

HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

1 IDENTIFICATION

Name of Property: **Perkins, Robert & Phyllis, House**

Address: 1935 E. La Cresta Drive

Twnshp: 2 S Range: 1 E Section: 21

City, County: Cottonwood Heights, Salt Lake County, Utah 84121 UTM: 12T 429259 4497950

Current Owner Name: Kelly B. Taylor

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

Current Owner Address: 1935 E. La Cresta Drive
Salt Lake City, Utah 84121

Tax Number: 22-21-432-029

Legal Description (include acreage): BEG 1104.28 FT S & 530 FT W FR E 1/4 COR SEC 21, T 2S, R 1E, S L M; N 150 FT; W 165 FT; S 32 FT; N 71°47' E 31.58 FT; S 138.44 FT TO THE NLY LINE OF LACRESTA DRIVE; ELY ALG SD DRIVE TO BEG. 0.45 AC

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: 1952

Drawings and Plans

☒ measured floor plans 1952 (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, 1950-2022. 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.

Spokane Review, Spokane, Washington, various issues.

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

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

Date: 2022

Building Style/Type: Minimal Traditional & Early Ranch/Early Ranch with Garage No. Stories: 1

Foundation Material: Concrete Wall Material(s): Brick

Additions: X none minor major (describe below) Alterations: none X 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 *Robert and Phyllis Perkins House*, located at 1935 E. La Cresta Drive in Cottonwood Heights, Utah, was built in 1952. The house is an Early Ranch house with a rare below-grade garage. The house is constructed of red brick on a raised concrete foundation. The wide façade features a projecting Minimal Traditional-style front entry and Early Ranch-style picture windows. A basement entry on a side elevation is an early modification (circa 1950s). The roof is covered in light gray asphalt shingles. The house sits in the middle of a 0.45-acre parcel that is larger than the surrounding later subdivision lots [Map #1].

The Perkins House has a rectangular footprint measuring 49 by 32 feet. The wide south elevation is the façade. It is visually divided into four sections [Photograph 1]. The main ridgeline of the roof runs east to west. There are two projecting gables, a narrow one at the entrance and a wider one over the garage. The front entry projects six feet from the main block. It is flanked by large picture windows with sloping rowlock brick sills. The red brick is tapestry brick, which features a rough surface texture. The bricks are laid in a running bond with flush white mortar joints in high contrast. The projecting entry features an off-center door with a scrolled wrought-iron screen (both painted white, neither is original). West of the door is an original vertical window filled with ten glass blocks. The front stoop is concrete with stairs to the east. The wrought-iron rail is a later addition. There is an even larger picture window east of the entry. There are basement windows on either side of the front porch. At the east end of the house is a sloping driveway into a partially below grade garage. The ten-panel wood garage door was recently replaced with vinyl. The fireplace chimney is between the main block and the garage wing. The wide gable features siding at the apex.

The west elevation has two window openings and the shed-roof basement stairs and entry, built between 1952 and 1958 [Figure 1]. There are two windows on the west elevation above the basement entry. The west gable also has siding at the apex. The east elevation has similar details. The north (rear) elevation has secondary doors to the west (to a deck) and to the east (from the garage). A second chimney is in the northeast corner. On the interior, the house has a total of 2,905 square feet of living space. The main floor is 1,637 square feet and the mostly-finished basement is 1,268 square feet. There is a fireplace in the living room with a family room above the garage. The house has a total of five bedrooms and three bathrooms. The basement was used as a separate apartment during a rental period in the 1960s, but the kitchen was removed in the 1970s.

The *Robert and Laura Perkins House* is within a mid-twentieth century subdivision in the Union area of Cottonwood Heights [Map #1]. The house was built before the subdivisions were platted and the current 0.45-acre parcel is larger and more irregular than the neighboring lots [Map #2]. Access to the house was from a lane off of 2000 East (Highland Drive) to the east. The path of the lane still exists but was incorporated into the subdivision as Westwood Way (later La Cresta Drive) in the mid-1950s. The house is surrounded by lawn and mature trees on all four sides. The house is setback farther on its lot than the other houses on the street. The south property line features a privacy hedge and a white wrought-iron gate set between two brick pillars [Photograph 2]. The remaining property lines have a combination of vinyl, wood, and chain link fences. The house has excellent historic integrity in all seven qualities of integrity.

Architect/Builder: Unknown Date of Construction: 1952

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

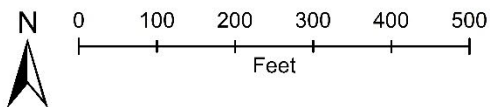
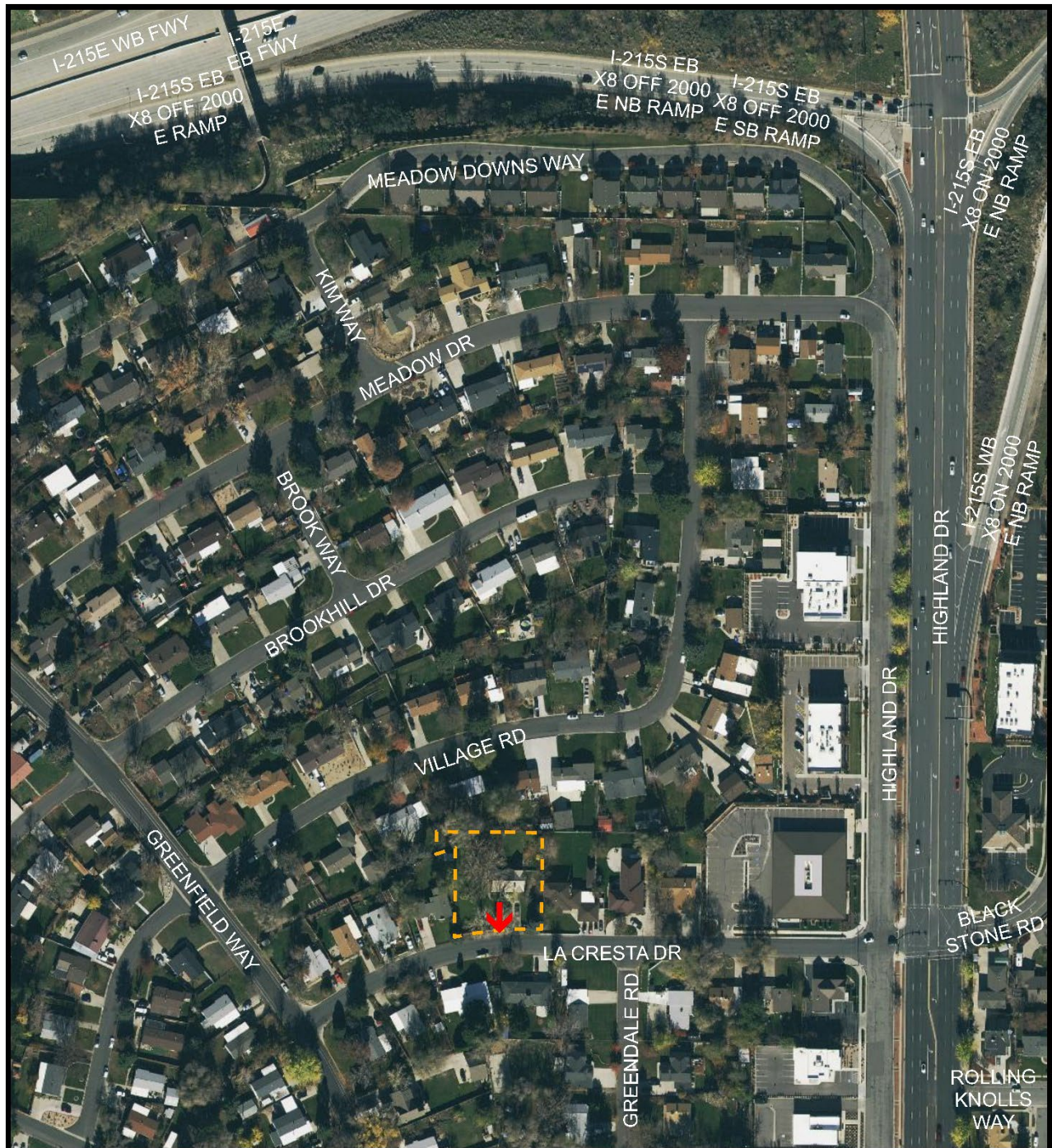
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Economics	<input type="checkbox"/> Industry	<input type="checkbox"/> Politics/ Government
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Invention	<input type="checkbox"/> Religion
<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 type="checkbox"/> Exploration/ Settlement	<input type="checkbox"/> Literature	<input type="checkbox"/> Other
<input checked="" 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 *Robert and Phyllis Perkins House* is locally significant under Criterion C in the area of Architecture as a rare example of a Early Ranch house with a below-grade attached garage. The style of the house is an interesting hybrid of the Minimal Traditional and Early Ranch styles. The Minimal Traditional style emerged in the late 1930s as a result of a Federal Housing Administration (FHA) program for easy-to-construct small houses that would encourage home ownership in a nation coming out of the depression years. The style became popular in Utah in the early 1940s and through the material and labor shortages of World War II. Small Minimal Traditional-style cottages were ubiquitous during the first post-war building booms in the suburbs of Salt Lake County. The Early Ranch-style was a transition between the small house period and the emergence of the wide Ranch-style house in the late 1950s and early 1960s. The Perkins house, built in 1952, is a large house by compared to most housing stock from the early 1950s. The combination of the two distinct styles, the three picture windows, and the below-grade garage is a significant departure from the architecture of typical tract housing of the period.

The house contributes to the history of Cottonwood Heights in the area of Community Planning & Development, for its association with the beginning of the suburban housing boom in a portion of unincorporated Salt Lake County that became the city of Cottonwood Heights in 2005. The Perkins House was accessed from 2000 East (Highland Drive) where members of the Perkins family had earlier homes. Greenfield Village was the first subdivision in the southeast quarter of Section 21, Township 2 South, Range 1 East, which had been agricultural in the late 1800s through the 1940s. Plat A was filed in 1953, one year after the house was constructed. Greenfield Village would eventually encompass most of the east half of Section 21, with the final plat, Plat O, filed in 1972. Robert Perkins' parents, Briant and Adah, were the primary land owners of the first Greenfield Village subdivision when the first two plats were filed in 1953. The Peak Improvement Company was the developer of the early Greenfield Village subdivisions. The plat maps did not include Perkins-owned houses facing 2000 East or Robert and Phyllis's newly constructed house. La Cresta was originally called Westwood Way. The name was changed to link to La Cresta Drive in a subdivision east of 2000 East. On September 28, 1951, Briant and Adah Perkins deeded the property at 1935 E. La Cresta Drive to Phyllis C. Perkins. The house was completed in 1952.

Robert Call Perkins was born May 5, 1916, in Osage, Iowa, to Briant Call and Adah Katherine Bartholomew Perkins. Briant was born in Idaho and Adah was born in Illinois. A second son, Quincy "Barty" Bartholomew, was born in 1917 in Idaho. The family moved to Salt Lake City when Briant began working for the railroad. Robert married Phyllis Mae Crutchfield on November 19, 1934, in Salt Lake City. Phyllis was born on October 12, 1919, in Salt Lake City to Everett and Florence Burge Crutchfield. Robert and Phyllis' first home was his parents' house on Sherman Avenue in Salt Lake City. By the 1950 census, Robert and Phyllis were living around 6750 South and 2000 East in the east Union area. Robert's brother, Barty, lived next door. Robert was working as a salesman for a farm implement company. Robert and Phyllis had five daughters: Susan (born 1939), Sally (1943), Sandra (1945), Sherry (1947), and Sidney (1953?). The same year the house was built Robert got a new job working as a sales representative for the Calkins Chemical Company. He moved to Spokane, Washington, and the family soon joined him. The house on La Cresta was a two-unit rental property managed by Briant Perkins by the late 1950s. The addition of the basement unit was an early modification. Both units were rented until 1965 when Phyllis's sister, Dixie and her husband, Clinton Ellerman, moved into the house. G. Clinton Ellerman was a manager at the meat counter of a grocery store at the time. The Ellermans stayed until Phyllis Perkins sold the property to Archie C. and Melanie L. Bess in 1970. Robert Perkins died Spokane in 1974. Phyllis Perkins Healy died in 2007. In 1971, Archie and Melanie sold the property to Glen R. and Joyce A. Johnson. The Johnsons lived there until 1978 when they sold to George S. and Brenda Taylor. The current owner is Kelly B. Taylor.

**MAP #1 - Neighborhood Map**

↓ Latitude: 40.628278° Longitude: -111.836430°

Perkins, Robert & Phyllis, House

1935 E. La Cresta Drive
Cottonwood Heights, Salt Lake County, Utah

GIS Data Courtesy Utah AGRC & Cottonwood Heights City



0 10 20 30 40 50
Feet

Perkins, Robert & Phyllis, House
1935 E. La Cresta Drive
Cottonwood Heights, Salt Lake County, Utah

MAP #2 - Site Plan & Photo Key



PHOTOGRAPH KEY

GIS Data Courtesy Utah AGRC & Cottonwood Heights City



Photograph 1
South elevation of house. Camera facing north.



Photograph 2
South elevation of house with front gate. Camera facing north.



FIGURE 1

1935 E. La Cresta Drive
Cottonwood Heights, Salt Lake County, Utah

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