

# HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

## 1 IDENTIFICATION

Name of Property: **Nichols, James & Virginia, House**

Address: 2096 E. Fort Union Boulevard

Township: 2 S Range: 1 E Section: 27

City, County: Cottonwood Heights, Salt Lake County, Utah 84121 UTM: 12T 429698 4497322

Current Owner Name: Walter D, & Mary Beth Finch Trust

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

Current Owner Address: 2096 E. Fort Union Boulevard  
Salt Lake City, Utah 84121

Tax Number: 22-27-104-005

Legal Description (include acreage): BEG S 89°56'23" E 800.5 FT FR NW COR SEC 27 T 2S R 1E S L M; S 198.23 FT E 107 FT N 198.23 FT W 107 FT TO BEG. LESS 7 FT STRIP DEDICATED TO UTAH DEPT OF TRANS. 0.47 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  
Current Use: Single Dwelling

## 3 DOCUMENTATION

### Photos: Dates

slides:  
 prints: 2016  
 historic: circa 1960

### Drawings and Plans

measured floor plans 1958 (tax card)  
 site sketch map aerial photograph  
 Historic American Bldg. Survey  
 original plans available at:  
 other:

### 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):

### 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.

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

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

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

Date: 2022

Building Style/Type: Minimal Traditional & Ranch / Ranch No. Stories: 1½

Foundation Material: Concrete Wall Material(s): Split Block Veneer

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

Number of associated outbuildings 2 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 *Nichols, James & Virginia, House*, is a Ranch-style house, built in phases between 1957 and 1961. The house has two distinct sections based on the topography of its site at 2096 S. Fort Union Boulevard. To the east, the main block is a Minimal Traditional-style house facing the street on a small rise in the site. To the west, a two-story Ranch-style block is setback from the main block, with living space above and two single-car garage openings below. The house sits on a raised concrete foundation. The house features distinctive exterior walls faced in a split-block veneer resembling rock-faced Roman brick. The simple gable roofs of both sections are sheathed in gray asphalt shingles. The house has most of its historic aluminum windows. The main alteration is a later simple gable roof rebuild over the front stoop; however, the porch details are compatible with the historic house. The house has good integrity for its historic period. The 0.47-acre lot has frontage on busy Fort Union Boulevard, but lot is large enough to provide a good size front yard [Map #1]. There are two associated buildings on the parcel: a non-contributing mobile home in the backyard (built in 1971) and a non-contributing shed west of the house [Map #2].

The tax assessor's records provide an original date of 1947 for the house with a major remodel occurring between 1957 and 1961. However, there is no evidence that a house existed at the site prior to the Nichols family. There is a possibility that the previous owners built the foundation or part of the main block, but no evidence that they lived there. The footprint of the main block is perfectly square, measuring 30 by 30 feet [Photograph 1]. The garage block is almost square, measuring 28 by 27 feet [Photograph 2]. The garage block is setback six feet from the main block. There are three entries: one is the main front porch, there is an open porch in the southwest notch (rear elevation) between the blocks. The modified front porch features distinctive wrought-iron supports and rails that have small square panels. There is also a door to the garage on the façade (north elevation) in addition to the two garage bay doors. The concrete foundation is raised high enough for basement windows under the main block. The concrete walls of the garage level are nearly a full story in height. The pink-colored masonry is laid in a running bond with every other course asymmetrically offset. The veneer surrounds the garage doors on the façade.

The windows on the façade are the original aluminum slider windows. The east window is a tripartite picture window. A few basement windows have been replaced with vinyl, but the overall impact on the historic integrity is minor. The windows above the garage are wide tripartite windows. All the windows have rowlock brick sills to match the other masonry. The west elevation is blank except for one window in the basement (garage) level. The east elevation is also blank with basement windows. There is a matching brick chimney at the east end. There are stairs from the lower to the upper level on the rear (south) elevation. On the interior, the main floor of the house has 1,656 feet of living space including the rooms above the garage. The basement is 900 square feet and mostly finished. The garage is 758 square feet. The house has three bedrooms and three bathrooms.

The *Nichols, James & Virginia, House* is located in the east Union area of Cottonwood Heights. The house is on the south side of Fort Union Boulevard (formerly 7000 South), and there is scattered commercial development between the houses. On the inner blocks south of the house are newer subdivisions. The Nichols house is one of the oldest left on this stretch of Fort Union Boulevard. The 0.47-acre parcel rectangular with a fairly wide frontage. There are two driveways, the original driveway to the west and a secondary driveway on the east side of the house. On the west side yard are two non-contributing buildings: a 1971 mobile home and a small shed (circa 2000) [Photograph 3]. The small shed has no impact on the historic integrity of the property. The mobile home has been on the property for a long time and may be eligible in its own right. The front yard features a sloping lawn with flower beds and mature shrubs. There is a low concrete retaining wall along the north property line, which features wrought-iron panels similar to the front porch. The backyard is mostly lawn and mature trees.

Architect/Builder: Unknown Date of Construction: 1947(?) 1957-1961

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

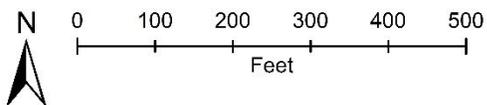
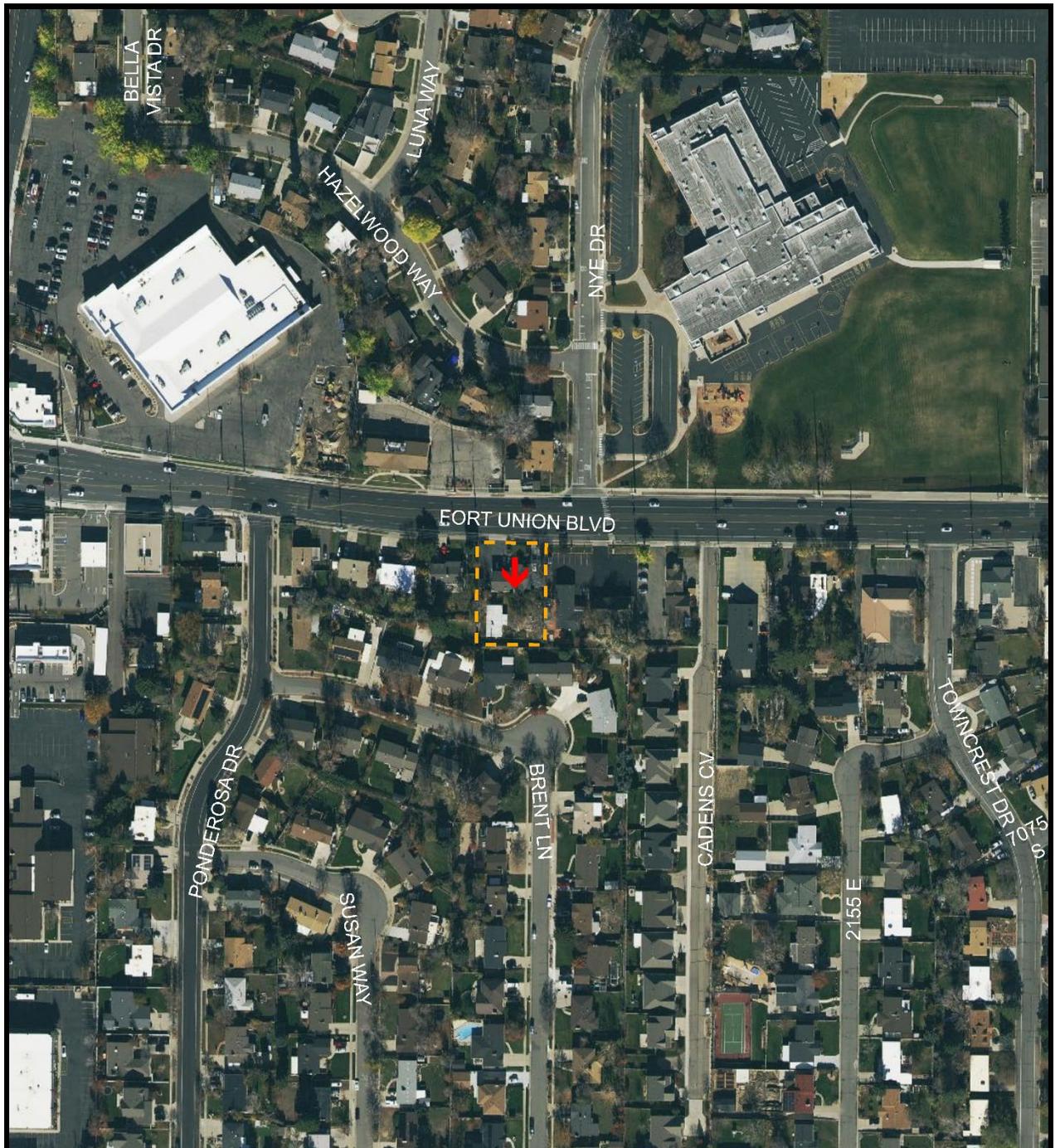
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<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Invention	<input type="checkbox"/> Religion
<input type="checkbox"/> Archeology	<input type="checkbox"/> Engineering	<input type="checkbox"/> 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 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 *Nichols, James & Virginia, House* is significant is under Criterion C in the area of Architecture. The house is distinctive in two ways: the unusual split-block veneer and the nearly equal sections of the footprint. Although a small orchard was associated with the property, the owners during the historic period were commuters, and not heavily involve in agriculture. The property contributes to the historic resources of Cottonwood Heights in the area of Community Planning & Development as an example of a commuter home built just prior to the subdivision development boom in Cottonwood Heights in the 1960s.

The northwest corner of the northwest quarter of Section 27 in Township 1 South, Range 2 East was a large farmstead purchased by the Charles and Edith Butler Boyce in 1893. After their deaths in 1929 and 1936 respectively, the farm was divided between their eight children. The Nichols house property was deeded to their oldest daughter, Grace Eliza Boyce who had married Arthur Nelson in 1915. The family lived in Murray and later Holladay area. Arthur Nelson was a butcher who owned his own shop. Grace Nelson died in 1945 and her family farm property in Union was deeded to her husband Arthur Nelson and their only child, a daughter Margaret Grace Nelson. Arthur Nelson married Myrtle Fullmer in August 1946. Arthur and Myrtle Nelson deeded the property to Magaret and her husband, Laval Chatwin in 1947. Laval Chatwin worked as a delivery man for his father-in-law's meat market. There may have been plans to build a house on the farm property that fell through. The Chatwins deeded it back to Arthur and Myrtle in 1951.

It appears that the James and Virginia Nichols were responsible for the construction of the house, which now stands. They officially acquired the property in 1958 but construction appears to have started in 1957 according to the tax records. James Edward Nichols was born on April 12, 1916, in Park City, Utah. He worked in construction for the Army during World War II. His wife, Virginia Pendrake (also Pendrak) was born on November 22, 1924, in Walsonburg, Colorado. James and Virginia had four children, three daughters and one son. The family lived in Park City before moving to Cottonwood Heights. James Nichols had a long career as a welder and machine fabricator for the Chicago Bridge and Iron Company. He commuted to work in Salt Lake City for many years. In 1994, James and Virginia Nichols moved to Cleveland, Georgia, to be closer to their children. James Edward Nichols died in Gainsville, Georgia, in 1998. Virginia Pendrak Nichols died in 2012. The house was sold to the current owners, Walter D. and Mary Beth Finch, in 1994.



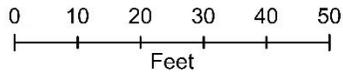
**Nichols, James & Virginia, House**

2096 E. Fort Union Boulevard  
Cottonwood Heights, Salt Lake County, Utah

**MAP #1 - Neighborhood Map**

↓ Latitude: 40.623767° Longitude: -111.831201°

GIS Data Courtesy Utah AGRC  
& Cottonwood Heights City



***Nichols, James & Virginia, House***  
2096 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 elevation of house (main block). Camera facing south (photographed in 2016).



**Photograph 2**

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



**Photograph 3**

House and associated buildings. Camera facing southeast (photographed in 2016).



**FIGURE 1**

**2096 E. Fort Union Boulevard**  
Cottonwood Heights, Salt Lake County, Utah

**circa 1958** tax assessor's photograph  
courtesy Salt Lake County Archives