

HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

1 IDENTIFICATION

Name of Property: **Hilton, Lawrence & Olive, House**

Address: 7662 S. 3500 East

Twnshp: 2 S Range: 1 E Section: 26

City, County: Cottonwood Heights, Salt Lake County, Utah 84121 UTM: 12T 432636 4495962

Current Owner Name: Kimberlee Doyle

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

Current Owner Address: 7662 S. 3500 East
Salt Lake City, Utah 84121

Tax Number: 22-26-479-035

Legal Description (include acreage): BEG N 0°03'40" W 795.25 FT FR SE COR SEC 26, T 2S, R 1E, S L M; N 0°03'40" W 71 FT; S 89°56'40" W 141 FT; S 0°03'40" E 71 FT; N 89°56'40" E 141 FT TO BEG. LESS STREET. 0.17 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: 1939

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 1939 (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.

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, 1920-1950*.

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

Date: 2022

Building Style/Type: Bungalow / Bungalow No. Stories: 1

Foundation Material: Concrete Wall Material(s): Brick & Cobblestone

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 *Lawrence and Olive Hilton House*, is a brick bungalow, located at 7662 S. 3500 East in Cottonwood Heights, Utah. It was built in 1919. The house is one of only eight bungalows in Cottonwood Heights and is notable for its excellent historic integrity compared to other examples. The house is built on a concrete foundation. The red brick is laid in running bond with raked mortar joints. The house features a full-width front porch supported on brick piers. Between the piers is a half-height wall with a base and coping of concrete. The walls are faced with cobblestone, a modest nod to the Arts & Crafts style. There are also exposed rafters, but these have been obscured by the installation of a later fascia. The porch is under an extension of a hipped roof covered in dark gray asphalt shingles (circa 2020). The front door has a new screen, but there are few other modifications. The 0.17-acre parcel includes a double-car garage, built in 2010, a non-contributing outbuilding [Maps #1-2].

The Hilton House has a simple rectangular footprint of 27 by 40 feet, which includes the open porch on the façade (east elevation) and an enclosed porch at the northwest corner. The concrete foundation is visible on all four elevations but is higher toward the rear (west) elevation due to the sloping site. The porch deck is also concrete with the north and south ends, setback a few inches from the brick walls. Each square brick pier rests on a concrete plinth. There are three full-height piers supporting the porch roof. One full-height pier and one half-height pier flank the concrete porch steps, located slightly off-center. Between the piers and the house are half-height concrete walls faced with cobblestones [Photograph 1, Figure 1]. The walls and the half-height piers have a prominent concrete coping. The façade (east elevation) feature an off-center entry flanked by two fixed-frame windows, each with a narrow transom. The front door has a oval window. The screen is newer.

The north and south elevations have a combination of double-hung windows, smaller square windows, and basement windows. The sills and lintels are concrete. The brick walls are notched at the northwest corner of the house. This notch is an enclosed porch measuring 13 feet wide by 7 feet deep. The back door is at-grade on the north end of the rear elevation. Next to the door is a bay window [Figure 2]. There is also a double-hung window on the rear elevation. There are two chimneys along the ridgeline, one in the center and one towards the rear. Both are capped with concrete. On the interior, the house has 831 square feet of space on the main level and also 831 square feet of space in the fully-excavated basement. The main floor features a living-dining room, kitchen, two bedrooms, and a bath. The basement was partially finished by the 1930s.

The *Lawrence and Olive Hilton House* is located in the east Butler area of Cottonwood Heights. The house was built in 1919, the same year that the original Wasatch Boulevard was completed linking the Big Cottonwood and Little Cottonwood Canyons. The Hilton property was on the only straight segment of Wasatch Boulevard. In the 1960s, Wasatch Boulevard (SR-210) was rerouted closer to the foothills and the straight segment was renamed 3500 East. The farm associated with the house was originally 15.5 acres but subdivided until all that remained was a 0.19-acre parcel. The Hilton house and a few other older homes sit nestled among the later subdivision housing stock. The property has no sidewalk. The east property line features a barrier of logs. There are several mature trees on near the street with lawn up to the house. As asphalt driveway is on the south property line leading to the double-car garage sitting just southwest of the house. The garage is frame with a simple gable roof. It was built in 2010 and is a non-contributing outbuilding. The north and south property lines have non-historic post & plank fences. The backyard is small with a patio and a little lawn. It is surrounded by a wood fence.

Architect/Builder: Unknown Date of Construction: 1919

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 *Lawrence & Olive Hilton House* is locally significant under Criterion C in the area of Architecture as a rare example of the bungalow type and style in Cottonwood Heights. Prior to the incorporation of Cottonwood Heights in 2005 and a late-twentieth century subdivision boom, the area was predominantly agricultural with clusters of scattered farmhouses. The bungalow was popular in Utah between 1905 and 1920, and examples from the period are ubiquitous in Utah's major cities as well as its rural towns. However, in Cottonwood Heights, the bungalow is rare with only eight extant examples of the style. The Hilton house, with its simple massing and modest Arts & Crafts, is the best-preserved bungalow-style farmhouse of the period on the east Butler bench of Cottonwood Heights. Lawrence Hilton was raised in the Sugarhouse area of Salt Lake City near a number of bungalow suburbs, which may have influenced his choice of housing stock.

The Hilton house also contributes to the history of east Butler and Cottonwood Heights in the areas of Agriculture and Community Planning & Development. Lawrence Hilton was the son of early settlers in the area and worked his portion of the family homestead. The farm is notable for being near the mouth of Big Cottonwood Canyon, on sloping land more suitable for orchards and small fields than for large-scale agriculture. The history of the property also contributes to understanding in the area of Community Planning & Development. When the house was first constructed, it was on Wasatch Boulevard, the only north-south road linking Big and Little Cottonwood Canyons. The farm property was subdivided for a few family members in the 1940s and 1950s, but its transformation into an east bench suburb did not begin until after Wasatch Boulevard was rerouted in the early 1960s. By the 1970s, the Hilton farmhouse and its older neighbors were surrounded by subdivisions.

Lawrence Hilton was born on February 19, 1883, the son of David Allen Hilton Sr. and Margaret Burt, in Salt Lake City. David A. Hilton Sr. was a guard and later a warden of the Utah State Penitentiary in the Sugarhouse area of Salt Lake City. David and Margaret are listed living on the prison grounds with six of their eight children on the 1900 census. In February 1902, Lawrence married Olive May Holder. Olive Holder was born on May 18, 1883, in Birmingham, England. She immigrated to Utah with her family in 1887. Lawrence and Olive's, first child, David Lawrence, was born at the prison, while Lawrence ran the prison farm. In 1906, David Hilton, along with Heber Fowkes, bought most of the southeast quarter of Section 26, Township 2 South, Range 1 East, from William W. and Alice Sanders. In October 1907, Heber and Grace Alice Fowkes deeded 130 acres to David A. Hilton. Both Hilton families moved to the east Butler farm in 1907. David and Lawrence are listed as farmers on the 1900 census. The two households appear to be living in the same house. Lawrence and Olive had three children, Lawrence Jr., Gilmer, and Marguerite, who was born in Butler in 1907. By the time of the 1920 census, the bungalow was built and the family included three more children: Keith, James, and Donald. In 1921, David and Margaret deeded 15.5 acres to Lawrence Hilton.

Olive May Holder Hilton died on October 19, 1927, at the age of 44. After a viewing at her home and funeral in the Butlerville LDS meetinghouse, Olive Hilton was buried in the Murray City Cemetery. Lawrence married Sadie Nielson on March 14, 1929. Sadie was born Sadie Loretta Johnson on July 27, 1892, in Sandy, Utah. Sadie was a widow. Her husband, Albert V. Nielson, died in February 1929 in Union. From her first marriage, Sadie had five children born between 1912 and 1924: Florence Frances, Wayne Alfred, Gordon Anton, William W., and Betty Marion. The 1930 census lists a large, blended family in the household with Lawrence's two youngest sons, and Sadie's five children. Lawrence was employed as a patrolman for the electric company.

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By the 1940 census, Florence had married Lawrence's nephew, Gilmer S. Hilton, and lived next door. Wayne Nielson was living in Salt Lake City, but a photograph of him on a tractor shows him helping out at the family farm as a young man. Five nearly grown children were still living at home in 1940 to help with the farm. Aerial photographs of the area in the 1930s to 1960s show numerous orchards along 3500 East with fields to the west of the houses. Lawrence continued to work as a patrolman for Utah Power & Light on both the 1940 and 1950 census enumerations. All the children were moved out by the time of the 1950 census. Lawrence Hilton died on April 11, 1955. In 1957, the estate of Lawrence Hilton, the bungalow was deeded to Sadie Hilton in 1957. The rest of the farm was divided between Lawrence's five surviving children and two grandsons, the sons of Donald who died in Japan in 1945. Two years later, Sadie married Rasmi E. Steffensen. Sadie L. Steffensen died on March 22, 1971, in Salt Lake City. Her stepchildren were mentioned in her obituary.

Sadie Hilton Steffensen sold the Butler home to Earl and Faye C. Lelegren in April 1959. Faye Croft Lelegren was a special needs teacher. Earl Lelegren was a claims adjuster for the U.S. Fidelity & Guaranty Company. The Lelegrens sold the property to Dee W. and Melba Holmes in 1975. They moved to Lehi, Utah. The property changes hands five times between 1975 and 2001 when Gleon Prop LLC sold to the current owner, Kimberlee Doyle.







Photograph 1
Southwest and southeast elevations of house. Camera facing north.



Photograph 2
Southwest elevation of house with front gate. Camera facing northeast.

**FIGURE 1**

7662 S. 3500 East
Cottonwood Heights, Salt Lake County, Utah

circa 1939 tax assessor's photograph
courtesy Salt Lake County Archives (best available photo)

**FIGURE 2**

7662 S. 3500 East
Cottonwood Heights, Salt Lake County, Utah

circa 1945 photograph of Wayne Nielson behind the Hilton house
courtesy Hilton/Nielson Family Photographs