



Communication to Historic Landmark Commission

Community & Economic Development
Office of the Director

To: Historic Landmark Commission Members

From: Joel Paterson, Planning Manager

Date: January 25, 2012

Re: National Register Of Historic Places Nomination: Booth-Parsons House,
1884 South 900 East

Attached please find the National Register nomination for the Booth-Parsons House located at 1884 South 900 East.

The Nation 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 of State History will review the National Register nomination during their February 5, 2012 meeting. Commission Members should focus their review and comments on whether a reasonable case has been made for the significance of the neighborhood and forward a recommendation to the Board of State History on the nomination.

Attachments:

A. National Register Nomination



State of Utah

GARY R. HERBERT
Governor

GREG BELL
Lieutenant Governor

Department of Community and Culture

JULIE FISHER
Executive Director

State History

WILSON G. MARTIN
Acting Director

January 5, 2012

JANICE LEW
SALT LAKE CITY CLG
PO BOX 145480
SALT LAKE CITY, UT 84114-5480

Dear Janice:

We are pleased to inform you that the historic properties listed below will be considered by the State Historic Preservation Review Board for nomination to the National Register of Historic Places:

BOOTH-PARSONS HOUSE, 1884 S 900 E., SALT LAKE CITY
BELVEDERE APARTMENTS, 29 S. STATE ST., SALT LAKE CITY

The National Register of Historic Places is the federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Listing of a property provides recognition of its historic significance and assures protective review of federal projects that might adversely affect the character of the historic property. If the property is listed in the National Register, tax credits for rehabilitation and other beneficial provisions may apply.

Listing in the National Register does not place limitations on the property by the federal or state government. Public visitation rights are not required of owners. The government will not attach restrictive covenants to the property or seek to acquire them.

One of your responsibilities as a Certified Local Government (CLG) is to review pending National Register nominations of properties within your community. This is required, in part, to detect any errors in fact, but also to provide local insight or knowledge concerning the property. Please have your historic preservation commission review the enclosed draft nomination and return the enclosed review form with the appropriate signatures. We would appreciate hearing back from you prior to the board meeting.

You are invited to attend the State Historic Preservation Review Board meeting at which the nomination will be considered. The Board will meet on Thursday, February 16, at 1:00 p.m. in the Board Room of the historic Denver and Rio Grande Depot located at 300 South Rio Grande (440 West), Salt Lake City. Should you have any questions about this nomination before the meeting, please contact Cory Jensen of the Historic Preservation Office at 801/533-3559 or at coryjensen@utah.gov.

Sincerely,

[Handwritten signature of Wilson G. Martin]

Wilson G. Martin
State Historic Preservation Officer

P.S. Thanks
Janice
W.



UTAH STATE HISTORICAL SOCIETY
ANTIQUITIES
HISTORIC PRESERVATION
RESEARCH CENTER & COLLECTIONS

Enclosure

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 Booth-Parsons House
other names/site number Booth, Hiram & Lillian, House; Parsons, Edwin & Lyle, House

2. Location

street & number 1884 S. 900 East 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 _____
Utah Division of State History / Historic Preservation Office
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
2	buildings
	district
	site
	structure
	object
2	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

Current Functions
(Enter categories from instructions.)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS:

Bungalow/Craftsman

Materials
(Enter categories from instructions.)

foundation: STONE

walls: STONE, BRICK, STUCCO

roof: ASPHALT SHINGLE

other:

Booth-Parsons House

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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 Booth-Parsons House, built in 1912, is a one-story brick and sandstone bungalow located at 1884 S. 900 East in Salt Lake City. The house has all the architectural characteristics of a typical Arts & Crafts-style bungalow with some Prairie School elements, but is unusually large and well-appointed. The house was designed by Salt Lake City architect Raymond J. Ashton. Three distinct materials were used on the exterior: sandstone, brick, and stucco. The interior is exceptionally well-preserved and features an elegant living room/dining room on the main floor and a basement ballroom. The house is in excellent condition and has only minor modifications outside of the historic period. The 0.17-acre property includes a contributing circa 1915 garage of frame and stucco. The neighborhood is comprised of tract-scale bungalows, with a few scattered Victorian cottages and later infill. The house was recently rehabilitated using state historic preservation tax credits. The Booth-Parsons House has excellent historic integrity and is a contributing resource in its north Sugarhouse neighborhood of Salt Lake City.

Narrative Description

The footprint of the Booth-Parsons House is approximately 30 by 72 feet, which includes the full-width porch on the east elevation (façade) and three separate enclosed porches on the west elevation (rear). The original portion of the house is built on a rock-faced coursed ashlar raised foundation of red sandstone with protruding bead mortar joints. The coursed ashlar sandstone also forms the porch piers and rail wall. The rail wall is curved at the base of the porch where it flanks the concrete steps.¹ Polish-finished red sandstone is used for the rail wall coping, the main floor window sills, and a stringcourse at the lintel level of the main floor windows. The main roof is a simple gable with the ridgeline parallel to 900 East. The eaves are wide and the east slope extends over the front porch. The façade features a central dormer with an intersecting low-slope gable roof. Another intersecting gable is located over the enclosed porches on the west (rear) elevation. The roof was recently re-shingled with dark brown asphalt shingles (2010). New galvanized steel gutters were installed on the façade and rear of the house, and new galvanized steel downspouts were installed on the rear of the house. All gutters and downspouts were painted dark brown to match the original color of the original woodwork.

The walls of the original portion of the house are red brick masonry. A high-quality face brick was used on all four elevations of the house. The south elevation features a slightly curved bay with rock-face brick at the angles. The brick is laid in a running bond with raked horizontal mortar joints and flushed vertical mortar joints.³ There are four corbelled courses at the water table line. The brick extends to the lintels of the windows and the sandstone stringcourse. Above this level, the gable trim on the south and north elevations is pebble-dash stucco painted tan. The two brick chimneys (northeast and southwest corners) are brick covered in stucco. The chimneys were repaired and the stucco painted during the recent rehabilitation. The stucco also covers the surface of the dormer. The east elevation of the dormer features louvered wood vents. The eaves on both the main roof and dormer have exposed rafters. The original gables (main, dormer, south bay) feature exposed tri-notched purlins.⁴ The rear gable is supported on brackets. The rear gable trim is stucco and the vent has louvers similar to the dormer. All the woodwork on the house was repaired and repainted dark brown during the rehabilitation.

¹ Repairs were made to this area in 2011. There were some repairs to the foundation in the 1970s, according to a Salt Lake City building permit card dated February 26, 1976.

³ The contrasting mortar joints are typical of Prairie-school influenced bungalows of the period. The horizontal elements of the stringcourse and water table are also Prairie School influenced.

⁴ The notched purlin was an element of the California-style bungalow, which was popular in Utah in the early 1910s.

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The façade porch is symmetrical with centered front steps. The front door is slightly off-center and flanked by trios of casement windows. The front door is the original bungalow door with lights in the upper half. The screen door is also original. The façade windows are narrow wood sash windows with divided lights along the edges. The north and south ends of the porch feature stucco-covered arches resting on brick impost blocks. There is also a layer of stucco above the lintel line under the porch roof. The original wood deck and beaded ceiling are extant.

The south elevation faces Westminster Avenue. The curved bay is near the center of the elevation and features five casement windows similar to the façade. To the east, two narrow windows flank a similar horizontal window. The west window is double-hung with a divided upper light. The gable trim of the south elevation has a pair of divided-light windows divided by a mullion with wood lintels and sills. There are five basement windows set into the raised foundation of the south elevation. Each wood sash basement window is divided into three lights. Some of the windows retain their original screens. The north elevation has similar gable and basement windows. On the main level, the east half features a slightly projecting chimneystack flanked by two colored and leaded-glass horizontal windows. The west half of the north elevation features two pairs of narrow double-hung windows and one single double-hung window. The windows were repaired and the sash repainted during the recent rehabilitation.

The original configuration of the west (rear) elevation is unknown, but the extension of the roof across the west elevation is original, and probably some type of covered porch. The original five-panel back door with transom is located in the center of the west brick wall. Sometime before the 1930s, the porches were enclosed at the northwest and southwest corners. The glazing of the porches consists of pairs of nine-light casement windows. Both of the glazed porches are sheathed in shiplap siding, but the northwest porch was originally drop-novelty siding and is older or possibly original. The porch windows have flat wood surrounds. One south-facing window is visible only on the interior. By the 1930s, the original back door and porch was enclosed with screens.⁵ In the late 1960s, the two glazed porches were remodeled and placed on a cinderblock foundation with storage space underneath both porches.⁶ The center porch was made into a mudroom. The current back door faces south with a shallow stoop. There is a sandstone block visible where the corner of the original center porch was located. The recent rehabilitation included painting the siding and cinder block to match the original dark brown color of the original wood work.

In the interior, the Booth-Parsons House has 1,548 square feet of space on the main floor and slightly less in the full basement. The attic space is not finished.⁷ The front third of the house is completely open. The space is divided into a living room on the south and an inglenook on the north. The inglenook features brick mantel and hearth. There is a long wood shelf above the mantel spanning the entire north wall. The fireplace is flanked by two leaded-glass windows with a curved motif in yellow and green. There is a built-in bench on the east wall. The west wall has a matching shelf-rail, but no bench.⁸ The living room space flows into the dining room located in the south-central bay. The living room and dining room are separated by a pair of built-ins. The north built-in is a bookcase and the south built-in is a combination bookcase-secretary. Both pieces feature stained-glass doors with a geometric motif in yellow and green colors to match the windows.⁹ The L-shaped space created by the inglenook, living room and dining room is visually tied by the box beams. All the woodwork in the space is stained a dark brown.

The floor throughout the living room/dining room space is a hardwood diagonal parquet with a wide inlay border. The border features a red inlay Greek key (or fret) pattern encasing a stylized floral parquet. The dining room features a

⁵ This configuration was drawn on a 1936 tax assessor's card. The card noted that the porches had no foundations. The full-width porch is shown on the footprint of a 1916 sewer permit card, but the card does not indicate whether the porch was open or enclosed.

⁶ There is some older drop-novelty siding visible in the storage area. Siding was the original material under the porches before the current cinder block.

⁷ The center of the attic is high enough for head room, but was never finished. The original attic trusses, which have an impressive span, were sagging in some places. The current owners had additional bracing installed on the existing truss work in 2010.

⁸ The second owners kept a piano in this space and called the inglenook "The Little Music Room."

⁹ The design of the leaded-glass built-in was influenced by the Prairie School while the curving design of the inglenook windows appears to be a Victorian holdover into Arts & Crafts era.

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three-quarter height wainscot with faux leather panels, which appear to be original. During the recent rehabilitation, the new historically compatible wallpaper was added to the living room and dining room areas. The light fixtures in the living room and inglenook are original. The dining room chandelier was removed circa 1967. The non-historic fixture was recently replaced with an antique replica to match the original fixtures. The heat register grills are original. The parquet floor was refinished circa 2009. During the recent rehabilitation, the current owners polished the woodwork, cleaned the fireplace brick, cleaned the wainscot panels, and replaced missing globe light shades in the dining room box beams.

The kitchen is located just west of the dining room. The original 1912 cabinetry includes a cool-storage cupboard that vents to the exterior.¹⁰ The original grills of the cooler are still visible on the south elevation. The upper cabinetry is original, but the lower cabinets and sink were replaced with white enamel-covered metal in the 1950s. The counter was replaced circa 1975. The linoleum is circa 1980.¹¹ An original exterior door opening (with blocked transom) on the west kitchen wall leads to the southwest glazed porch.¹² The interior of the porch, known as the breakfast nook, was refinished in the 1960s with a lower ceiling, heavy wood-panel wainscoting, wallpaper and a Western-themed light fixture.

On the north side of the house are two bedrooms, hall, and a bathroom. The bedrooms feature hardwood floors with an inlay border, similar but less elaborate than the living room. Both bedrooms have large closets with mirrored doors. A picture rail ties the doors and windows together. All the woodwork is stained dark brown. The bedrooms feature original heat register and return grills, and the east bedroom features original light fixtures. The bathroom is located between the bedrooms. The five-panel door and cabinet in the bathroom are original, as is the hexagonal tile flooring; however, the fixtures and finishes were replaced (circa 1940s to 1990s). The hall is wedge-shaped and features a corner built-in linen cupboard with a laundry chute in the base. The linoleum and wallpaper in the hall date from the 1960s or 1970s.

The hall leads to the stairwell. The balustrade has square posts and rails. The original exterior door has five-panels and a transom. The door leads to a mudroom that has a variety of finishes (e.g original brick, drop-novelty siding, bead board, 1960s paneling).¹³ The sleeping porch at the northwest corner of the house is accessed from French doors in the west bedroom. The sleeping porch was finished with paneling and wallpaper in the 1960s. A storage space was created from the upper portion of the mudroom and is accessible from the former exterior window on the south wall. The basement is partially finished. There is an unfinished cold-storage room under the porch. The front third of the basement was originally a ballroom with one central support post and benches built along the walls. In the late 1960s, the benches were removed and the room was divided with a bookcase on the east half. At the same time a closet was built in the corner.¹⁴ On the south side of the basement, between the ballroom and the stairwell, is a finished room. The south wall of this room is curved. The room is finished with painted walls and a painted concrete floor. The current owners call the room the ironing room because of the built-in cupboard, but the room may have been used as a reception space when the ballroom was in use (circa 1912-1922). The north side of the basement is a large unfinished laundry/mechanical room with a toilet and shower (circa 2005).¹⁵ The original deep-basin cast-iron sink is located on the west wall. The former coal room in the northwest corner of the basement is now a storage room.

¹⁰ The cupboard is known as a "California cooler" and is not a common feature of Utah bungalows. The shelves have holes to vent the entire cupboard.

¹¹ The current owners plan to renovate the kitchen and replace the 1950s cabinets with wood to match the original cabinets and add a dishwasher in the future. The 1950s "Beauty Queen" cabinets are in good condition and may be moved to the basement utility room.

¹² One five-panel door missing from the kitchen was reinstalled in the basement. The current owners plan to remove the fake beams, paneling, wallpaper, and light fixture in the future. The proposed new finishes and fixtures will be more compatible with the original portions of the house.

¹³ The owners plan to refinish the floors and walls of the hall with historically compatible materials in the future. The finishes in the sleeping porch may be replaced later.

¹⁴ The owners plan to restore this room by removing the bookcase, fluorescent light fixtures, carpeting, and restoring the hardwood floor.

¹⁵ The toilet was installed in the basement in the 1950s, but replaced when the shower was installed.

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The Booth-Parsons House sits on a 0.17-acre parcel at the corner of 900 East and Westminster Avenue. The neighboring parcel to the north was part of the original parcel when the house was built in 1912. The property was divided and sold in 1963 when the neighboring four-unit apartment building was constructed. The front yard of the Booth-Parsons House is landscaped with large boulders, shrubs, and a mature evergreen tree. Two sidewalks lead from the front porch to the public sidewalks along 900 East and Westminster Avenue. There is a raised flowerbed along the south side of the south, which is separated from the sidewalk by concrete blocks. The north side yard is divided between lawn near the house and a vegetable garden along the north property line. The side yard is fenced with chain link. There is a concrete pad in the northwest corner of the yard. There is a concrete driveway west of the house. A one-car contributing garage, built circa 1915, is located just behind the house. The garage has a hipped roof, which has been recently re-shingled to match the house (2010). The frame garage is sheathed with a combination of drop-novelty siding and pebble-dash stucco.¹⁶ There was a lean-to carport attached between the house and garage (circa 1950s) that was removed at an unknown date.

The Booth-Parsons House was designed by Salt Lake City architect Raymond J. Ashton and built by his father's contracting firm, Ashton Brothers. The house is distinctive among its neighboring tract bungalow for its size and elegance. In particular, the interior of the house is an exceptionally well-preserved example of an upscale Arts & Crafts bungalow. The Booth-Parsons House contributes to the historic character of its Salt Lake City neighborhood.

¹⁶ The texture of the stucco does not match the house and was probably built by a different contractor. No garage was listed on the original building permit in 1912.

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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.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1912

Significant Dates

1912

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Raymond J. Ashton, architect
Ashton Brothers, builders

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.

Period of Significance (justification)

The period of significance includes the construction of the house and the development of the surrounding neighborhood. It also spans the occupation of the house by Hiram & Lillian Booth and Edwin & Lyle Parsons.

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 Booth-Parsons House, built in 1912, is a one-story craftsman bungalow located at 1884 S. 900 East in Salt Lake City. The house is significant under Criterion C in the area of Architecture as an exceptionally well-preserved example of an upscale Arts & Crafts bungalow designed by a prominent Salt Lake architect. The period of significance is the construction date of the house, 1912. Under Criterion C, the Booth-Parsons House exhibits exceptional artistic values as expressed by the architect, Raymond J. Ashton. The house was built with three distinct materials: red sandstone, face brick, and pebble-dash stucco. The stylistic elements were drawn from the most popular trends in domestic architecture in the 1910s: Arts & Crafts, Prairie School, and California bungalow. As an upscale synthesis of several architecturally styles, the building is a landmark example of an architect-designed residence in a modest Salt Lake neighborhood of mostly bungalow-era tract housing. The interior public spaces of the house represent the height of craftsman refinement: decorative stained glass, contrasting box beams, an elaborate parquet floor, and an inglenook. The Booth-Parsons House was designed for the Hiram and Lillian Booth family. Hiram Booth was a prominent local attorney who built the house for entertaining in his semi-retirement years. The Parsons family purchased the home in 1922 and meticulously maintained the original architectural features. The Booth-Parsons House has had minimal modifications since its original construction in 1912 and contributes to the historic character of its Salt Lake City neighborhood.

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

The Architecture and Architect of the Booth-Parsons House

The Booth-Parsons House, built in 1912, is an exceptional example of an early architect-designed bungalow in Salt Lake City. The bungalow was the most popular dwelling type for single-family homes in Utah in the years before World War I. Typical bungalows were one-story, ground-hugging houses with rectangular plans.¹⁷ The Booth-Parsons House resembles the popular Arts & Crafts influenced bungalow with a broad gable roof that projects over the full-width front porch. The house exhibits many elements of the Arts & Crafts movements such as a variety of surface materials, exposed framing members, and leaded-glass windows. However, the Booth-Parsons House also has elements of other popular architectural styles, and in that regard differs from most Utah bungalows, which were built by "local contractors following ideas contained in popular pattern books and home-improvement magazines."¹⁸

For example, the architect incorporated elements of the Prairie School movement, including raked mortar to emphasize the horizontal mortar joints and geometric patterns in the interior leaded-glass built-ins. In addition, the heavy notched purlins appear to be influenced by the California bungalow movement popularized by the architectural firm of Greene & Greene in the early 1910s. But what really distinguishes the Booth-Parsons House from the hundreds of bungalows built in Salt Lake City in the first two decades of the twentieth century is the attention to the details of design and material, particularly in the living room/inglenook/dining room area. This attention to detail was likely strongly influenced by the prominence of the owners, Hiram and Lillian Booth. What is also remarkable about the house is the state of preservation of these rooms, meticulously cared for by Edwin and Lillian Parsons and other subsequent owners.

The architect of the house was Raymond Joy Ashton, who was born in Salt Lake City on January 23, 1887, to Edward T. and Effie Morris Ashton. Raymond Ashton began his career at the age of ten, serving as a water boy for the bricklayers on his father's construction sites, and later learned the trade of bricklaying. Raymond J. Ashton attended the University of Utah for two years, leaving to work as a draftsman for the Chief Engineer of the Union Pacific Railroad. After a few years of work, he returned to the University and graduated in 1909 with a degree in Engineering. Raymond Ashton had an opportunity to travel in Europe after his marriage to Winnie Richards in 1913. He furthered his studies at the Ecole

¹⁷ Thomas Carter and Peter Goss, *Utah's Historic Architecture: A Guide, 1847-1940*, (Salt Lake City, Utah: University of Utah Press, 1988): 54.

¹⁸ *Ibid.*

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des Beaux Arts. In 1915, the couple moved to Chicago where Ashton worked as a draftsman. During World War I, Ashton found steady employment in the engineering office of the Armour Packing Company, eventually being promoted to Plant Designer. On returning to Salt Lake City, Ashton found employment with the architectural firm of Young & Hansen. Between 1918 and 1921, he partnered with Francis D. Rutherford to form Rutherford & Ashton. He then entered into partnership with Raymond L. Evans. For more than four decades, the firm of Ashton & Evans (later Ashton, Evans, Brazier, & Associates) amassed an impressive record designing some of the most important institutional buildings in Utah. In 1930, Ashton was elected president of the Utah chapter of the American Institute of Architects (AIA) and became a member of the AIA's national Board of Directors. Between 1943 and 1945, Raymond J. Ashton was the first and only Utah architect to serve as the president of the AIA. He was later elected chairman of the AIA Jury of Fellows. In 1946, he received the following citation from the AIA:

Your courageous belief that the profession has an obligation far transcending its material interests has encouraged your associates to work diligently and effectively toward the goal you set for them, and your inherent modesty and outstanding ability to utilize the talents of your fellows has made your administration outstanding in its accomplishments. For this, your associates of the board of directors and the members of the Institute are deeply grateful.”¹⁹

The Booth-Parsons House represents the early professional career of Raymond J. Ashton. After the completion of the Booth-Parsons House, Raymond Ashton designed a number of Prairie School-style residences while working with his brother, Edward M. Ashton, a real estate developer. An important example is the home of LDS Church president, George Albert Smith, built in 1913 at 1302 E. Yale Avenue in Salt Lake City. The Smith house was listed on the National Register in 1993.²⁰ During Raymond Ashton's, early career, he was also associated with the Ashton Brothers Company, the builders of the Booth-Parsons House. Ashton Brothers was established by Raymond Ashton's father, Edward T. Ashton (1855-1923), and Edward's younger brother, George S. Ashton (1870-1949). The firm was established in 1890 and built a number of LDS Church meetinghouses. Edward T. Ashton specialized in constructing electric power plants. George S. Ashton was an officer in the Utah Granite Company, which furnished granite for the Utah State Capitol building among other buildings. The Booth-Parsons House is significant in the area of Architecture for its association with the Ashton family of developers and contractors, and particularly as an example of the early work of architect, Raymond J. Ashton.

Developmental history/additional historic context information (if appropriate)

History of the Booth-Parsons House

The Booth-Parsons House is located in a residential neighborhood of Salt Lake City a few blocks north of the Sugarhouse business district.²¹ The neighborhood is 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.²² There were a few scattered homesteads built within the survey in the mid-nineteenth century, but most of the land was agricultural. The area remained semi-rural until 1888, the year Salt Lake City passed an ordinance allowing subdivision development, and within two decades the area was developed extensively and absorbed into the city. Numerous developers, anticipating the tremendous urban growth, purchased extensive properties within the five-acre plats, and filed subdivision plats with

¹⁹ *Salt Lake Tribune*, November 10, 1946.

²⁰ Raymond Ashton designed a Prairie School residence for his brother, Edward M. Ashton, at 1352 Yale Avenue (demolished 2005). Several of Ashton's school and library buildings are listed on the National Register. His most important commission was for the Utah State Prison in Draper, Utah.

²¹ The name Sugarhouse is often seen with the variant spelling Sugar House, but appears as a single word in most historic records.

²² 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 City of Zion plat provided for a residential core surrounded by farmland. The Big Field Survey was designated as agricultural plots when it was surveyed in 1848. The layout of the Big Field Survey is evident in the major thoroughfares through the area, including 900 East, which was one of the original dividing streets.

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the city.²³ Developers encouraged the extension of electric streetcar lines into the Sugar House residential areas. By 1891, a streetcar line down 900 East connected residents of Sugarhouse to downtown Salt Lake. 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. Throughout the five-acre plat 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. In many neighborhoods, development took place over an extended period resulting in a mix of house types and styles.

The Booth-Parsons House is situated at the east end of Lot 17, Block 2, of the Five Acre Survey Plat A. The land was originally occupied by the farming family of John Mills Woolley (1822-1864) and Maria Lucy Dewey Woolley (1823-1911). The Woolley heirs sold the property in 1884 for \$500 to James R. Smith (1844-1922), who owned a flour mill in the Sugarhouse area. James R. and Elizabeth Ross Smith (1845-1914) held the property until March 1890 when they sold to real estate developers, Henry Sahler and Alvin F. Rohrer.²⁴ Between 1890 and 1912, the property changed hands four times before it was sold by Nathaniel H. and Laura H. Stone to the Ashton-Jenkins Company in April 1912.²⁵ The Ashton-Jenkins Company was one of the most prolific real estate companies in Utah in the early twentieth century. The firm was organized by Salt Lake City natives Edward Morris Ashton (1879-1963) and Edward Elmer Jenkins (1873-1944).

On April 30, 1912, Ashton-Jenkins sold the east end of Lot 17, Block 2, to Hiram E. Booth. At its peak, the Ashton-Jenkins Company was offered a full range of services including real estate, mortgages, and home builders. The Ashton-Jenkins Company is best known for developing high-end subdivisions on Salt Lake east bench in the 1910s and 1920s.²⁶ The remaining portion of Lot 17, Block 2, was not platted as a subdivision. Westminster Avenue did not exist at the time that the Booth-Parsons House was built. The company later surveyed the street and divided the west portion of the block for a tract of modest bungalows. As one of the few architect-designed residences in the neighborhood, the Booth-Parsons House is a landmark.

Hiram E. Booth obtained a building permit on June 10, 1912, for a "one-story brick dwelling" of six rooms to be built at an estimated cost of \$5,500. The architect was Raymond J. Ashton (1887-1973), Edward M. Ashton's younger brother. The builder was listed as Ashton Brothers Company, a contracting firm owned by Raymond and Edward's father, Edward Treharne Ashton (1855-1923), and their uncle, George Savage Ashton (1870-1949). The house was probably completed in late 1912 or early 1913.²⁷

Hiram Evans Booth was born on a farm near Postville, Iowa, on October 25, 1860. Hiram E. Booth studied law and was admitted to the Iowa bar in 1885. He married Carrie M. Robinson in 1886. She died in 1887 one month after the birth of their daughter, Viola Katherine Booth. In 1888, Hiram moved to Salt Lake City, but returned to Iowa on May 29, 1889, to marry Lillian B. Redhead. Lillian Belle Redhead was born in Postville, Iowa, in July 1869. By 1889, the Booth family was living in Salt Lake City and Hiram E. Booth had been admitted to the Utah bar. The family lived in several different areas of the city before settling into a duplex co-owned and occupied by Hiram's brother, William B. Booth (1857-

²³ Between 1889 and 1927, twenty-five subdivisions were platted in the Sugarhouse area.

²⁴ Henry Sahler (1864-?) and Alvin F. Rohrer (?-1965) were single men at the time. They appear to have lived in Chicago, but had an office in Salt Lake City in the 1890s.

²⁵ The property passed from Sahler & Rohrer to Thomas J. Green in December 1890. The Utah Title Insurance and Trust Company owned the property between 1895 and 1899 when it was sold to Carl Prescott. Prescott sold to Nathaniel H. Stone (1852-?) and Laura H. Stone (1853-?), who lived in Massachusetts. Very little information is available on the above individuals and they appear to be out-of-state developers.

²⁶ The "Yalecrest Historic District," listed on the National Register in 2007 (NRIS #07001168), is one example.

²⁷ Salt Lake City building permit #4662 gives the estimated address as 1870 S. 900 East. The tax card uses 1911 as the construction date. The address first appears in the city directories in 1913.

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1941).²⁸ Hiram and Lillian had two daughters, Uinta, born in 1890, and Irma, born in 1897.²⁹ The Booth family lived in the duplex until 1912 when they built the house on 900 East.

Hiram E. Booth formed a partnership with John G. Gray and Eddy O. Lee in 1892. The law firm of Booth, Gray & Lee expanded through the years and was known as Booth, Lee, Badger, & Rich in the early 1920s. In 1893 Hiram E. Booth was elected to the last territorial legislature. After Utah was granted statehood in 1896, he was elected to serve in the first Utah state senate. He was appointed United States Attorney by President Theodore Roosevelt in 1906 and served in that capacity until his resignation in 1914. While serving as U.S. attorney, Hiram E. Booth successfully argued several high profile cases, most notably cases “in which the Government has sought to protect its lands and to force corporations to operate in accordance with the laws of the United States.”³⁰ Hiram E. Booth gave testimony during the four-year battle over whether LDS Church Apostle Reed Smoot should be allowed to retain his seat in the United States Senate.³¹ As a non-Mormon, who had lived in Salt Lake City for fourteen years, he was asked for his insights into the Mormon church’s involvement in politics. During his time in Salt Lake City, Hiram Booth established the *Intermountain Republican* newspaper, which was later incorporated with the *Salt Lake Herald*. Hiram E. Booth served as the state Judge Advocate General from 1909 to 1917.

Hiram and Lillian Booth lived at 1884 S. 900 East for ten years between 1912 and 1922. The household had six members listed on the 1920 census enumeration: Hiram, Lillian, Viola, Uinta, Irma and Irma’s husband, Robert Mitchell.³² On May 24, 1922, Hiram and Lillian Booth sold the house to Eliza B. Parsons for \$10,000. It appears that most of the Booth family moved to the Los Angeles area around that time. Irma and Robert Mitchell, and Uinta and her husband, Chester E. Bowers, were all living in Los Angeles at the time of the 1930 census.³³ Hiram E. Booth continued to practice law in California, specializing in real estate and probate. Judge Hiram E. Booth died in Los Angeles on July 9, 1940. Several obituaries appeared in Salt Lake City newspapers where he was remembered as a “tireless worker and a valiant fighter” during a period of adjustment for the Republican party in Utah.³⁴ One biographical reference described Hiram E. Booth in the following glowing terms:

He has ever given the most thoughtful and earnest consideration to the vital questions affecting the welfare of the country and when a member of the state senate, his aid and influence were always on the side of those measures which he believed would safeguard the interest of the commonwealth and promote its progress and upbuilding. His public service has ever been characterized by marked fidelity to duty, while in the practice of law his devotion to his clients’ interests has become proverbial.³⁵

In contrast, the contributions of Edwin and Eliza Parsons were less note-worthy, but as longtime residents of the neighborhood, they made a greater impact. Eliza “Lyle” Binder Ball Parsons was born on May 25, 1885, in Salt Lake City. Lyle married Edwin A. Parsons on September 21, 1905. Edwin Arthur Parsons was born in Marriottsville, Utah,

²⁸ William Barton Booth was a mine operator. William’s family lived at 130 N. West Temple. Hiram’s family lived in 128 N. West Temple. The duplex was demolished in the 1960s.

²⁹ At the occasion of Uinta’s birth, an article in the *Postville Review* dated September 20, 1890, mistakenly announced that “Mrs. Booth, nee Lillian Redhead, has presented her husband with a young gent, out in the Mormon city of Salt Lake.”

³⁰ *Notables of the West*, Vol. II, (New York: International News Service, 1915): 246.

³¹ United States Senate, *Compilation of Senate election cases from 1789 to 1913*, Washington D.C.: Government Printing Office, 1913: 963. The Reed Smoot House, in Provo, Utah, is a National Historic Landmark (NRIS #75001831)

³² Viola K. Booth was enumerated twice on the 1920 census. She was also enumerated as an inmate of the Utah State Mental Hospital in Provo, Utah. Her death certificate indicates she was an inmate for almost 35 years, from just after her twenty-first birthday to her death in Provo on September 8, 1943. Viola’s appearance on the Salt Lake City census on January 16, 1920, may indicate that she spent holidays with her family.

³³ Hiram and Lillian Booth could not be located on the 1930 census, but other sources place them in Los Angeles. Hiram’s brother William had moved his family to Los Angeles around 1916.

³⁴ *Salt Lake Tribune*, July 13: 1940: 8.

³⁵ Noble Warrum, *Utah Since Statehood, Historical and Biographical*, (Chicago: S. J. Clarke Publishing Company, 1919): 365.

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on July 5, 1876. Edwin and Lyle had three children: Paul, Peggy and Shirley. In the 1910s, Edwin Parsons went into the grocery business with Arthur Frewin (1855-1940) in north Sugarhouse.³⁶

By 1917, Edwin A. Parsons, had acquired his own storefront at the corner of Downington Avenue and 900 East. The family lived in the house just to the south at 1830 S. 900 East.³⁷ According to advertisements in the city directories, the Edwin A. Parsons Grocery and Meat Market sold "Staple and Fancy Groceries, Dry Goods, Notions, Fruits and Produce, Candy and Tobacco."³⁸ Their daughter, Shirley Parsons Novak, remembers that her parents were delighted to move into the "showpiece" home formerly owned by the Booth family and that her mother especially "devoted her life to cleaning and caring for the house."³⁹

Like Lillian Booth, Lyle Parsons entertained frequently, particularly the families of her five sisters living within five miles. The house was only two blocks south of the grocery store which Edwin Parsons operated until his retirement. Edwin Parsons was an avid gardener and maintained a large garden on the open land north of the house. He was the president of the Salt Lake Flower Garden Club and the Utah Gladiola Society. He was also an organizer of the Utah Rose Society. Edwin Parsons served many years as a floral judge for the state and county fairs. Shirley and her sister looked forward to the warm weather when they could move their bedroom furniture onto the sleeping porch where they could "smell the honeysuckle and flowers from her father's gardens."⁴⁰ It was a difficult decision to sell the north half of the property in 1962. The new owners of the lot immediately built a four-unit apartment block. Edwin A. Parsons died on January 31, 1965. Lyle Ball Parsons died on September 9, 1966.

The Parsons heirs sold the house to Ray E. and G. Maria Neilson in October 1967. Ray Edward Neilson (1924-2009) was born in Idaho. He was an accountant and served several years as an executive with Salt Lake County Social Services. His wife was Gunborg Maria Soderberg Neilson (1928-1997), who was born in Visby, Sweden, and immigrated to the United States in 1950. Ray and Maria had six children, three boys and three girls. Because of their relatively large family, the Neilsons made some changes to the house, such as dividing the former ballroom into two bedrooms and reinforcing the enclosed porches. Maria Nielson was an accomplished seamstress and was proficient in the Swedish crafts of weaving, knitting and crocheting. In 2010, the Ray E. Nielson Family Trust sold the house to the current owners, Greg Barrus and Lance Olsen, who rehabilitated the house using state historic preservation tax credits.

9. Major Bibliographical References

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

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³⁶ Arthur Frewin's second wife, Anna Mary Ball Frewin (1873-1972), was Eliza Binder Ball's sister.

³⁷ This house and the storefront are extant, but have been altered and are not currently eligible for the National Register.

³⁸ R.L. Polk Directory, Salt Lake City, Utah, 1920.

³⁹ Shirley Novak Parsons, notes of telephone interview conducted by Lance Olsen, January 2, 2011.

⁴⁰ Ibid.

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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
- 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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.17 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>1/2</u>	<u>444816</u>	<u>4346894</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.)

COM 63.5 FT S FR NE COR LOT 17 BLK 2 5 AC PLAT A BIG FIELD SUR S 60.05 FT W 126 FT N 60.05 FT E 126 FT TO BEG. (Property Tax Number 16-17-330-032)

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are those historically associated with the property since 1962 when the original parcel was subdivided.

11. Form Prepared By

name/title Korral Broschinsky

organization _____ date December 20, 2011

street & number 4874 Taylors Park Drive telephone 801-913-5645

city or town Taylorsville state Utah zip code 84123

e-mail k.broschinsky@att.net

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Additional Documentation

Submit the following items with the completed form:

- **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: Booth-Parsons House
City or Vicinity: Salt Lake City
County: Salt Lake State: Utah
Photographer: Korral Broschinsky
Date Photographed: 2011

Description of Photograph(s) and number:

Booth-Parsons House

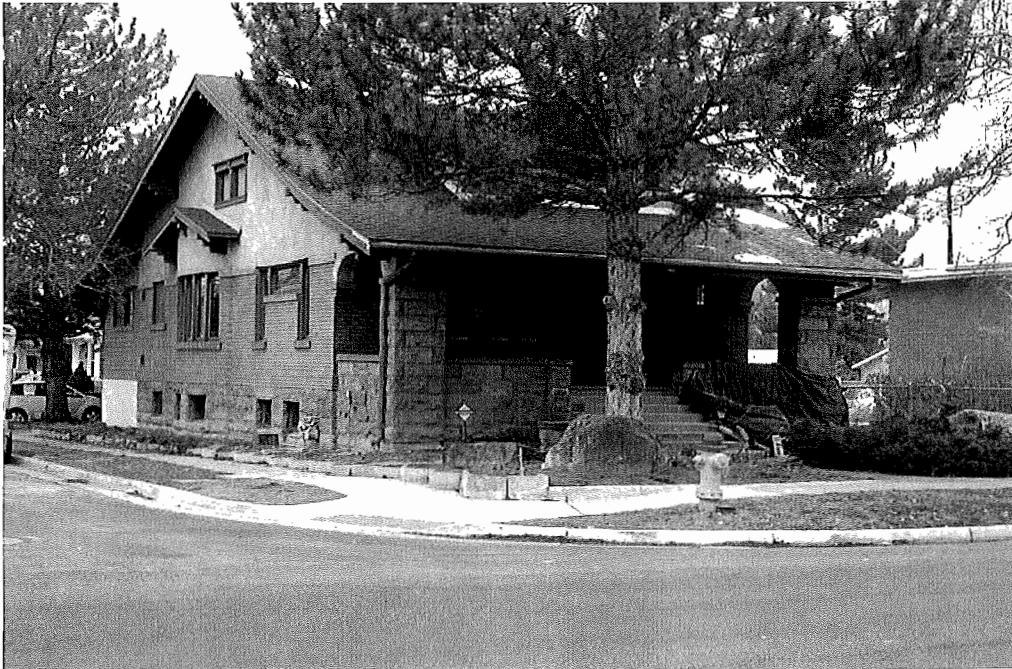
Name of Property

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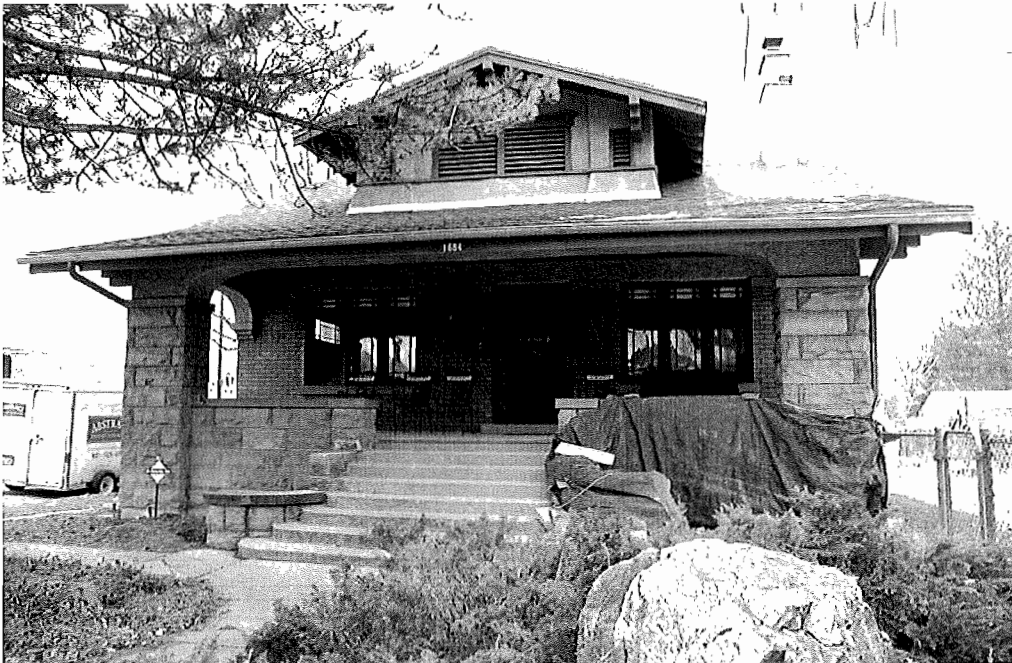
Photograph 1 of 10.

East and south elevations of Booth-Parsons House. Camera facing northwest.



Photograph 2 of 10.

East elevation of Booth-Parsons House. Camera facing west.



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Photograph 3 of 10.
North and east elevation of Booth-Parsons House. Camera facing southwest.



Photograph 4 of 10.
South elevation of Booth-Parsons House. Camera facing north.



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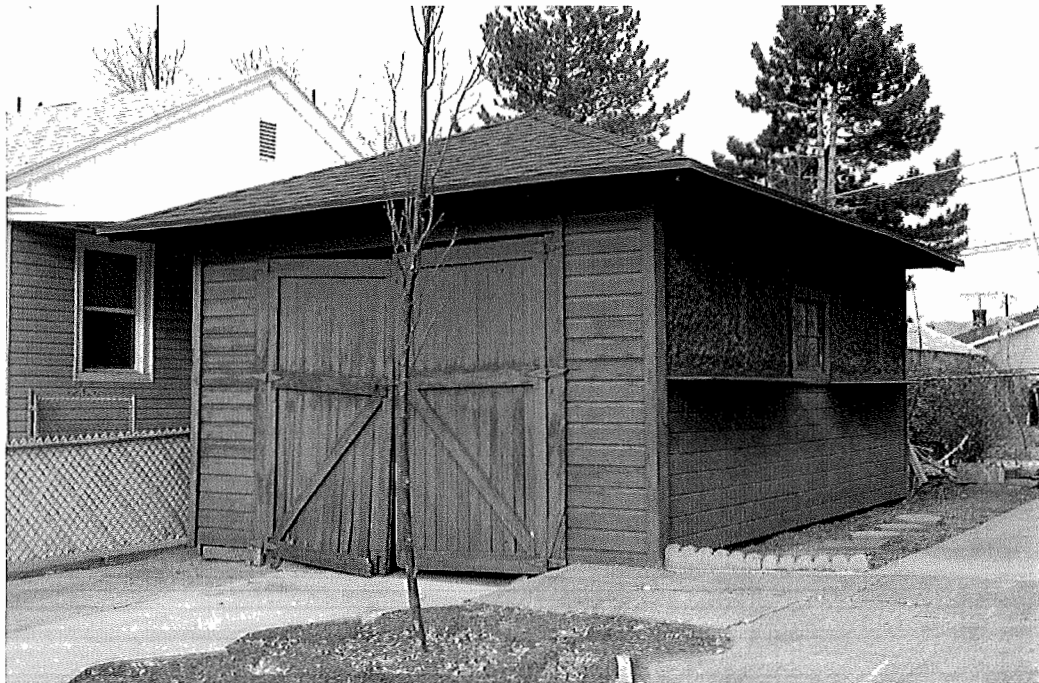
Photograph 5 of 10.

West and south elevations of Booth-Parsons House with garage on left. Camera facing northeast.



Photograph 6 of 10.

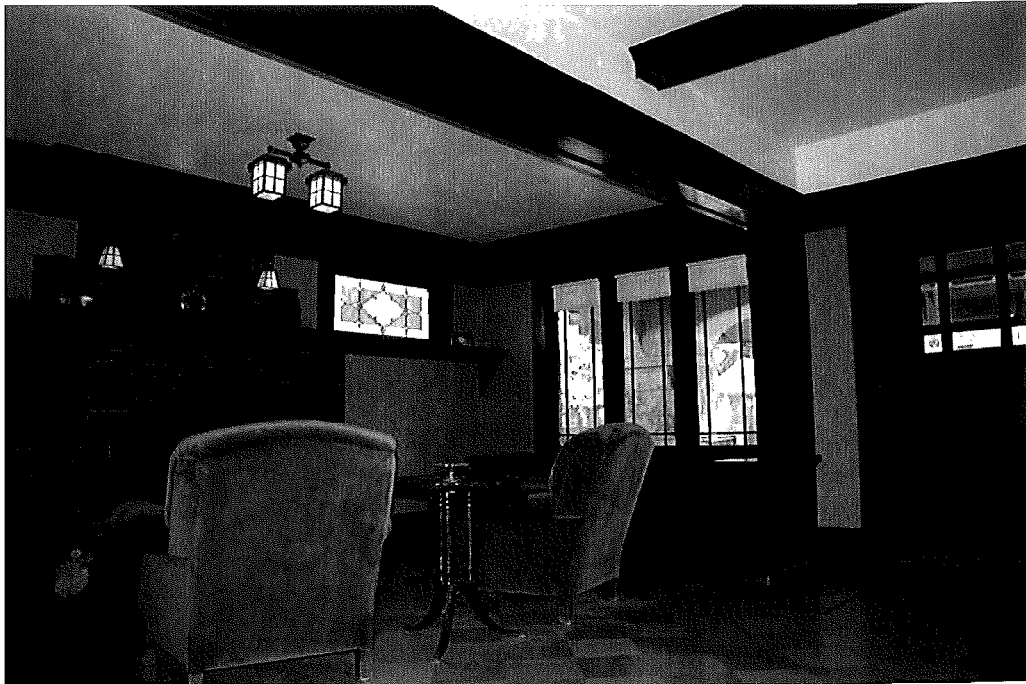
East and south elevations of contributing garage. Camera facing northwest.



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Photograph 7 of 10.
Interior, main floor, living room with fireplace and inglenook. Camera facing northeast



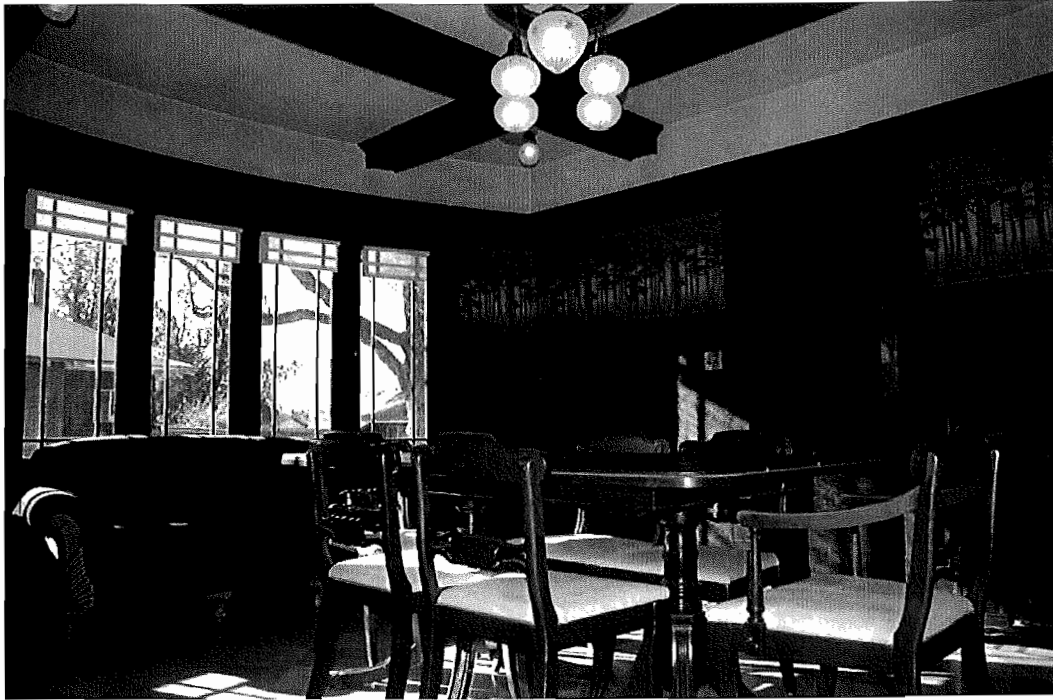
Photograph 8 of 10.
Interior, main floor, living room. Camera facing southeast.



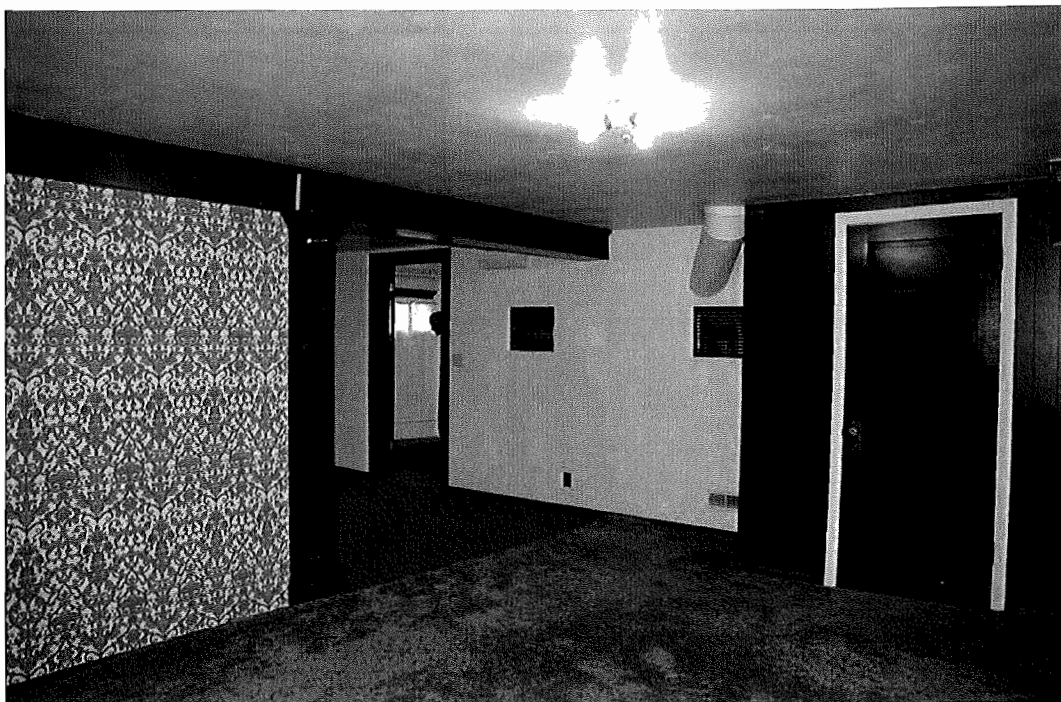
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Photograph 9 of 10.
Interior, main floor, dining room. Camera facing southwest.



Photograph 10 of 10.
Interior, basement, former ballroom area. Camera facing southwest.



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Property Owner:

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

name Lance Olsen & Greg Barrus
street & number 1884 S. 900 East telephone 435-881-9075
city or town Salt Lake City state Utah zip code 84105

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.

