

HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

1 IDENTIFICATION

Name of Property: **Dull-Winn House**

Address: 7483 S. Magic Hills Drive

Twnshp: 2 S Range: 1 E Section: 26

City, County: Cottonwood Heights, Salt Lake County, Utah 84121 UTM: 12T 432596 4496574

Current Owner Name: Brian Anderson & Belinda Conant

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

Current Owner Address: 7483 S. Magic Hills Drive
Salt Lake City, Utah 84121

Tax Number: 22-26-432-015

Legal Description (include acreage): BEG AT NW COR OF LOT 7, ENCHANTED HILLS #2 SUB; N 83°27'20" E 150.65 FT; S 145.1 FT; S 83°17'20" W 131.77 FT; N 07°28' 22" W 144.56 FT TO BEG. 0.39 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: 1938

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.

Goddard, Jeannie. "Florence Carter King Biography." Unpublished TMs, 1995.

Polk Directories, Salt Lake City, 1920-2022. 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 Precincts, Salt Lake County, Utah, 1920-1950*.

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

Date: 2022

Building Style/Type: English Tudor / Period Revival Cottage No. Stories: 1½
 Foundation Material: Concrete Wall Material(s): Multi-Colored Striated Brick
 Additions: X none minor major (describe below) Alterations: none X 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 *Dull-Winn House*, located at 7483 S. Magic Hills Drive in Cottonwood Heights, Utah, was built in 1928. The house is an unusually large English Tudor period revival-style cottage built as a farmhouse in a rural part of Salt Lake County. The house is built of multi-colored striated brick on a concrete foundation. The roof features clipped gables and asphalt-shingles rolled over the eaves. There are several English Tudor elements, such as angled brick chimney, diamond-shaped window panes, a round-arch entry, and faux half-timbering in the gable ends. Modifications to the façade include the insertion of a bay window in the projecting north wing and replacing the low brick wall around the porch terrace. There are also a few replacement windows and doors. However, the overall historic integrity of the design and materials is good. The asymmetrical façade and the large size facilitated the conversion of the interior from a single-family dwelling to a duplex in the 1940s. The house was restored to a single-family dwelling in the twenty-first century. The house features two contributing garages built during the duplex years, one on each side of the house. The house was originally associated with a large farm, after Wasatch Boulevard was rerouted away from the house, the surrounding neighborhood became a late twentieth century subdivision [Map #1].

The footprint of the *Dull-Winn House* is roughly square, measuring 46 by 45 feet a large projecting open porch or terrace on the façade (west elevation) and an original indentation on the rear (east elevation). The foundation is concrete. The brick masonry is mostly multi-colored orange-tan striated brick laid in a running bond with raked mortar joints. The orange brick is accented by purple brick in several ways. Above the foundation are courses of purple soldier brick in groups of three in a staggered pattern. Purple soldier brick is at the window heads and the rowlock brick sills. The rowlock brick around the arched closed porch to the main entrance is also purple. A similar open purple arch was built at the northeast corner, but it has been mostly dismantled at an unknown date. Lastly, purple brick has been used to accent the large chimney that divided the two halves of the façade. The chimney features an upper pier that is a 45-degree angle from the base [Photograph 1]. The façade is divided between the north projecting wing and arched-entry and the south set-back wing with a secondary exit to the concrete-deck terrace. The terrace originally had a low brick wall with a concrete coping [Figure 1]. Concrete stairs were located at the south end and in front of the main door. The low wall was removed and replaced by higher concrete piers with a wrought-iron rail between, probably for safety reasons. It appears the piers were built with salvaged orange and purple brick. The main window in the south wing is a six-part octagonal bay with original diamond-pane leaded glass. The bay is under a shallow gable with decorative wood block, exposed rafters, and stucco & faux timbering. There is a bracketed shed roof above the secondary entrance. The current wood door appears to be a replacement for the original French doors. The north wing features an alcove to the front door. The gable end is taller with stucco & faux timbering and a narrow attic window. Below the gable there were originally two windows with diamond panes. These were removed and replaced with a picture window (circa 1950s). The picture window was later replaced with a five-window oriole bay.

The south elevation is under a clipped gable [Photograph 3]. There are five window openings on the main level, one in the attic and two in the basement. Only three are visible on the main level because a side door is sheltered by a breezeway connecting it to the south garage (circa 1990s). The north elevation is similar with two more basement windows and the coal chute [Photograph 2]. The north garage is not attached. On the rear (east) elevation, the niche between the two wings features a wood deck, which also extends into the back yard (circa 2000s). There are original wide dormers above each wing. The interior is divided between 1,845 square feet of space on the main floor, 900 square feet of finished attic space, and 1,752 square feet of finished basement space. There were servant quarters in the 1920s and 1930s. The interior was used as a multi-family dwelling beginning in the 1940s and later as a duplex into the early 1990s. There are seven bedrooms and five bathrooms total. The interior features a mantel and hardwood floors in the main living areas.

The 0.46-acre lot is larger than the surrounding subdivisions, but the sidewalks were extended along the front of the property when the adjacent houses were built. Although the tax records state the garages were built in the 1970s, both appear on a 1964 aerial of the farm. Both buildings are double-car garages with two single doors each. The wide wood siding is painted white. The north garage has original wood panel doors. The south (attached) garage has vinyl replacement doors. There are several mature trees in the front yard [Map #2].

Architect/Builder: Unknown Date of Construction: 1928

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>C</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 *Dull-Winn House* is locally significant under Criterion C in the area of Architecture as a rare and excellent example of the English Tudor period-revival style in Cottonwood Heights. The façade of the low, wide building features many elements of the style, including an asymmetrical façade, polychromatic brick, clipped/simple gables, stucco & faux half-timbered gable ends, diamond-pane casement windows, simulated thatch roof, and clay chimney pots. There are about a dozen historic period revival cottages in Cottonwood Heights, but only one other example of the English Tudor style. The Butler School Teachers Dormitory at 2680 E. Fort Union Boulevard, built in 1929, is larger and taller, and was never associated with a farm.

The *Dull-Winn House* also contributes to the local history of Cottonwood Heights under Criterion A in the areas of Agriculture and Community Planning & Development. The history of the house is divided into two periods of significance. In both periods, the house was part of an extended family compound with between two to four other homes. The first is 1928 to 1935 when the house was occupied by a wealthy dentist, Dr. L. J. Dull, and his family who took up farming and ranching after his retirement. The second is between 1940 and the early 1970s when the house was occupied by various members of the large, extended, Winn family. Although the Winns did some farming, most of the heads of households were commuters and had primary occupations outside of Cottonwood Heights. The part of the history represents a transition period before the realignment of Wasatch Boulevard and the subsequent subdivision boom of the 1960s and 1970s. The two periods of significance are separated by a tragic event and its fallout. In 1933, Dr. Dull fatally shot his son-in-law, Horace Randels in the home. One of only four murders committed in Cottonwood Heights between the nineteenth and the first half of the twentieth century.

Lafayette Jackson Dull was born in Ohio in 1860. His first wife was Cora L. McKillup, with whom he had a daughter, Rumah. The family moved to Salt Lake City sometime before Cora died in childbirth in 1886. Lafayette Dull married Thursa Belle Randels in 1896. The family is seen on the 1900 census in Alameda, California, where Mr. Dull is raising poultry. The couple had three daughters: Alpha (born in 1898, Ohio), Anita (1899, Indiana), and Ione (1901, Michigan). On the 1910 census, the family is in Salt Lake City, where Dr. Dull is a merchant and dentist. Thursa Randels died in 1911. Florence Carter became his third wife in 1919 after her mother, who worked for the Dr. Dull's United Dental Laboratories, convinced twenty-three year-old Florence that the older wealthy dentist was more a suitable husband than the young man she was seeing. They had one son, Lafayette Jackson Dull Jr., born in 1921. When Junior was three years-old, Florence filed for divorce from her abusive husband, but lost custody of Junior and had to fight for her visitation rights. Local newspapers recorded at least two incidences of Dr. Dull's violent tendencies toward clients and family. Florence's young man, Earl Thomas King, returned to Utah from California, and married Florence in 1924.

Dr. Dull married eighteen year-old Muriel Ann Allen in 1925. Muriel divorced and later remarried Dr. Dull in 1926-1927. He retired from dentistry to start a ranch in the east Butler area of today's Cottonwood Heights. The land was acquired from early homesteaders, David A. and Margaret Hilton. The farm or ranch was described as on Wasatch Boulevard near the mouth of Big Cottonwood Canyon. The elaborate English Tudor farmhouse was built in 1928. On the 1930 census, Lafayette and Muriel are listed in Butler with their two young children, Ila May (born 1927) and Robert (1928). Mr. Dull did not list an occupation. The household also included Albert B. Perkins, a farm hand, and his wife, Hattie M. Perkins, the family's housekeeper. Muriel Dull obtained a second divorce from Dr. Dull in 1932 stemming from his volatile temper.

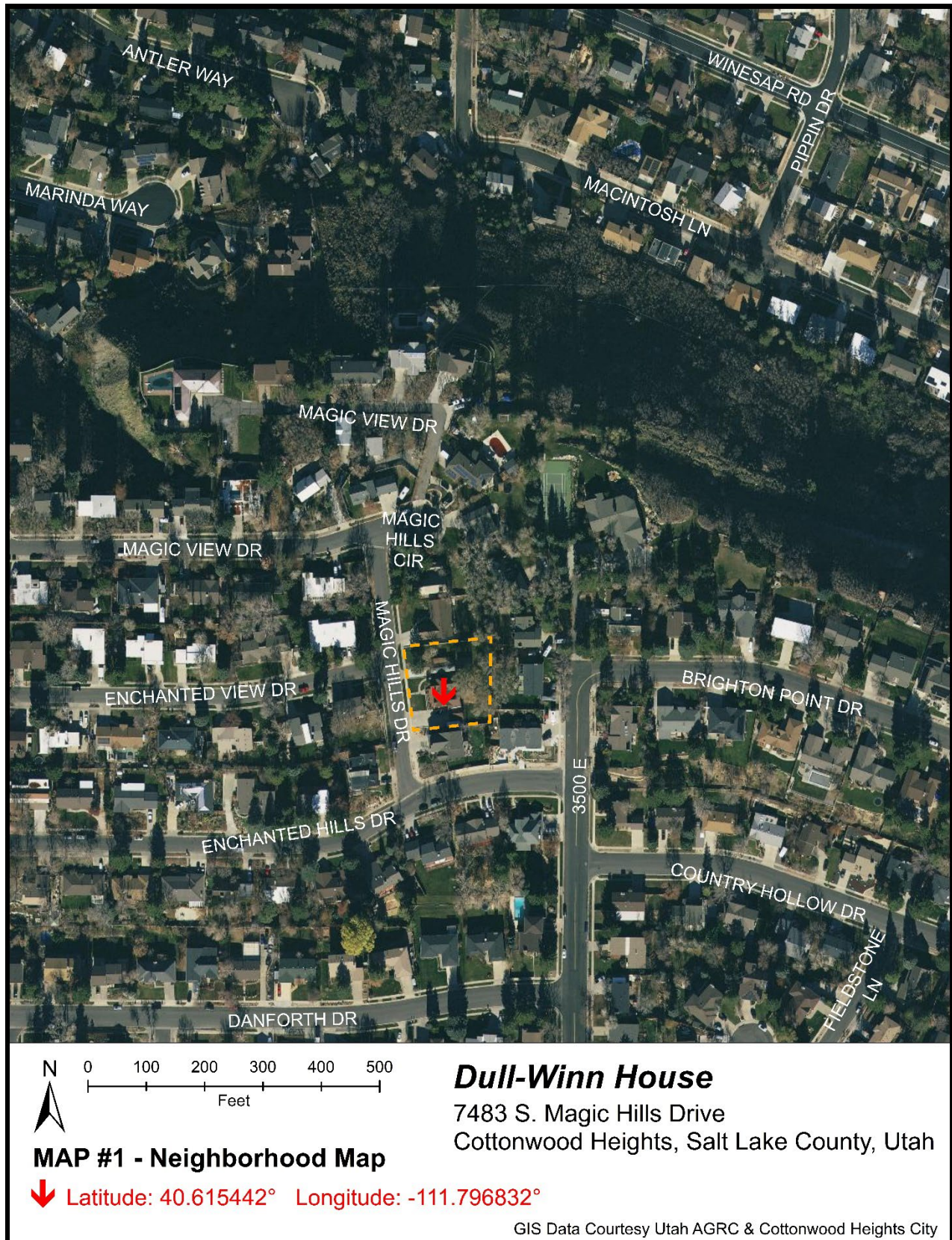
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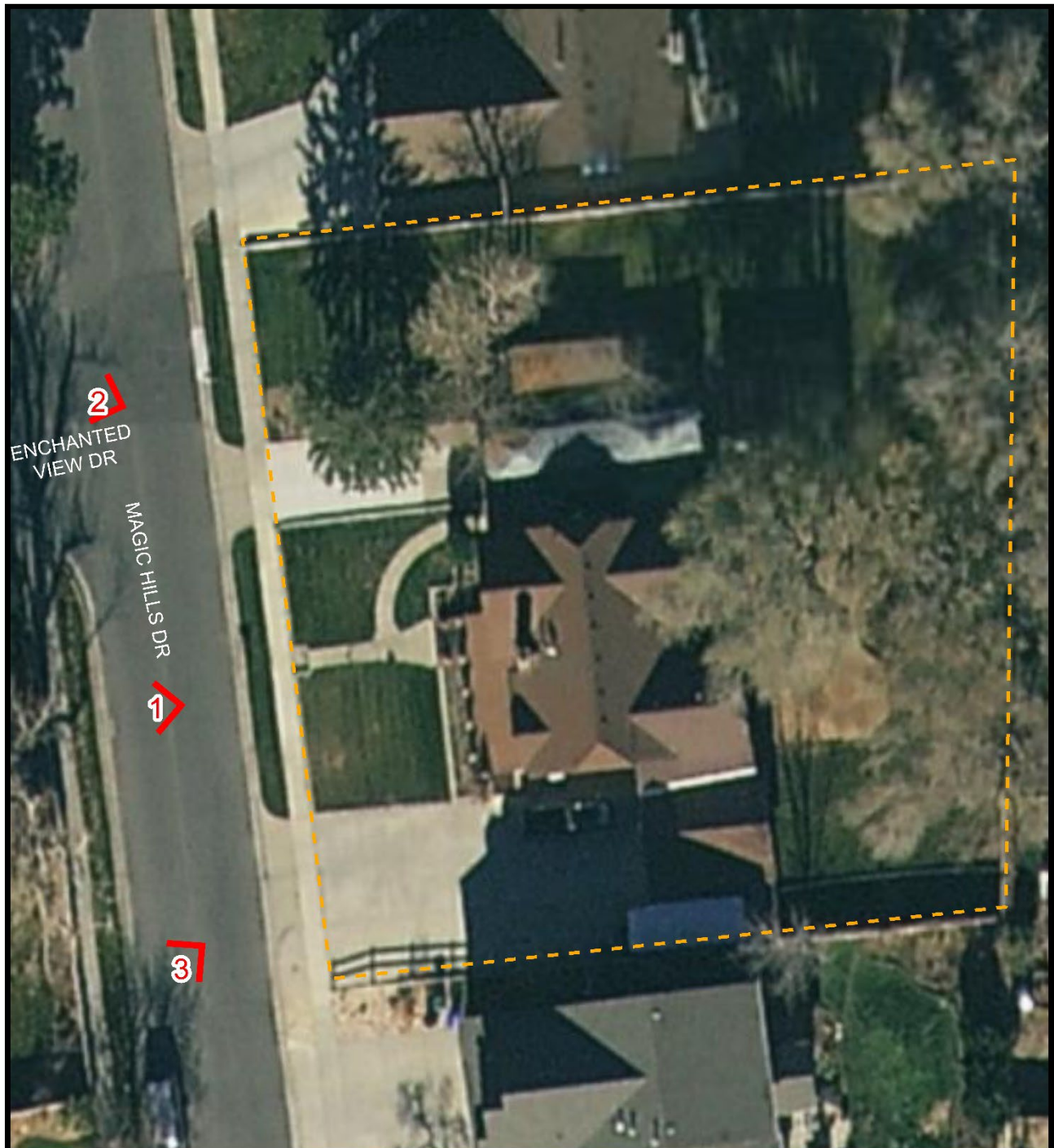
Horace Malvern Randels was born in Kansas and was a football star as a young man. He was a second cousin to Thursa's three daughters. Horace Randels, was living in Michigan, with Alpha Dull, and her husband, David H. Lewis, on the 1930 census. He married Lone Dull in September 1930 in Michigan. They moved to Butler, Utah, in 1931, so Horace could managed the ranch and farm. They lived in a separate home on the property with two young children, James B. (born 1931, Michigan) and Anita May (born 1932, Utah). According to newspaper reports, on January 17, 1933, Mr. Dull went to lone and Horace's house on the ranch to borrow eggs and had an argument with Horace Randels. Later in that evening, Horace and lone went to the Dull house to tend lone's twelve year-old half-brother, L. J. Dull Jr., who was suffering with a fever. Junior (Florence's son) came to live with his father at the ranch after spending time with his half-sisters in California in 1930. Dr. Dull fatally shot Horace Randels twice in Junior's bedroom while the boy hid under the covers. The first reports of the shooting described it as an argument over eggs and milk, but testimony at the trial illustrated Dr. Dull's increasing rage and paranoia over the years. Dr. Dull was convicted of second degree murder and sentenced to twenty years in prison. Doubts about his sanity plea prevented him from getting a first degree murder conviction. Lafayette Jackson Dull died on September 24, 1934, after being moved from the state prison to the state hospital.

David H. and Alpha Dull Lewis, who were on the deed to the ranch, oversaw the administration of the property. In July 1935, the property was sold by the Salt Lake County Sheriff to the Home Building & Loan Company for \$12,097. The company held the deed until November 1940. All those involved in the tragedy tried to move on. Florence Carter King regained custody of her son. She changed his name from Lafayette Jackson Dull Jr. to Earl Thomas King Jr. Junior grew up with two younger half-sisters, who did not know he was their half-brother for until their adult years. Muriel Dull married a neighbor from Butler, Joseph Hinnenkamp, in June 1933. Her children were adopted by Joseph and grew up with his surname. The family moved to the Spokane, Washington, area to start a dairy ranch. lone Randels moved to the Los Angeles area to be near her sister, Anita Dull Mayer, a music teacher. lone became a kindergarten teacher. She concentrated on raising her two children and never remarried.

The deed for the ranch was transferred from the Home Building & Loan Company to Winn & Company Inc. on November 29, 1940. Members of the Winn family probably rented the property prior to their ownership since four Winn families are listed on the April 1940 census enumeration of Wasatch Boulevard in Butler. All of the households were headed by children of Alfred and Katie Olsen Winn. Alfred Winn made his career as the employee of the Z.C.M.I. department store. Alfred and Katie had six sons and two daughters. After Alfred Winn died in October 1935, several members of the family began migrating to the Winn Family Ranch, as it was called. The 1940 census provides a list of family members living along Wasatch Boulevard. Elmer P., his wife, Helen, and three children are in one household. Elmer is listed as a poultry farmer and was probably the ranch manager. Ralph E. and Fay S. Winn are living in a separate household with three children. Ralph was an auditor for the American Foundry and a commuter. Douglas D. Winn was working as a bookkeeper for the Winn Company. It is unclear whether the Winn Company refers to the ranch or the auto repair and tire company based in Salt Lake City, established by his brother, Waldo. Douglas is listed with his wife, Catherine, two children, and his sister-in-law, Mary. There is a renter, Vaughan McCready, who was living onsite and working as a laborer for the Winn Company. No addresses are provided, but it is likely that John P. and Katie Hyacinth Winn Isaac were living in the former Dull house. Katie was Alfred and Katie's oldest daughter. The census provides estimates of a home's worth and at \$10,000, John and Katie's home is the largest of the Winn residences by far. John P. Isaac, was a bookkeeper for the *Deseret News*, and also a commuter. John and Katie are living with three daughters in the house.

For three decades all of the families were listed at the same address: 7508 S. Wasatch Boulevard. At the time of the 1950 census, Elmer, Ralph, Douglas, and Katie H. were joined by their widowed mother and two more siblings on the ranch. The households are roughly the same although several children and grown and moved away. John and Katie Isaac's household was a duplex with Katie Olsen Winn and her widowed son, Waldo, living in a second unit. The heads of household are still mostly commuters with Elmer now working in the Winn Company brake shop. Another brother, Grant Winn, his wife, Norma, and three daughters came to live on the ranch after World War II. Grant received his PhD in biochemistry in 1940 and worked on the Manhattan Project. He later worked for the State of Utah. Grant and Norma built a new house in 1955, which is the only other extant building from the Winn property. Like the Dull House, Grant and Norma's house was enveloped into Enchanted Hills subdivision in 1972. The current address is 3439 E. Magic View Drive. Grant and Norma were the only family members to stay in the area after the farm was sold off to developers. The Dull house was jointly occupied by Grant and Norma's daughters, Sally W. Broadhead and Ruth W. Fox, along with their husbands and children for several years. The property was deeded to Sally and L. Carl Broadhead in 1987 and later to their daughter, Anita B. Webb, and her husband Terry. They sold it to the current owners, Belinda Conant and Brian Anderson, in 2021.





0 10 20 30 40 50
Feet

MAP #2 - Site Plan & Photo Key



PHOTOGRAPH KEY

Dull-Winn House

7483 S. Magic Hills Drive
Cottonwood Heights, Salt Lake County, Utah

GIS Data Courtesy Utah AGRC & Cottonwood Heights City



Photograph 1
North elevation of house. Camera facing south.



Photograph 2
North and east elevations of house. Camera facing southwest.



Photograph 3

East yard with house on right. Camera facing southwest.



FIGURE 1

7483 S. Magic Hills Drive
Cottonwood Heights, Salt Lake County, Utah

circa 1938 tax assessor's photograph
courtesy Salt Lake County Archives