

HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

1 IDENTIFICATION

Name of Property: **Brown, David & Marjorie, House**

Address: 7390 S. 2300 East

Township: 2 S Range: 1 E Section: 27

City, County: Cottonwood Heights, Salt Lake County, Utah 84121 UTM: 12T 430198 4496556

Current Owner Name: Brock G. Ayers & Alex T. Potter

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

Current Owner Address: 7390 S. 2300 East
Salt Lake City, Utah 84121

Tax Number: 22-27-180-014

Legal Description (include acreage): BEG AT THE CEN OF SEC 27, T 2S, R 1E, S 14M; W 165.47 FT; N 104.98 FT; S 89°34'39" E 165.47 FT; S 103.56 FT TO BEG. LESS STREET. 0.32 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 1958

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):

Drawings and Plans

☒ measured floor plans 2021 (tax record)
☒ 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.

Deseret News, various issues.

Polk Directories, Salt Lake City, 1930-2022. Published by R.L. Polk & Co. Available at the Utah State Historical Society.

Pope, Arnold C., editor. *Butlerville, 1847-1967*. Compiled for the Butler Stake 5th Anniversary. Privately printed.

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

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

Date: 2022

Building Style/Type: Minimal Tradition / World War II Cottage 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 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 *David and Marjorie Brown House*, is a World War II-era cottage, located at 7390 S. 2300 East in Cottonwood Heights, Utah. The brick house was completed in 1947. The footprint is wider than the typical 1940s cottage and the façade is symmetrical with Minimal Traditional details. The house is one of only three Minimal Traditional brick cottages built in Cottonwood Heights in the late 1940s, before the first subdivisions were platted. The Brown House is distinguished by its Federal-style entry surround and glass block on the side elevations. The house is built on a concrete foundation. The red brick is laid in running bond with white-colored flush mortar joints. The simple-gable roof is sheathed in light gray asphalt shingles. The front door has a later wrought-iron security screen but there are few other modifications. The house has excellent historic integrity in all seven qualities: location, setting, design, workmanship, materials, feeling, and association. The 0.32-acre lot is on the corner of 2300 East and Butler Hills Drive [Map #1]. The property includes two outbuildings. The original garage is located directly behind the house accessed from a driveway on the north property line. This contributing building has a flat roof that provides a patio area from the main house level, due to the steeply sloping site. There is also a non-contributing metal garage (circa 1980) at the west property line [Map #2].

The Brown House has a simple rectangular footprint of 39 by 32 feet, with the slightly wide side facing east to 2300 East. The front stoop is in the center of the façade (east elevation) under a slightly projecting simple-gable entry. The concrete stoop is 8 by 4 feet with three concrete steps, two regular and the bottom one with a curved edge. A Federal-style wood surround with fluted and engaged flat columns, and a decorative frieze, accents the front door. The door is recessed within two angled wood panels. The paneled door is protected by a later black wrought-iron and glass screen. The front entry is flanked by identical fixed-frame picture windows. The surround, cornice, and window casings are painted white. The brick chimney on the north elevation is the only asymmetrical feature of the façade. The attic vent in the apex of the north elevation gable is a seven-course corbeled brick diamond pattern.

The tapered brick chimney with two clay pots is in the east half of the north elevation. There is another picture window west of the chimneystack. East of the chimney are two columns of five glass blocks each, set into the brick masonry. The mortar pattern suggests that traditional window openings were planned but were filled with glass blocks and brick instead. The brick and mortar are a perfect match with the surrounding wall, so it appears the glass blocks are original. The south elevation also has two glass-block and brick filled openings. These openings feature three columns of five glass blocks. Between them is a one-over-one window with a projecting rowlock drip sill. The rear (west) elevation also has concrete stoop and steps. The back door is slightly off-center. There is a one-over-one window to the south and a slider to the north. A second window in the north half is blocked with siding. There are basement windows on the three secondary elevations.

On the interior, the house has 1,224 square feet of space on the main floor and 915 square feet of finished basement space, for a total of 2,448 square feet. The house has seven rooms, including three bedrooms, two kitchens, and two bathrooms, suggesting the basement was finished as a separate unit. However, the directories for the historic period indicate it was mostly occupied as a single-family dwelling. The contributing garage measures 21 by 21 feet. Tax records provide a construction date of 1970, but there is a structure of the correct dimensions visible on a 1958 aerial photograph of neighborhood. The flat roof is used as a patio deck with excellent views to the west. There is a small structure in one corner and a rail around the deck. The west elevation is covered in siding and has at least one window. The non-contributing metal garage/carport measures 12 feet by 28 feet. It is open to the north and south. It was built in 1989. Both buildings are below the level of the house and accessed from the sloping north driveway.

The *David and Marjorie Brown House* is located in the east Butler area of Cottonwood Heights. Aerial photographs show the house as one of only a handful of homes along 2300 East. A few nearby homes were built in the 1950s followed by subdivision development in the 1970s. The 0.32-acre parcel slopes steeply from 2300 East to the west property line. The east and south yard are lawn. The north yard is the driveway and the back (west) yard is mostly garage space. The parcel is fenced with a combination of wood, chain link, and shrubs. There are several mature trees along the south and west property lines. A cobblestone faced retaining wall is on the north side of the house.

Architect/Builder: Unknown Date of Construction: 1947

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

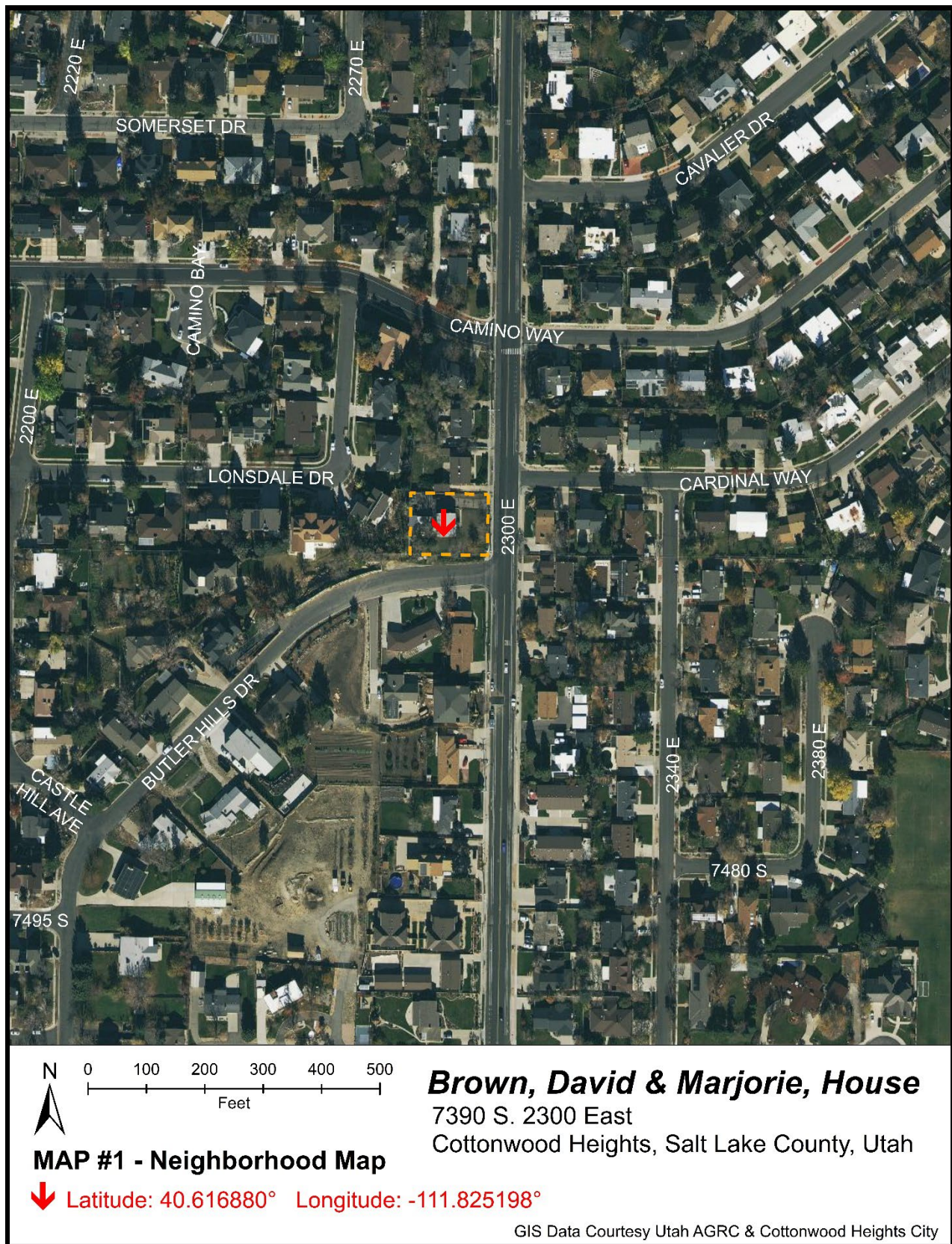
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Economics	<input type="checkbox"/> Industry	<input type="checkbox"/> Politics/ Government
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Invention	<input type="checkbox"/> Religion
<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 *David and Marjorie Brown House* is locally significant under Criterion C in the area of Architecture as a rare example of the World War II-era brick cottage in Cottonwood Heights. The house has unusual features for the area, such as a Federal-style front entry and distinctive glass block windows. The house also contributes to the history of Cottonwood Heights under Criterion A in the area of Community Planning & Development as an early example of a post-war suburban home on the southeast bench of the Salt Lake Valley. David R. Brown grew up in the Butler (later part of Cottonwood Heights), but unlike many of his contemporaries, David and his wife, Marjorie, were not a full-time or part-time farmers. He was a commuter who worked in Salt Lake City for most of his adult life.

David Richard "Dick" Brown was born on October 25, 1919, in Sunnyside, Carbon County, Utah. His parents were David A. and Venice Kofford Brown. The family moved to Butler when David was a boy. They lived at 7060 S. 2300 East (demolished). He graduated from Jordan High School and worked for Utah Copper as a young man. Dick married Marjorie Anderson on November 25, 1941. Marjorie Laura Watterlin Anderson was born in Salt Lake City on December 10, 1921, to George A. and Laura Watterlin Anderson. Marjorie's family moved to Sandy where she also graduated from Jordan High School. Dick Brown served in the United States Navy in World War II. On his return, Dick and Marjorie lived in the house at 7390 S. 2300 East, which was built in 1947. The property was deeded to them from David and Venice Brown in 1949. On the 1950 census, they are listed at the house with their three-year-old son, Rand. Dick was employed as an automobile mechanic. By the late 1950s, he was working for Ballard Motor in Salt Lake City. In his later years, Dick worked for the Mountain Fuel Supply Company, later Questar. Marjorie Brown was also a commuter. She worked as a saleslady for the Z.C.M.I. Department Store at Cottonwood Mall in the 1970s and 1980s.

David Richard Brown passed away on May 17, 2007, at his home in Cottonwood Heights. Marjorie Anderson Brown passed away on November 19, 2008. Prior to their deaths, the property had been placed into a family trust in 1992. The David Richard and Marjorie Brown Trust sold the property to Laney Street Rentals, LLC, in 2017. A year later Laney sold the property to the current owners, Brock Gary Ayers and Alex T. Potter.







Photograph 1
East elevation of house. Camera facing west.



Photograph 2
East and north elevations of house. Camera facing southwest.



Photograph 3
East and south elevations of house. Camera facing northwest.



Photograph 4
South elevation of house. Camera facing north.



Photograph 5

South and west elevations of house with garage at left. Camera facing northeast.

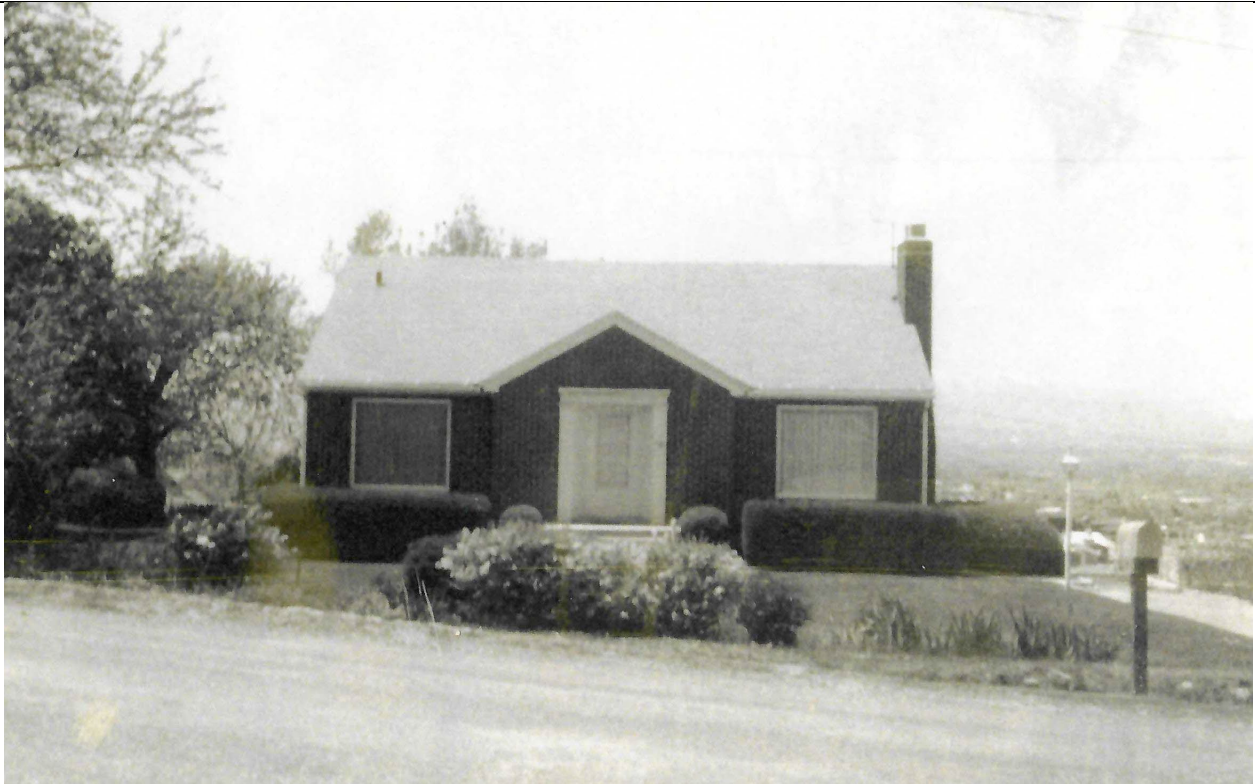


FIGURE 1

7390 S. 2300 East
Cottonwood Heights, Salt Lake County, Utah

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