

# HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

## 1 IDENTIFICATION

Name of Property: **Despain, Susan Dean, House**

Address: 3742 E. North Little Cottonwood Road

Twnshp: 3 S Range: 1 E Section: 12

City, County: Cottonwood Heights, Salt Lake County, Utah 84092

UTM: 12T 433077 4492150

Current Owner Name: Quail Run Development, LLC

USGS Map Name & Date:

Draper, Utah Quad, 1998

Current Owner Address: 9071 South 1300 West, Suite 100  
West Jordan, Utah 84088

Tax Number: 28-12-101-054

*Legal Description (include acreage):* BEG S 00°39'15" E 663.66 FT & E 1101.92 FT FR NW COR SEC 12, T3S, R1E, SLM; N 64°11'59" E 101.56 FT; S 1°14'11" E 43.18 FT; N 88°45'19" E 41.04 FT; SE'LY ALG 25 FT RADIUS CURVE TO L, 32.74 FT (CHD S 38°48'03" E); SE'LY ALG 185 FT RADIUS CURVE TO R, 119.51 FT (CHD S 56°36'55" E); S 38°06'31" E 621.47 FT; SE'LY ALG 133 FT RADIUS CURVE TO L, 84.43 FT (CHD S 56°17'38" E); S 74°28'46" E 129.16 FT; NE'LY ALG 83 FT RADIUS CURVE TO L, 100.68 FT (CHD N 70°46'19" E); N 36°01'24" E 8.24 FT; SE'LY ALG 1220.92 FT RADIUS CURVE TO L, 133.90 FT (CHD S 56°27'40" E); S 30°24'14" W 115.46 FT; N 74°01'35" W 260.01 FT; S 18°38' W 34.16 FT; N 74°54'51" W 318.17 FT; N 15°24' E 128.37 FT; N 78°23'25" W 581.22 FT; S 20°50' W 192.28 FT M OR L; N 69°04'36" W 25.89 FT M OR L; S 89°18'23" W 114 FT; N 28°55'38" E 686.70 FT TO BEG. 7.95 ACRES.

## 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: circa 1905

### 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 1938 (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.

Daughters of Utah Pioneers, *Granite, Utah*. February 1980.

Daughters of Utah Pioneers, *Pioneer Women of Faith and Fortitude*. Salt Lake City, Utah: International Society of the Daughters of Utah Pioneers, 1998.

Fairbourne, Rosemary. *The History of Granite, Salt Lake County, Utah*. Unpublished TMs, 1977.

*Granite: The Story of a Land and Its People*. Salt Lake City, Utah: Published by Granite View Stake, Sandy, Utah, 1995.

*Polk Directories, Salt Lake City, 1900-1979*. 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.

*Then and Now: Granite Ward Relief Society*. Unpublished TMs, 1972.

United States Census. *Granite Precincts, Salt Lake County, Utah, 1870-1950*.

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

Date: 2022

Building Style/Type: Victorian Eclectic / Cross Wing No. Stories: 1½

Foundation Material: Stone 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 *Susan Dean Despain House*, located at 3742 E. North Little Cottonwood Road in Cottonwood Heights, Utah, was built in 1898. The house is a 1½-story brick cross wing built in the Victorian Eclectic style. The foundation is stone. The red brick is laid in a running bond with flush and light-colored mortar joints. The roof is asphalt shingles. Modifications include a small rear addition and a few replacement windows. There is a large non-contributing metal garage/shed on the parcel of 7.95 acres. The house has good integrity in the qualities of location, materials, workmanship, and design. Recent development in the area has somewhat compromised the setting, but the house is isolated and retains integrity of feeling and association of a rural farmstead.

The footprint of the house is a rough square measuring approximately 34 by 34 feet with a 7-foot addition on the rear. The house faces slightly southwest. The façade (south elevation) is divided in half by the projecting cross wing to the east. The front porch and door are to the west. A circa 1905 photograph of the house shows only a small stoop with wood steps leading to the front door. The current concrete porch and steps date from the 1930s. The porch was originally uncovered. The current wood posts, seamed metal shed roof, and wrought iron handrails appear to be newer. Under the roof, the front door still has the original transom, but a newer screen door obscures the other details. A pair of one-over-one windows are west of the door. The windows have been replaced, but the Victorian mullion with a paterae plinth is intact. The porch's shed roof obscures the elaborate carved wood window headers and two-tone segmental arched brick hoods with pendants. These details can be seen on the window in the center of the projecting wing. The original fixed window has been replaced and the carved transom bar removed. The window in the gable trim is also a replacement, but the circle, half-cove and square shingles are original.

The intersecting gables of the roof are covered in rectangular brown asphalt shingles. The east elevation has two windows with carved headers and two-tone brick hoods similar to the façade. The west elevation features the secondary gable with similar trim and windows. On the rear (north) elevation, the circa 1950 frame addition is on the west half, an extension of an earlier enclosed porch. The interior has 1,105 square feet of space with living room, kitchen, bath and two bedrooms on the main floor. The attic has two finished bedrooms. The basement is a concrete-lined former root cellar.

The *Susan Dean Despain House* is located on sloping land near the mouth of Little Cottonwood Canyon. The house was within a 160-acre homestead that has been whittled down over the years as it was divided between family members. For many years, the house was associated with a 1.86-acre lot, while much of the surrounding land belonged to members of the Despain family. In 2022, the parcel was combined with adjoining parcels for its current 7.95-acre parcel by a development company. It is anticipated the land will be subdivided in the near future. When the parcels were combined, the address was changed from 3742 E. to 3662 E. North Little Cottonwood Road. Access is currently from North Little Cottonwood Road, which used to be a segment of Wasatch Boulevard. There was an older lane from Little Cottonwood Road to the west.<sup>1</sup> The house is currently surrounded by a mix of open fields and new subdivisions. The yard around the house consists of lawn in front and back with mature trees and flowerbeds. It is currently fence with a mix of older post & wire and newer wrought-iron. The driveway is on the east side. The large non-contributing metal shed measures 40 feet by 60 feet. Built in 1986, it serves as a garage, workshop, and shed. It is located across the private lane to the southeast and does not impact the historic house.

<sup>1</sup> For most of the historic period, the house and property had no address. The property has been linked to the following streets: Wasatch Boulevard, Little Cottonwood Road, and North Little Cottonwood Road. The first number used may have been 9334 South before 3742 East was assigned. There were at least three houses in a cluster using the address 3744 East. The Despain House is the only house of the three to remain.

Architect/Builder: Unknown Date of Construction: 1898

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	<input type="checkbox"/> Science
<input type="checkbox"/> Art	<input type="checkbox"/> Entertainment/ Recreation	<input type="checkbox"/> Architecture	<input type="checkbox"/> Social History
<input type="checkbox"/> Commerce	<input type="checkbox"/> Ethnic Heritage	<input type="checkbox"/> Law	<input type="checkbox"/> Transportation
<input type="checkbox"/> Communications	<input checked="" type="checkbox"/> Exploration/ Settlement	<input type="checkbox"/> Literature	<input type="checkbox"/> Other
<input type="checkbox"/> Community Planning & Development	<input type="checkbox"/> Health/Medicine	<input type="checkbox"/> Maritime History	
<input type="checkbox"/> Conservation		<input type="checkbox"/> Military	
		<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 *Susan Dean Despain House* is locally significant under Criterion A in the area of Exploration/Settlement. The red brick house, built in 1892, is the oldest extant home in the Granite area of Cottonwood Heights associated with the family of Susan Dean Despain, who were the first permanent settlers. As rare example of a Victorian Eclectic brick house near the mouth of Cottonwood Canyon, the *Susan Dean Despain House* contributes to the architectural resources of Cottonwood Heights.

Solomon Joseph Despain, and his first wife, Ruth Amelia Newell Despain, were the first permanent settlers of Granite. Solomon and Ruth met and were married in Illinois in 1842. Six of their twelve children were born in Calhoun County, Illinois. They joined the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) in 1851. They moved to Arkansas in 1853 where three more children were born between 1854 and 1958. While in Arkansas, a young woman, Susan Dean, visited them often to help Ruth with the children. Susan Dean was born on November 17, 1843, in Dean Island. After she converted to the LDS Church, Susan's family disowned her. She agreed to accompany the family to Utah. They entered the Salt Lake Valley in August 1861. As relative latecomers to the valley, the family settled near the mouth of Little Cottonwood Canyon. At first, they lived in some vacant buildings that had been abandoned by workers in the canyon's granite quarry. Solomon rented a sawmill and Ruth had three more children. Solomon married Susan Dean on May 17, 1862, as his second (polygamous) wife.

Solomon J. Despain applied for a homestead grant for 160 acres, the northwest quarter of Section 12, Township 3 South, Range 1 East, the portion of Granite that is within Cottonwood Heights City. The patent was granted on April 15, 1872. Ruth and Susan were tasked with improving the patent land while Solomon operated the sawmill. Solomon J. Despain served as the first bishop of the Granite Ward between 1877 and 1886. Ruth was the first president of the Granite Ward's Relief Society, the church's women auxiliary. In 1886, Solomon moved with his third wife, Charlotta Lundstedt, to Thatcher, Arizona. At the time, he deeded the farm to Susan's sons while giving her a life interest. Solomon J. Despain died in Arizona 1895. After his death, Ruth family received the property west of Little Cottonwood Creek and Susan's family the property east of it. Ruth Amelia Despain died in 1901.

Susan Dean Despain gave birth to ten children, four daughters and six sons, between 1863 and 1883 in Granite. All lived to maturity, though two, Martha and Charles, preceded her in death. Around 1898, the red brick house was built for Susan. She is living there with her two youngest children, Angus and Idah, on the 1900 census. Of note, sixteen-year-old Idah is listed as a "farmhand" in the census. In addition to raising a large family and working a farm, Susan Dean Despain served as the fourth president of the Granite Ward Relief Society, from 1901 until 1914, when her health became poor. On the 1910 census, Susan's household included her divorced son, Frank, who was working as a quartz miner. By the 1920 census, Susan is living in the home of her oldest son, Lewis E., who had taken over the family farm and built a house approximately 600 feet northeast of Susan's. The 1920 census does not provide addresses or street names so it is not known who was occupying the red brick house. Frank Despain, and his second wife, Leah, are living as renters nearby. Susan moved to Salt Lake City to live with her daughter, Anna L. Butler, around October 1921. Susan Dean Despain died on February 5, 1922, and was buried in the Murray City Cemetery.

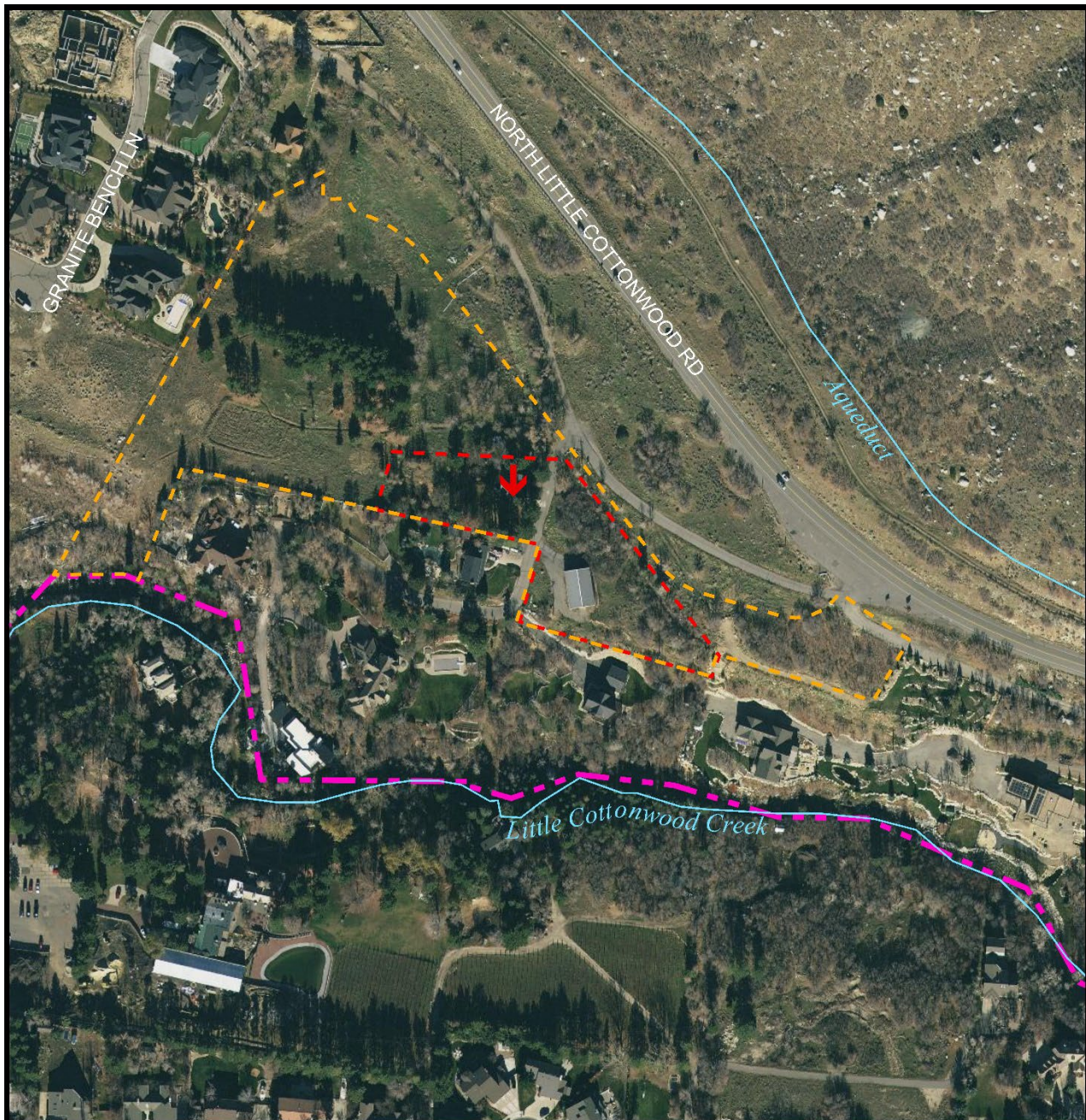
*—continued—*

A year before her death, Susan Despain et al sold the property to Lewis E. Despain. Lewis and his wife, Annie, deeded the property to their oldest living son, Alva Joseph Despain in 1931. Alva was born in 1892 and married Eva Viola Vernard in 1920 in Colorado. By the time of the 1930 census, they were divorced and Alva, a farmer, is listed at Lewis and Annie's, along with his sister Erma, a bookstore clerk. The red brick house may have been occupied in 1930 by renters, Fred and Viola Hayward, and their two sons. Fred was a miner and the family did not stay long in Utah. On the 1940 census, Lewis and Annie's neighbor is their second son, Elbert G. and his wife, Miriam, and three sons, presumably occupying Susan's former home.

Elbert George and Miriam Charlotte Hawkins were married in 1928 and lived in Salt Lake City until the early 1930s. He was the proprietor of a stage line and had a contract with the United States as a mail carrier since 1922. Elbert continued working as a mail carrier in the Granite and Alta areas after his return to Granite. Elbert's nearly six-decade career saw him carry mail by horse and wagon or buggy, on foot, by bobsled, and the narrow-gauge railroad to the canyon that ran between 1918 and 1928. His final years were spent delivering mail by four-wheel-drive truck and by snowmobile. In addition to raising four sons, Miriam Despain was a talented painter. Elbert G. Despain died in 1984 and Miriam H. Despain died in 1988.

In the 1990s, the property was divided through a series of trusts owned by various members of the Despain family. The trustees were Richard R. Despain, a son of Elbert and Miriam, and Robert V. Despain, a son of Verne (Lewis and Annie's youngest) and his wife Edna. Robert V. Despain lived in the house after his retirement from his ophthalmology practice. Robert died in 2008 and his wife Gwila Conrad Despain died in 2018. In 2021, the Robert V. Despain Revocable Trust sold the property to Quail Run Development LLC combining it with other parcels. The house retains much of its architectural detail and is occupied by renters.





0 100 200 300 400 500  
Feet

### MAP #1 - Neighborhood Map



Latitude: 40.577438° Longitude: -111.790700°

City Boundary



Former Parcel



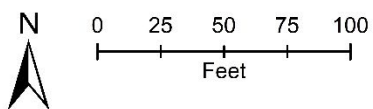
Current Parcel

### ***Despain, Susan Dean, House***

3742 E. North Little Cottonwood Road  
Cottonwood Heights, Salt Lake County, Utah

GIS Data Courtesy Utah AGRC  
& Cottonwood Heights City



**MAP #2 - Site Plan & Photo Key**

**< PHOTOGRAPH KEY**

***Despain, Susan Dean, House***

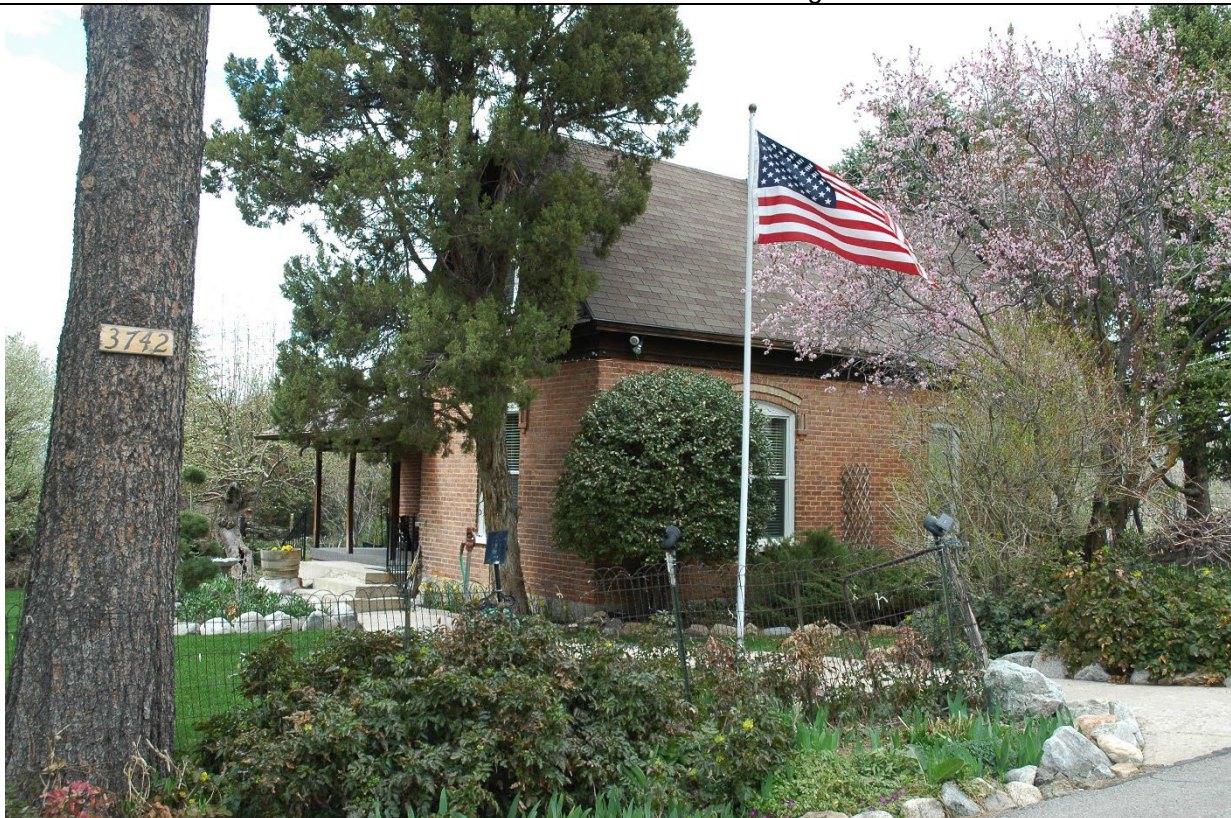
3742 E. North Little Cottonwood Road  
Cottonwood Heights, Salt Lake County, Utah

GIS Data Courtesy Utah AGRC  
& Cottonwood Heights City





**Photograph 1**  
South elevation of house. Camera facing north.



**Photograph 2**  
South and east elevations of house. Camera facing northwest.



**Photograph 3**

North and west elevations non-contributing garage/shed. Camera facing south.



**FIGURE 1**

**Susan Dean Despain with daughters**  
**3742 E. North Little Cottonwood Road**  
Cottonwood Heights, Salt Lake County, Utah

circa 1905 photograph  
courtesy Despain Family Collection