



Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission

From: Janice Lew, Senior Preservation Planner

Date: May 27, 2010

Re: **National Register of Historic Places Nomination**

Attached please find the National Register of Historic Places nomination form for the following property:

- **PLNHLC2010-00308, Curtis, Genevieve & Alexander House, 1119 E. Westminster Avenue** - a one-story brick bungalow built in 1921.

The National Register of Historic Places is the official federal listing of cultural resources that are significant in American history, architecture, archaeology, and engineering. As a Certified Local Government (CLG), the Utah State Historic Preservation Office (SHPO) desires input from the Historic Landmark Commission regarding National Register nominations within the City's boundaries. A nomination is reviewed by the Board of State History prior to being submitted to the National Park Service, the federal organization responsible for the National Register. The Board will consider this nomination on June 17, 2010, at 1:00 p.m. in the Board Room of the Denver and Rio Grande Depot located at 300 South Rio Grande.

Commission Members should focus their review and comments on whether a reasonable case has been made for the significance of the building and forward a recommendation to the Board of State History on the nomination.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Curtis, Genevieve & Alexander, House

other names/site number _____

2. Location

street & number 1119 E. Westminster Avenue not for publication

city or town Salt Lake City vicinity

state Utah code UT county Salt Lake code 035 zip code 84105

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
___ national ___ statewide X local

Signature of certifying official/Title _____ Date _____

State or Federal agency/bureau or Tribal Government _____

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper _____ Date of Action _____

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
3		buildings
		district
		site
		structure
		object
3		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH & EARLY 20TH CENTURY

MOVEMENTS:

Bungalow

Prairie School

Neoclassical

Materials
(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

roof: ASPHALT SHINGLE

other: AGGREGATE CONCRETE

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Genevieve and Alexander Curtis House, built in 1921, is a one-story brick residence located at 1119 E. Westminster Avenue in Salt Lake City.¹ The Curtis House represents a unique interpretation of the bungalow house type in Salt Lake City during the height of the bungalow period. The façade is unusually wide and features projecting wings flanking a recessed porch. Stylistically, the house has influences of two early twentieth century movements: the Prairie School and the Neoclassical. The house was built as a single-family residence. Beginning in 1939, the house was divided into apartments, reaching its current configuration of five units in 1951. The main floor has two units and the basement has three units. The apartment conversions are historic and within the period of significance from 1921 to 1951, which corresponds to the occupancy of the house by the Curtis family. The 0.40-acre parcel includes two contributing outbuildings: a brick two-car garage built in 1921 and a aluminum? sided three-car garage built in 1941. Brief description of neighborhood The Curtis House retains excellent historic integrity from the period of significance and is a contributing resource in the Westminster/Sugarhouse neighborhood of Salt Lake City. The house is currently undergoing a modest rehabilitation using state historic preservation tax credits.

Narrative Description

The footprint of the Curtis House is approximately 54 by 44 feet with wide primary façade facing south. The house is twice as wide as a typical bungalow of the period. The central recessed porch is 25 feet wide and each projecting wing is 14.5 feet wide. The house is built on a raised concrete foundation. The concrete porch deck fills the recessed entrance between the wings. Concrete steps with a low concrete knee? wall are in the center. The deck and steps have been painted red, and the deck has a scored and textured surface. The larger apartment on the main floor (#1119) is the only unit accessed from the front porch. Two basements entrances with concrete steps were built under the projecting wings in 1939 (west, apartment #1115) and 1941 (east, apartment #1121). The entrances have black pipe rails. On the rear (north) elevation, there are two original entrances. The center opening is at grade with a pair of doors: one leading up to the main level (rear entrance for apartment #1119) and one leading down to the third basement unit (converted to apartment #1117 in 1951). At the east corner of the rear elevation is a raised concrete stoop with pipe rail leading to the second main floor apartment (#1125, partitioned in 1951). Another basement entrance, similar to those on the primary façade, was added to the north end of the east elevation in 1951. The door leads to a communal laundry room.

A high-quality fired brick is used on all four elevations. The multi-colored dark reddish-purple brick is laid in a running bond with raked mortar joints. The smooth brickwork contrasts with window sills made of aggregate concrete on all four elevations.² There are four brick chimneystacks. The wide central chimney and the west elevation chimney connect to interior fireplaces. The two chimneys on the rear elevation were historically used by the kitchen stove and furnace in the basement mechanical room. The roof has a central hip with a ridgeline running east-west—parallel to the street. Each projecting façade wing features a secondary hipped roof with a north-south ridgeline. The roof is covered with asphalt shingles.

¹ Current and historic records give 1115 through 1125 as the inclusive apartment addresses. The address 1119 was the original address of the single-family house is consistently used in most records. It remains the address of the larger main floor apartment.

² The combination of fired brick and aggregate concrete was fairly common in Salt Lake City during this period; however, aggregate concrete accents were usually used only on the primary elevations.

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The most salient architectural characteristic of the Curtis House is the front porch. The unusually wide porch features a colonnade of eight Tuscan columns. The columns are paired front-to-back with engaged columns at the east and west ends. There is an off-set between the center and end pairs. The columns support a simple cornice with scroll-shaped ends. The cornices support the slender exposed rafters giving the porch the appearance of a pergola. The decorative elements of the porch are painted white, including the exposed rafters. The beaded board ceiling of the porch is painted brown. The same paint is used on the soffits of the wide eaves. Other features of the façade include original Prairie School-style lamp with milk-glass. The bands of windows on the projecting wings have non-historic metal? faux shutters (circa 2000).

With one exception, all of the exterior doors are original to the historic building phases. The only non-historic door is a circa 1980 replacement for the apartment on the main level of the rear elevation (#1125). As a single-family dwelling, the house had three entrances on the main level of the façade. The main entrance is in the center of the recessed porch. It is a three-quarter glass, one-panel wood door with historic screen. In the west corner of the porch are two pairs of full-glass French doors with historic screens. One pair faces south and the other pair faces east. The basement doors on the façade are multi-light, full-glass doors in openings that were formerly windows (west opening, 1939; east opening, 1941). The two doors at grade on the rear (north) elevation are half-glass three-panel doors that are similar to the door for the laundry room on the east elevation (1921).

The windows are original except for those associated with the smaller main-level apartment on the east elevation. These are vinyl one-over-one double-hung windows that match the original configuration (circa 2000). The central bathroom window has been filled with glass block (circa 2000). Due to fencing and foliage, these modifications are not easily visible from the street and do not the impact the historic integrity of the house. Most of the historic wood-sash windows on the house are covered with a combination of wood storm windows. Aluminum storm windows are used only on the rear elevation. The south elevation windows are vertical single-pane windows in bands of four on each projecting wing. The basement windows were enlarged for door openings during the apartment conversions. On the west elevation, the south window is similar to the façade windows. The center window has a large single pane flanked by vertical windows. The north window is a set of three vertical windows. A second set of three is on the rear (north) elevation at the west end. The rear elevation also has two pairings of double-hung windows. The at-grade doors have transoms with two vertical panes each. The basement windows mostly have two or three lights set in a wood sash.

On the interior, the Curtis House has 2,213 square feet of space on the main level. The main level was divided into two apartments in 1951. The larger two-bedroom apartment uses the west two-thirds of the space and includes all of the public spaces of the original house. The main entrance and south-facing French doors lead to the large living room. The hardwood floors are in good condition. The interior woodwork is original and unpainted in the main rooms. The primary feature of the living room is the fireplace on the north wall, which includes an extension of built-in bookcases. The wood mantel is original with simple panels and a classical cornice. The square tiles on the surround and the hearth were more recently replaced with larger tiles. A gas-fire insert was installed at the same time (circa 1995). On the west wall, there is a pair of interior full-glass French doors leading to the room in the projecting west wing. This room was probably a sunroom and is now a bedroom for the apartment. The only door on the east wall leads to the other apartment and is intact but is currently locked and blocked by a bookcase on the other side.

Also on the west side of the house is a large dining room, accessed from the living room by a pair of full-glass folding doors. The dining room features a corner fireplace with a simple wood mantel. The square tiles are original. There is a second bedroom in the northwest corner of the apartment. The bathroom facilities are divided between a sink-bathtub room next to the bedroom and a toilet room accessed from the hall on the other side of the kitchen.³ The kitchen is between the bedroom and hall. The kitchen has been updated with new tile and appliances, but the cabinets and hardware are original. There is a long hall with built-in cupboards running east to west that once accessed the east side of the house, but is currently blocked by a partition wall. The back stair hall features historic beaded board on one side. This apartment includes many historic features such as built-ins, heating grates, a laundry chute and a dumbwaiter opening.

³ The reason for this configuration is unknown, but the finishes suggest it dates to the original construction period.

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The other apartment on the main floor is smaller with one bedroom. The entrance leads into the kitchen, which features cabinetry from the 1951 conversion. The bathroom was completely remodeled circa 2000. The living room is in the center and there is a bedroom in the projecting east wing. Both rooms retain some original woodwork. The three basement apartments have a variety of finishes dating from 1939 to the 1970s. The west apartment is the largest with one bedroom. The center apartment is slightly smaller and at the rear. It is the only apartment with interior access to the laundry room. The east apartment is a studio with a kitchenette. The laundry room is in the northeast corner of the basement.

The Curtis House sits on a rectangular parcel of 0.44 acres. The site slopes slightly upward to the east. The front yard is mostly lawn with mature trees near the sidewalk. There is a central split sidewalk leading to the front porch. Along the west side of the property is an asphalt driveway bordered by low concrete retaining walls. The back yard is mostly paved for parking in a combination of asphalt and concrete. The rear of the property is fenced with a white vinyl fence (circa 2000). In the northwest corner of the property is a contributing garage built in 1921. This two-car garage is constructed of the same brick as the house. It has a square footprint of 20 by 20 feet and an asphalt shingle-covered pyramidal roof. The current garage doors appear to be historic replacements for the original doors, which featured bands of multi-light windows across the top (replaced circa 1951.) The garage has a half-glass three-panel pedestrian door on the east elevation as well as trio of multi-light windows (center blocked). The second contributing outbuilding is a three-car flat roof garage built in 1941. The original wood siding is covered with aluminum (circa 1990), but the alteration has minimal effect and the original siding can be seen on the interior. The garage has three bay openings, but no doors. The east side yard is surrounded by the vinyl fence and is landscaped with lawn and mature trees.

Because of its size and architectural features, the Genevieve and Alexander Curtis House is a landmark in the neighborhood. The apartment conversions have a minimal visual impact on the historic character of the house.⁴ The neighborhood is a mix of Victorian-era cottages built within a few years of the Grandview subdivision in the early 1890s, and later bungalow tract housing infill. The Curtis House is an unusually large bungalow and a unique example of a high-end fusion of the Prairie School and Neoclassical styles. It is in excellent condition and a historic resource in its Salt Lake City neighborhood.

⁴ With the two projecting wings, the house is often mistaken for a historic duplex.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

EDUCATION

COMMERCE

ARCHITECTURE

Period of Significance

1921-1951

Significant Dates

1921, 1939, 1940, 1941, 1951

Significant Person

(Complete only if Criterion B is marked above.)

Genevieve R. & Alexander R. Curtis

Cultural Affiliation

N/A

Architect/Builder

Architect: Unknown

Builder: A. R. Curtis

Period of Significance (justification)

The period of significance covers the years that the property was owned and occupied by Genevieve R. and Alexander R. Curtis.

Criteria Considerations (explanation, if necessary) N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Genevieve and Alexander Curtis House, built in 1921, is a one-story brick bungalow, located at 1119 E. Westminster Avenue in Salt Lake City. The house is significant under Criterion B for its association with the accomplishments of Genevieve and Alexander Curtis. The house was a single-family dwelling when built for the Curtis family and later divided into apartments within the period of significance between 1921 and 1951, a span of thirty years during which Genevieve and Alexander Curtis lived on Westminster Avenue. These decades were their most influential and productive years in the areas of Education and Commerce. Genevieve Raine Curtis was an educator who started her career as a kindergarten teacher. Genevieve Curtis was the first woman to serve on the Salt Lake City School District Board of Education, where she served three terms. She held prominent positions in the PTA and several teacher organizations. For her work in education, the Curtis Elementary School in Salt Lake City was named in her honor. In addition to her many accomplishments in education, Genevieve Curtis raised eleven children and was named Utah Mother of the Year in 1957. Genevieve Curtis was supported in all her endeavors by her husband Alexander Robertson Curtis. Alexander R. Curtis was a prominent businessman in the Sugarhouse area of Salt Lake City. He founded the Curtis Coal Company, which was the largest coal distributor in the state of Utah in the second quarter of the twentieth century. As one of the largest stake holders in the Sugarhouse business district, Alexander R. Curtis spearheaded a major development project that made Sugarhouse an important regional shopping center in the mid-twentieth century.

The Curtis House is also significant under Criterion C for its unique floorplan and as a rare example of an unusually wide bungalow in the Sugarhouse and Westminster area neighborhoods. The house is a distinctive residence in the neighborhood, not only for its U-shaped plan and size, but also for its unique blend of the Prairie School and Neoclassical styles. The bungalow was designed specifically to accommodate the Curtis' large family and as an entertainment venue befitting their prominence in the community. It was built by Alexander Curtis and has excellent historic integrity. Throughout their lives, Genevieve and Alexander Curtis achieved significance in their respective fields while supporting each other. Their house on Westminster Avenue is the only building still intact that represents the shared contributions of Genevieve and Alexander Curtis within the areas of significance: Architecture, Education and Commerce.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Genevieve and Alexander Curtis House is located in the Sugarhouse area of Salt Lake City close to the historic Westminster College campus. The neighborhoods are located in the southeast section of Salt Lake City outside of the original city plats, in an area known as the Big Field Survey, which was divided into lots of five and ten acres.⁵ There were a few scattered homes built within the Big Field Survey in the mid-nineteenth century, but most of the land was used for agriculture. In the late nineteenth century, the southeast portion of the Big Field Survey was developed extensively and absorbed into the city. The original survey is evident in the major thoroughfares through the area. The Curtis House is a few blocks from the intersection of 1700 South and 1100 East, two streets that were surveyed as dividers for the five-acre survey.

A pioneer-era sugar mill built on Parley's Creek in the 1850s near the intersection of 1100 East and 2100 South, gave the area its nickname: Sugarhouse.⁶ Sugarhouse was located at the confluence of the creek, a canal, a major roadway, and

⁵ Salt Lake City was surveyed following an ideal city layout designed by LDS church founder Joseph Smith, and later adapted by Brigham Young. The plan, known as the Plat of the City of Zion provided for a residential core surrounded by farmland. The Big Field Survey was designated as agricultural plots when it was surveyed in 1848.

⁶ The name Sugarhouse is often seen with the variant spelling Sugar House, but appears as a single word in most historic records.

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later two railroads. The infrastructure supported an early center of industry (mills, foundries, factories, etc.) in the mid-nineteenth century and had a thriving commercial business district by the turn of the twentieth century. The current Sugarhouse business district, located south of the Curtis House, is the successor to those early industries.⁷ The surrounding residential neighborhoods remained semi-rural until 1888, the year Salt Lake City passed an ordinance allowing subdivision development. Numerous developers, anticipating the tremendous urban growth, purchased extensive properties within the Big Field Survey and filed subdivision plats with the city. Between 1889 and 1927, twenty-five subdivisions were platted in the Sugarhouse area.

Developers encouraged the extension of electric streetcar lines into the Sugar House residential areas. By 1891, there was a line that connected the residents to downtown Salt Lake along 900 East. Within a few years, lines along 1100 East and 1300 East were also extended. The most successful early subdivision development occurred near these streetcar lines, with slower growth occurring in the more removed neighborhoods. By 1927, the year the last of the historic subdivisions was platted, nearly every home was within walking distance of a streetcar line.

In 1902, twenty-one acres at the corner of 1700 South and 1300 East were donated to the Salt Lake Presbyterian College for the construction of a new college campus. The new campus was named Westminster College, and by 1928, four large buildings were constructed. The presence of the college encouraged the early development of the nearby neighborhoods despite the steep terrain. After 1910, development increased in the neighborhood with many of the available lots filled by tract bungalows, particularly along 1100 East. During the 1920s, the streets were improved and automobile ownership increased. Between the 1930s and the 1970s, the neighborhood saw only scattered residential development, mostly multi-family residences. However, during this period, the Sugarhouse business district was modernized and became a major shopping destination for residents throughout the Salt Lake Valley. In the 1980s and 1990s, a renewed interest in the Sugarhouse business district coupled with a desire for many residents to remain within the city limits became the impetus for a revitalization of the many of the adjacent Sugarhouse neighborhoods.

Throughout the five-acre plat lands in the late nineteenth century, there was a general lack of zoning restrictions and restrictive covenants. Subdivision development was completed piecemeal, often leaving large parcels of undeveloped land where the former agricultural property owners were reluctant to sell. In many neighborhoods, development took place over a long period resulting in a mix of house types and styles. The parcel where the Curtis House sits is an example of uneven development. Its 0.40-parcel is much larger than usual because the property includes a portion of an undeveloped farm parcel and sections of three lots within Block 9 of the Perkins 1st Addition to the Grandview Subdivision. The Grandview Subdivision, platted in April 1890, was at the time the second largest subdivision in the Sugarhouse area.

The first recorded deed to the parcel where the Curtis House is located was from James Bolton to James McGhie in November 1881. The property was sold for \$550 and included all of Lot 7, Block 1A in the five-acre plat. James McGhie and his wife, Isabella Lindsay McGhie, were Scottish immigrants.⁸ By the time the Grandview Subdivision was platted in 1890, the McGhie family had built a large adobe house facing 1100 East, a smaller frame house facing Westminster Avenue, a large barn, and several smaller outbuildings on the property.⁹

⁷ In 2003, the Sugarhouse business district has been documented in the *Sugar House Business District Multiple Resource Area*, National Register of Historic Places Multiple Property Documentation Form, 2003.

⁸ James McGhie (1834-1920) and his wife, Isabella Lindsay McGhie (1833-1910) were married in Liverpool, England in 1858, a few years prior to immigrating to Utah in 1861. They had six children.

⁹ The adobe house used the address 1855 S. 1100 East primarily, but also 1843 South. The frame house used 1123, 1127 or 1131 E. Westminster Avenue for the address and was built near the street. A building permit card for 1123 E. Westminster Avenue dated July 29, 1937 noted that the house was repaired and moved. It is may be the same building as the remodeled house now set back from the street and located on a separate parcel at 1127 E. Westminster Avenue.

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James McGhie is listed as a farmer on the census enumerations, but he also worked in a woolen mill. The frame house was sold to John O. and Eliza Herrod in 1909. After Isabella McGhie's death, James McGhie sold the property to the Ashton-Jenkins Company in 1913.¹⁰ While on an LDS Church mission in Scotland, James McGhie met and converted Janet Brunton Robertson. Janet Robertson had been befriended by other members of the LDS Church, George and Catherine Curtis, who purchased tickets so Janet could leave her alcoholic husband and immigrate to Utah. Two of her children, Alexander and Alice, came with her.¹¹ Alexander lived in the Curtis household in Sugarhouse for many years and took the name Alexander Robertson Curtis. Alexander Robertson Curtis was born on September 21, 1871, in Glasgow, Scotland. In his business dealings, he was known as A. R. or Alex R. Curtis. Among family members, he was called Alec.¹²

In January 1921, A. R. Curtis bought a large section of the McGhie property on Westminster Avenue. One month later, he also purchased the property owned by the Herrod family making it one of the largest residential parcels in the neighborhood.¹³ On September 8, 1921, A. R. Curtis obtained a building permit for a "one-story brick residence and garage" to be built at an estimated cost of \$10,000. There was no architect listed. A. R. Curtis was listed as the builder. The Curtis family had lived in the Sugarhouse area since 1903.¹⁴

By 1890, Alexander R. Curtis was working as wool sorter in a woolen mill where George Curtis and James McGhie also worked.¹⁵ He married Genevieve Raine on June 28, 1900. Genevieve Raine was born in Salt Lake City on April 28, 1879, the daughter of John S. Raine and Alice L. Decker Raine, a granddaughter of Brigham Young. Genevieve Raine attended the Hamilton School in Salt Lake City and graduated from the LDS College. She was awarded a two-year teaching certificate from a Presbyterian Church course and later received a four-year teaching certificate. She specialized in Kindergarten and at the age of seventeen, started her own program in her mother's home with twenty pupils.¹⁶ She taught school until her marriage.

Alexander and Genevieve Curtis had ten children, eight sons and two daughters, born between 1901 and 1925. In the early years of their marriage, Alexander worked as a grocer's clerk, a warehouseman, and a travel agent. In 1909, at Genevieve's suggestion, Alexander Curtis founded the Curtis Coal Company with "only a borrowed horse and a second-hand wagon."¹⁷ For most of that time, the couple made their home at 1808 S. 1100 East while Alexander Curtis built his business.¹⁸ The 1910 census enumeration lists Alexander Curtis as a coal and hay merchant. At the time, the couple had five children: Elbert, Jesse, Alice, Louis, and Katherine. The household also included Irene Powell, an adopted daughter; Genevieve's mother, Alice D. Pitt, and a cousin, Bland Sorenson.

The 1920 census lists the family with three more sons, Ray, Dale and Lindsay. The last two sons, Marvin and LeGrand, were born after the census was taken. Irene Powell still lived with the family. She lived with the family for twelve years

¹⁰ His house at 1855 S. 1100 East was replaced in 1921 by one of several tract bungalows probably built by the Ashton-Jenkins Company. At the time of his death, James McGhie was living with a daughter just a few houses to the north on 1100 East.

¹¹ Janet Brunton Bullock (1844-1912) was divorced from Alexander Robertson, who died in Scotland. She married James McGregor and later Henry Bullock. She lived in Providence, Utah, in her later years. Mother and son give various immigration dates between 1880 and 1882 on the census enumerations. George Curtis (1820-1900) and Catherine Curtis (1828-?) had no children, but maintained close ties to the family of Alexander R. Curtis.

¹² Lindsay R. Curtis, compiler, *Mother's Footsteps: Biography of Genevieve Raine Curtis*, (Salt Lake City, Utah: L. R. Curtis, Publishers Press, 1962).

¹³ Records indicate that John Orson Herrod (1865-1931) and Eliza Meakin Herrod (1865-1929) continued to live in the house until Eliza's death. John O. Herrod's death certificate uses the variant spelling, Harrod.

¹⁴ The other houses were on 1100 East: 1801 E. 1100 East has been altered. A second house across the street (1798 S. 1100 East) was demolished circa 1990. The house also appears with the address 1802 and 1808 in historic records.

¹⁵ James and Isabella Lindsay McGhie appear to have maintained a familial connection to Alexander Curtis' family. One of James and Isabella's children had the middle name of Curtis. Later Alexander and Genevieve Curtis named one of their sons, Lindsay.

¹⁶ *Mother's Footsteps*, 61.

¹⁷ *Salt Lake Tribune*, January 24, 1969: 23.

¹⁸ The house was demolished circa 1990.

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and can be considered the eleventh child raised by Alexander and Genevieve Curtis. The census also lists a servant in the household, Maria Guttormson, an immigrant from Norway.

As soon as the coal business was established, Alexander R. Curtis took an active role in the promotion and beautification of the Sugarhouse business district. As a member of the Sugarhouse Commercial Club, he led the efforts to petition the city for improvements such as electric lighting and pavement within the business district.¹⁹ Although one of several business leaders in Sugarhouse in the first half of the twentieth century, Alexander R. Curtis stands out because he increased his property holdings in the 1920s and 1930s, at the time many of his colleagues were declining in influence.

After the completion of the house at 1119 Westminster Avenue, the Curtis family lived there for three decades. During that time, the coal yard grew from one building to a large complex in the Sugarhouse business district.²⁰ The company was frequently noted as the "state's largest coal company."²¹ All of the sons worked at the coal yard at one time or another, making the upkeep of the house a high priority for their mother:

Genevieve kept an immaculate house in spite of the many children and in spite of the fact that the living came from labors at the coal yard. The back door of the house on Westminster Avenue led into a small landing from which one could go upstairs to the living quarters or downstairs into the basement and laundry room, in which was found a shower. It always was understood by the boys, that upon returning home from work at the coal yard, they must first go downstairs to shower. Then after donning clean clothes they would come upstairs where a neat and tidy house awaited them.²²

The main floor of the Westminster House had a large living room with fireplace and built-in bookcases. On the west side was a large dining room and a sunroom. The home appeared frequently as a venue in the society pages, for example when Mrs. A. R. Curtis hosted a bridal shower for Mary Lambert.²³ Most often the lovely home was enjoyed by the family members. A. Ray Curtis had the following remembrance:

One of the fondest memories of home, particularly our Westminster home, was the regular 'home night' that was so faithfully observed. Here was the place where unity and loyalty to each other as a family was taught. Here mother taught us love and respect for the church She taught us to be clean and wholesome, tidy and well mannered."²⁴

Genevieve Curtis made sure her home was welcoming as well as orderly. According to Lindsay Curtis, "the family ice-cream freezer held eight quarts, but on some occasions had to be filled twice in a day to meet the soup-bowl-size helpings."²⁵ Genevieve Curtis tended to the sick including her daughter Kathryn, who was ill for many years until her death in 1926 at the age of sixteen. Genevieve's mother, Alice Decker Pitt lived with the family for many years until her death in 1930. The 1930 census lists seven children still at home and a servant, Nelda Avery. Alice Curtis Christensen remembers that her mother always treated the family's live-in servants with respect and never called them "maids."²⁶ Through the depression years, Alexander and Genevieve Curtis gave generously and nearly always anonymously to their neighbors in need.

¹⁹ *Salt Lake Telegram*, November 30, 1910.

²⁰ Family sources state Curtis started the coal company in 1909. The city directories list an A. R. Curtis Hay Company in 1907. Between 1908 and 1913, he is listed as the general manager of Granite Coal & Feed and Highland Coal & Feed. The business moved from 1140 E. 2100 South (former 12th Street/Sugar Avenue) and 2211 S. 1100 East (now known as Highland Drive) around 1915. All buildings associated with the Curtis Coal Company were demolished between the 1960s and 1990s.

²¹ *Salt Lake Tribune*, January 24, 1969: 23.

²² *Mother's Footsteps*, 27.

²³ *Salt Lake Telegram*, November 18, 1938.

²⁴ *Mother's Footsteps*, 31.

²⁵ *Ibid*, 29.

²⁶ *Ibid*, 26.

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Genevieve Raine Curtis achieved significance primarily in the area of Education. She was active in education all her life, but her greatest achievements took place while she lived on Westminster Avenue. In 1933, Genevieve Curtis overcame a general animosity from teachers to organize the first PTA at Irving Junior High School. The organization was so successful that Genevieve was asked to serve as president of the Salt Lake Council of the PTA, which she did for four years. She helped organize the PTA in numerous Salt Lake schools and saw all forty Salt Lake schools join the National Congress of the PTA. During her presidency, she initiated a lunch program for underprivileged children, a revolving fund to purchase eyeglasses, and shoes for 600 needy children. Genevieve Curtis sponsored a "Teacher's Day" in the city schools. This tribute to school teachers was made a state-wide proclamation by Governor Henry H. Blood. She often lectured and gave radio addresses on behalf of the PTA. Louise Benz, a teacher at Irving School, describe PTA President Curtis as "dynamic, thoroughly dedicated, well-informed and efficient" adding that she spend "many years in self-sacrificing devotion to the cause of education in our city."²⁷

In 1940, Genevieve Curtis was asked to be a candidate for the Salt Lake City Board of Education. She was the first woman to run and be elected to the board. She served on the Board of Education for fourteen years. Her son, Lindsay Curtis, described her contributions to the board in the following tribute:

As a member of the Board of Education Genevieve was always a peacemaker. In her quite, fluent and friendly way she was usually the arbiter in debates and often was the one who brought forth congenial compromise. She maintained a quiet dignity, reserving her comments for the appropriate time. Then with well chosen words backed by facts and figures, she made her point.²⁸

As a member of the Board, Genevieve Curtis sponsored programs to teach lip reading for the hard of hearing, home tutoring for shut-ins, hospital classes for polio victims, speech therapy, and what today is know as Special Education classes. She served on the following committees: Purchasing, Teachers Retirement, Co-Chairman of the Teacher and School Work, and Chairman of the Special Education Committee. She put forth the first recommendation to have a Salt Lake City school named for a woman; Mary Jane Dilworth, the first teacher in Utah.

Dr. M. Lynn Bennion, Superintendent of Salt Lake City schools, paid tribute to Genevieve's service on the Board of Education: "Mrs. Curtis had a power of great appreciation and the ability to inspire people with whom she came in contact. She was optimistic, forward-looking and gave fine, constructive recommendations in her capacity on the Board of Education."²⁹ Within two years of her retirement from the Salt Lake City Board of Education, Genevieve Curtis was honored by the school district with a new elementary school named in her honor. The Curtis Elementary School, located at 1425 Foothill Drive, was dedicated on February 9, 1956.³⁰ A letter sent to Genevieve Curtis in 1956 paid the following tribute: "What a wonderful tribute to have a school named for you and I do want to say congratulations. Your motto 'love of youth and an absolute faith in their ability to carry on' will live in the minds of every child that will attend the school."³¹

Genevieve Curtis received numerous honors for her service to the community. In 1957, she was selected from twelve finalists Utah's Mother of the Year. The honor included a trip to New York City for the American Mother of the Year competition. The mother of ten was honored as a "civic leader as well as a mother and homemaker" in an article in the *Deseret News*. The article quoted Genevieve Curtis giving "much of the credit for her success to the support and encouragement received from her husband." The tribute also noted her sons and daughters all hold important positions in the civic and social life of their communities."³²

²⁷ Quoted in *Mother's Footsteps*, 63-64.

²⁸ Ibid, 66.

²⁹ Ibid, 71.

³⁰ The Curtis Elementary School was demolished in the 1980s for the Foothill Village shopping center.

³¹ *Mother's Footsteps*, 67.

³² *Deseret New*, March 31, 1957.

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On February 28, 1956, Genevieve Curtis was among seven women inducted into the Salt Lake Council of Women's Hall of Fame, a ceremony that took place every five years. Genevieve Curtis was honored as the "only woman to be elected to the Salt Lake City Board of Education . . . past president of the Salt Lake City PTA" and as a "Mother of 10 children [who] still found time for LDS Church and civic work."³³ Genevieve Curtis served on the governor's Advisory Committee of Liquor and a governor's committee to investigate hospitals.

In 1962, Dr. Lindsay R. Curtis completed a biography of his mother's accomplishments. The book, titled *Mother's Footsteps: Biography of Genevieve Raine Curtis*, also highlighted the "team effort" of Genevieve and her husband Alec in their respective accomplishments. As their children grew older, Alexander and Genevieve Curtis began converting their large home to apartments. Alexander Curtis was listed as the builder for the first basement apartment added in 1939. Ray Ralfson was the builder for the second basement apartment added in 1941. The city directories indicate that married sons were the earliest occupants of the basement apartments while the main family lived upstairs.³⁴ In 1950, Alexander and Genevieve Curtis had a new home built in east Sugarhouse at 2156 Parley's Terrace.³⁵ They probably left the Westminster house just before a building permit was obtained in June 1951 to convert the upper floor to a duplex.³⁶ The builder for this remodel was Kendrick Smith.

Alexander R. Curtis supported his wife and family as a coal merchant for fifty years, but he made other significant contributions to the community in the area of Commerce. While living in east Sugarhouse Alexander R. Curtis was involved in the transformation of the Sugarhouse business district into an important regional shopping center in the mid-twentieth century. The retail development was the culmination of a ten-year plan that began in 1943, when Alexander and Genevieve formed a partnership with their sons.³⁷ The company was later incorporated as the A. R. Curtis & Sons Company. The company was the primary developer in a three-million dollar shopping center at 2177 Highland Drive.³⁸ An article in the *Salt Lake Tribune* described Alexander R. Curtis as a "leading spirit, a pioneer in Sugar House business" and his project as "the result of the vision and faith of one man, backed by his eight sons and a son-in-law."³⁹ Today, although the Sugarhouse business district has been updated, the infrastructure and many of the buildings constructed during Alexander Curtis' 75-year involvement in the community remain.

The Westminster Avenue house, converted to an apartment complex, continued to be owned and maintained by the Curtis family. Alexander R. Curtis deeded the property to Genevieve R. Curtis in 1946. In 1959, Genevieve R. Curtis deeded the property to the Curtis Coal Company. Alexander R. Curtis died on January 22, 1966. At the time of his death, Alexander R. Curtis was serving as the patriarch of three LDS church stakes. Genevieve Raine Curtis died three years later on July 20, 1968. She was active in community affairs, particularly education, until the time of her death.

Although the property has been primarily a rental since 1951, the architectural integrity has never been compromised. The building is significant in the area of Architecture as a unique example of the bungalow type with a hybrid of the Prairie School and Neoclassical styles. The bungalow style was ubiquitous in Salt Lake City neighborhoods between 1910 and 1925. The Sugarhouse area is particularly known for its concentration of large tracts of bungalow subdivisions.

³³ *Salt Lake Tribune*, January 12, 1958.

³⁴ Non-family members also occupied the apartments in the 1940s. The Curtis family also rented out the residence at 1123/1127 Westminster Avenue.

³⁵ The house at Parley's Terrace has been enlarged and remodeled twice (circa 1975 and circa 1990). It no longer resembles the house that the Curtis family built. Although, Genevieve Curtis received these honors while living at her final home, the work was mostly completed while the family lived on Westminster Avenue.

³⁶ There does not appear to be a separate building permit for the third basement apartment, but the city directories list five households in the 1950s.

³⁷ *Mother's Footsteps*, 152.

³⁸ The project co-developers were the Magna Investment & Development Company and the Papanikolas Brothers. The development was designed by a prominent Salt Lake architect of the time, Slack Winburn.

³⁹ *Salt Lake Tribune*, May 10, 1953.

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The Curtis House is unique because the vast majority of bungalows built in the area were constructed by builders as traditional tract housing stock. The typical Sugarhouse bungalow features a half or full-width porch along the narrow side facing the street. Most are modest two-bedroom/one bathroom homes less than 2,000 square feet. The Curtis House was among a relatively small number of individually-designed upscale bungalows with large interior rooms for entertaining, butler pantries, and other amenities. The house was designed specifically to meet the needs and tastes of Alexander and Genevieve Curtis. The exceptionally wide symmetrical façade of the Curtis House with its flanking wings and Neoclassical-style porch is a landmark in the neighborhood.

The property was sold to Scott and Helen Davies in August 1969. In the late seventies, it was sold to Bob and Diane Jones. Bob Jones sold the property to Thomas C. Rust in 2002, who sold to the current owners, Edwin Iversen and Kristen Rogers-Iversen in 2007. The former Curtis house has remained a successful rental property, particularly for students of Westminster College. Edwin and Kristen Iversen are currently rehabilitating the house using the Utah state rehabilitation tax credit program. They have plans to return the main floor to a single-family residence in the future.

The Genevieve and Alexander Curtis House represents the accomplishments of Genevieve Raine Curtis and Alexander Robertson Curtis in Architecture, Education and Commerce. Alexander R. Curtis was a successful coal merchant in the Sugarhouse business district and as a business leader guided many civic improvements in the area. As a developer, the A. R. Curtis & Sons Company transformed the Sugarhouse business district into a major regional shopping center. His wife, Genevieve Raine Curtis, a former kindergarten teacher, was the first woman to be elected to the Salt Lake City Board of Education, where she served for fourteen years. Widely recognized for her accomplishments in education, Genevieve R. Curtis held numerous state and local leadership positions. Alexander and Genevieve Curtis were the parents of eight sons and two daughters, plus a foster daughter. The Curtis family lived in the house at 1119 Westminster Avenue for three decades, between 1921 and 1951, which represents the couple's most productive years. The Curtis House is the only building representing Genevieve and Alexander Curtis that retains historic and architectural integrity.

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Curtis, Genevieve & Alexander, House
Name of Property

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Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been requested)
 previously listed in the National Register

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency

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previously determined eligible by the National Register
designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.40 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>1/2</u>	<u>427465</u>	<u>4509090</u>	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

BEG 125 FT E FR SW COR LOT 7, BLK 1A, FIVE AC PLAT A, BIG FIELD SUR; N 120 FT; E 114 FT; S 154 FT; W 114 FT; N 34 FT TO BEG. (Also recorded in Perkins 1st Addition, Block 9, Lots 15-16. Property tax number: 16-17-411-018.)

Boundary Justification (Explain why the boundaries were selected.)

The current legal description of the property is identical to the historic legal description within the period of significance.

11. Form Prepared By

name/title Korral Broschinsky, Preservation Documentation Resource
organization prepared for property owner date April 27, 2010
street & number 4874 Taylors Park Drive telephone 801-913-5645
city or town Taylorsville state Utah zip code 84123
e-mail _____

Additional Documentation

Submit the following items with the completed form:

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- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Curtis, Genevieve & Alexander, House

City or Vicinity: Salt Lake City

County: Salt Lake State: Utah

Photographer: Korral Broschinsky

Date Photographed: January 2010, April 2010

Description of Photograph(s) and number:

Photo No. 1:

6. South elevation of house. Camera facing north.

Curtis, Genevieve & Alexander, House
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Photo No. 2:

6. South elevation, front porch detail, doors. Camera facing west.

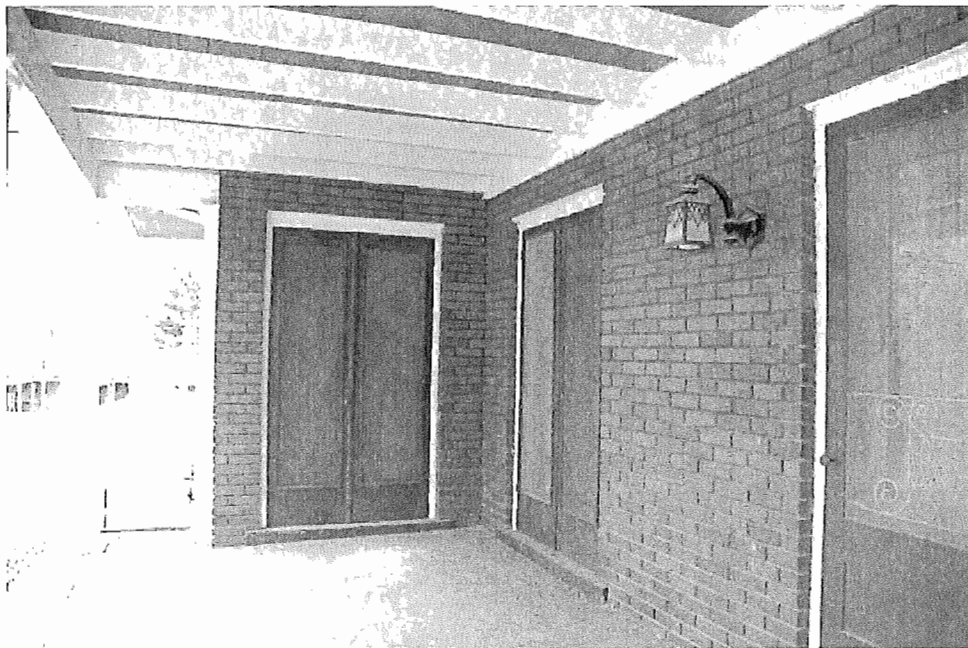


Photo No. 3:

6. South and west elevations of house. Camera facing northeast.

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Photo No. 4:

6. South and east elevations of house. Camera facing northwest.

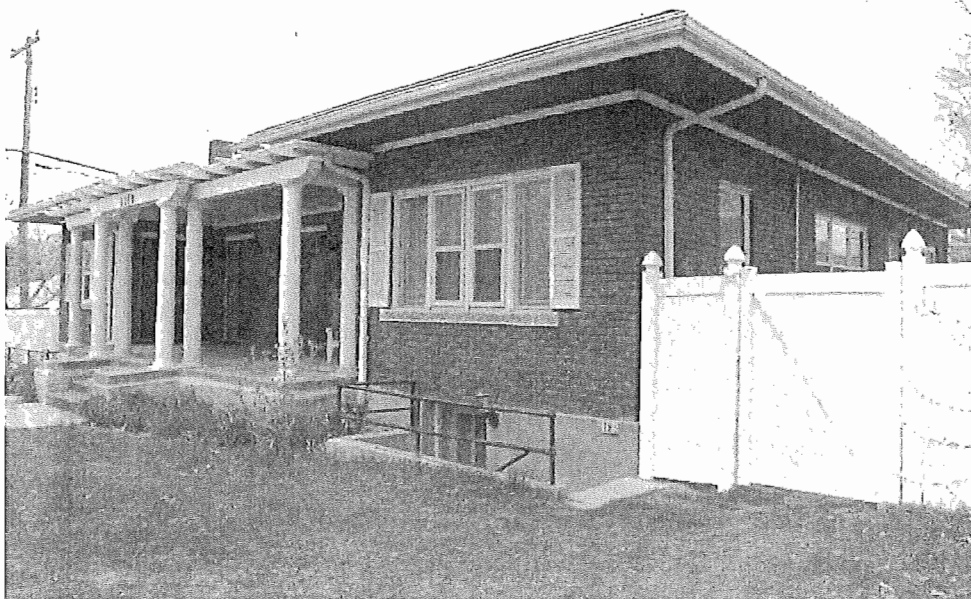


Photo No. 5:

6. North and west elevations of house. Camera facing southeast.

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Photo No. 6:
6. North and east elevations of house. Camera facing southwest.



Photo No. 7:
6. East elevation of house. Camera facing west.

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Photo No. 8:

6. South and east elevations of 1921 garage. Camera facing northwest.



Photo No. 9:

6. West and south elevations of 1941 garage. Camera facing northeast.

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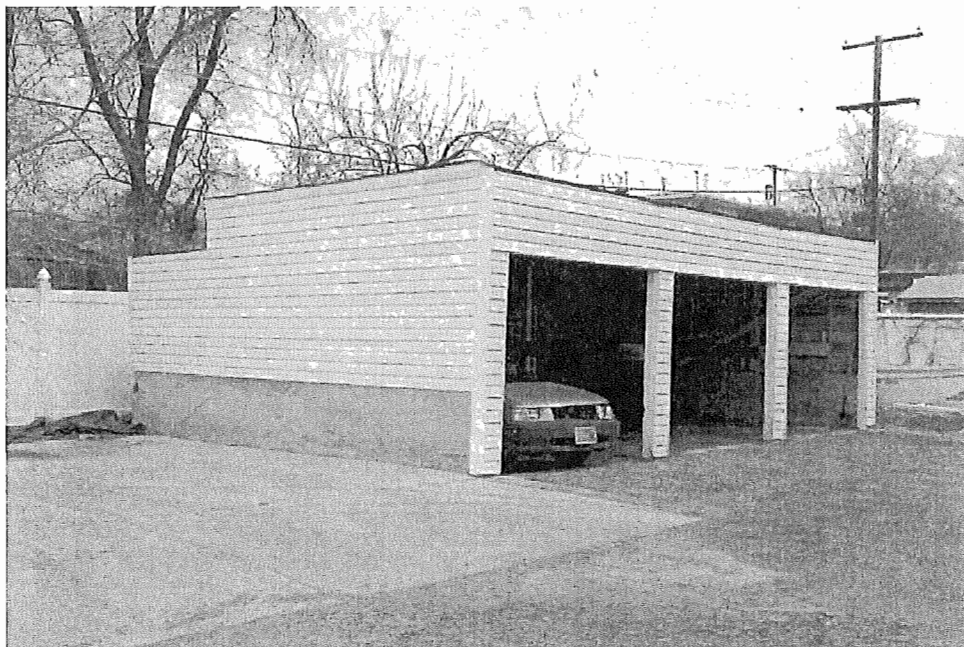


Photo No. 10:
6. Interior, living room. Camera facing east.



Photo No. 11:
6. Interior, living room, fireplace detail. Camera facing northeast.

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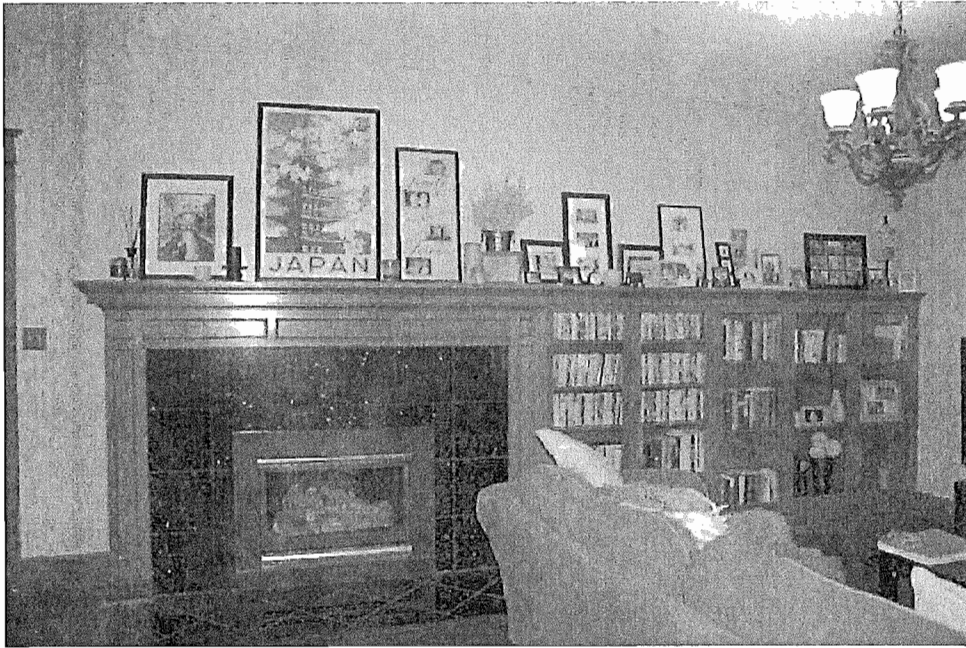
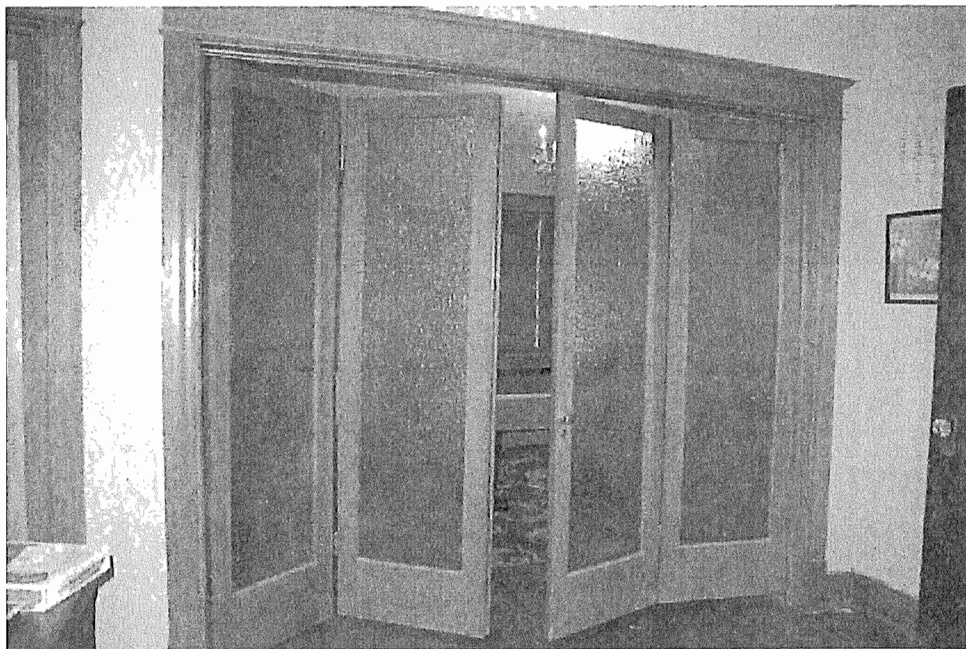


Photo No. 12:

6. Interior, doors to dining room. Camera facing northwest.



Property Owner:

(Complete this item at the request of the SHPO or FPO.)

Curtis, Genevieve & Alexander, House
Name of Property

Salt Lake County, Utah
County and State

name Kristen Rogers-Iversen & Edwin Iversen
street & number 3562 E. Eastcliff Drive telephone 801-274-3868
city or town Salt Lake City state Utah zip code 84124

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.