Utah)*, March 15, 1945 Familysearch.org website.

Price, George obituary Lindquist Mortuary Website. Accessed March 5, 2018

Price, Eugene W, Obituary. Legacy.com website. Retrieved January 13, 2018.

Union LDS Couple to Observe Golden Wedding Day April 18. *Salt Lake Telegram Newspaper (Utah)* April 11, 1950 p. 6

Salt Lake County Assessor's website, 1561 East 7200 South.

Salt Lake County Archives. Tax Assessment records and photographs.

Salt Lake County Recorder's Office. Plat maps. Title Abstract Books.

The National Archives at St. Louis; St. Louis, Missouri; *World War II Draft Cards (Fourth Registration) for the State of Utah*; Record Group Title: *Records of the Selective Service System, 1926-1975*; Record Group Number: 147; Box or Roll Number: 42

U.S. Geological Survey Topographic Viewer, Draper Quadrangle Map, (1963 and 2017), Retrieved January 23, 2018 from <https://ngmdb.usgs.gov/topoview/viewer/#15/40.6256/-111.8415>

"Utah Marriages, 1887-1935," database, *FamilySearch* (<https://familysearch.org/pal:/MM9.1.1/F8PM-GGV : 5 December 2014>), Grant W. Tanner and Lucy M. Price, 23 Jul 1930; citing Salt Lake, Utah; FHL microfilm 429,137.

Utah State Archives and Records Service, Salt Lake City, Utah; Department of Health, Center for Health Data and Informatics. Vital Records and Statistics Division. Death Certificates, Series 81448.

Utah State Division of History, "World War II/Post-War Building Styles" (2016). Retrieved January 24, 2018, from <https://heritage.utah.gov/history/world-war-ii-post-war-building-styles>

¹⁸ Denney, Sarah Rogers Williams Obituary *The Salt Lake Tribune Newspaper (Utah)*, March 15, 1945 and Familysearch.org website for Sarah Rogers Williams Denney.

¹⁹ Denney, Angus Byard Obituary *The Salt Lake Tribune Newspaper (Utah)*, July 30, 1963 p. 22 and Familysearch.org website

²⁰ Price, George obituary Lindquist Mortuary Website. Accessed March 5, 2018

Utah State Division of History, World War II & Post-War Residential Building Types (2016) Retrieved January 24, 2018, from <https://heritage.utah.gov/history/world-war-ii-post-war-residential-building-types>

United States Federal Census. Year: *1900*; Census Place: *Draper, Salt Lake, Utah*; Roll: *1685*; Page: *9B*; Enumeration District: *0060*; FHL microfilm: *1241685*

--- Year: *1910*; Census Place: *Forest Dale, Salt Lake, Utah*; Roll: *T624_1604*; Page: *3B*; Enumeration District: *0076*; FHL microfilm: *1375617*

--- Year: *1920*; Census Place: *Precinct 6, Salt Lake, Utah*; Roll: *T625_1864*; Page: *12B*; Enumeration District: *48*

--- Year: *1930*; Census Place: *Union, Salt Lake, Utah*; Roll: *2417*; Page: *10A*; Enumeration District: *0114*; FHL microfilm: *2342151*

--- Year: *1940*; Census Place: *Salt Lake, Utah*; Roll: *m-t0627-04216*; Page: *13B*; Enumeration District: *18-32A*