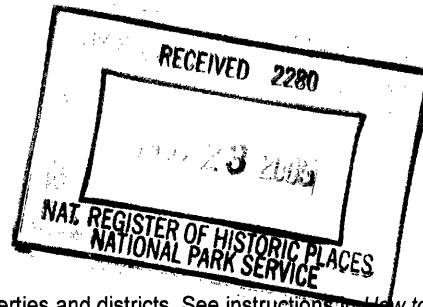


1630

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Walbeck, Glen M. & Roxie, House

other name/site number _____

2. Location

street & town 12875 S. Boulter Street (1480 East) not for publication

city or town Draper vicinity

state Utah code UT county Salt Lake code 035 zip code 84020

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Handwritten Signature]

12-21-05

Signature of certifying official/Title

Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____

[Handwritten Signature]
Signature of the Keeper

Date of Action

2/1/06

5. Classification

Ownership of Property

(check as many boxes as apply)

- public-local
- private
- public-State
- public-Federal

Category of Property

(check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2		Total

Name of related multiple property listing

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

Historic and Architectural Resources of Draper, Utah, 1849-1954

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC: single dwelling

Current Function

(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Other: World War II Era Cottage

Other: Early Ranch House

Materials

(Enter categories from instructions)

foundation CONCRETE

walls ASBESTOS SHINGLES

roof ASPHALT SHINGLE

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7

8. Description

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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary location of additional data:

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

Draper History Museum

See continuation sheet(s) for Section No. 9

Areas of Significance

(enter categories from instructions)

SOCIAL HISTORY

AGRICULTURE

Period of Significance

circa 1935 - 1955

Significant Dates

circa 1935, circa 1950

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Walbeck, Glen M. & Roxie, House
Name of Property

Draper, Salt Lake County, Utah
City, County and State

10. Geographical Data

Acreage of Property 0.42 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/2 4/2/8/1/6/0 4/4/8/5/3/8/0
Zone Easting Northing

2 / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

LOT 1, WALBECK SUBDIVISION.

Property Tax No. 28 - 33 - 176 - 058

Boundary Justification

(Explain why the boundaries were selected.)

The current boundaries are a portion of those historically associated with the property.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky
organization Draper CLG date December 1, 2005
street & number P. O. Box 58766 telephone (801) 913-5645
city or town Salt Lake City state UT zip code 84158

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Amber Walbeck
street & number 12875 S. Boulter Street (1480 East) telephone (801) 571-0169
city or town Draper state UT zip code 84020

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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Walbeck, Glen M. & Roxie, House, Draper, Salt Lake County, UT

Narrative Description

The Glen M. and Roxie Walbeck House was built in phases between circa 1935 and 1952. The earliest portion was built around 1935 as a one-story rectangular cottage covered with narrow clapboards. The façade was symmetrical and the windows were multi-pane wood sash windows. Sometime between 1949 and 1952, the house was expanded and completely remodeled.¹ The current appearance of the house, with its asbestos shingles and picture windows, retains the look of the early ranch-style of the 1950s. There is also a contributing 1952 cinder-block garage behind the house and remnants of several chicken coops (1943-1954) at the rear of the property. The remnants of the coops do not have sufficient integrity to be contributing buildings.

The Walbeck House is located at 12875 S. Boulter Street. Boulter Street is often noted as 1480 East in current and historical records. The house faces Boulter Street to the west. The house is covered with white asbestos shingles. The gable trim consists of clapboards in a dark red color. The asphalt roof shingles are also reddish in color. The raised foundation is concrete. The north side of the façade features a projecting wing with a simple gable. In the center is a picture window with smaller panes on either side. The sill consists of a course of rowlock brick. The brick is striated and dark red in color. The porch extends to the south. The deck and steps are concrete with wrought-iron rails and posts (painted red). There is a shed roof sheltering the entrance, but an aluminum awning shelters the rest of the porch. The front door features three wedged-shaped windows arranged fanlike. The living room window is also a large picture window with a brick sill.

On the north elevation, the footprint has been extended at the east corner (circa 1949-1952). There is a small concrete deck, which is accessed by three-quarter-glass double doors. The rails and awning are similar to the front porch. A tall brick chimney stack is on this elevation in front of the deck. There is another brick chimney in the center of the roof. The north elevation features one double-hung window on the main level and one basement window. The south elevation has two main level windows (sheltered by aluminum awnings) and two basements windows. There is a lean-to addition (circa 1950) at the rear, where a side door opens onto a small concrete stoop. A simple gable roof shelters this entrance. On the rear (east) elevation has a projecting wing with a simple gable roof, which appears to have been the porch of the older house. The back door is half-glass and at grade level. There is a large window in the projecting wing and double-hung windows to the north. There are also several basement windows. The covered patio was built in 1963. On the interior, the house has approximately 1,248 square feet of space on the main floor (a doubling of the original house, which had 624 square feet). The living room is in the front and the kitchen is in the projecting wing at the southeast corner. Bedrooms are located in the north portion. The basement is fully excavated, but partially finished.

The current parcel is a deep rectangular lot of 0.42 acres. The original acreage was larger, but has been divided several times with newer homes located in the rear and accessed by Winter Glen Lane, which runs along the south side of the property. The 1952 cinderblock garage is behind the house. It is a double-garage with a simple gable roof. The doors are wood with six-inset windows. There are windows in the sides and a door at the northeast corner. Behind the garage are the remnants of the chicken coops, built between 1943 and 1952.

¹ An early tax photograph shows the original house with a similar chimney and foundation, and the surrounding trees, but most of the rest of the earlier house was altered beyond recognition.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Walbeck, Glen M. & Roxie, House, Draper, Salt Lake County, UT

The house is landscaped around the house with lawn and mature trees. The back property is overgrown. The house is in excellent condition and contributes to the historic resources of Draper, Utah.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Walbeck, Glen M. & Roxie, House, Draper, Salt Lake County, UT

Narrative Statement of Significance

The Glen M. and Roxie Walbeck House, built in phases between circa 1935 and 1952, is a one-story early ranch-style house located at 12875 S. Boulter Street in Draper, Utah. The house is significant for its association with the peak of the poultry industry in Draper in the mid-twentieth century. The property is eligible within the Multiple Property Submission: *Historic and Architectural Resources of Draper, Utah, 1849-1954*. The associated historic context is the "Twentieth-Century Community Development and the Poultry Industry Period, 1918-1954." Members of the Walbeck family were among the numerous second and third-generation Draper residents who engaged in small-scale poultry production as a means to supplement their income. Glen M. Walbeck received the land from his mother, Eunice Brown Walbeck, a daughter of Ebenezer Brown, Draper's first settler. Glen M. Walbeck had a varied career as a coal miner and pro-baseball player before settling down in his hometown with his wife Roxie in the 1930s. In the 1940s and early 1950s, the Walbecks, like many of their neighbors, built several chicken coops in the rear of their property and participated in Draper's co-operative egg economy toward the latter part of this contextual era. The Walbeck House is a contributing historic resource in Draper, Utah.

History of the Glen M. and Roxie Walbeck House

The first recorded deed to the Boulter Street land was from members of the Stringfellow family to William John Terry in 1889. William John Terry (1856-1935) later sold two parcels to Alexander Walbeck in 1894 and 1899. After Alex Walbeck's death, the land was deeded to his wife Eunice Brown Walbeck. In March 1937, Eunice Walbeck deeded the property to her son, Glen M. Walbeck. According to the tax records, the house was built just prior to this transaction.

Eunice Brown was born in Draper on October 20, 1865, to Ebenezer Brown (1901-1878) and his third wife, Eliza Samantha Pulsipher (1837-1877). Eunice Brown married Alexander William Walbeck on March 22, 1883. Alex Walbeck was born in Sweden on October 23, 1859. The family moved to Arizona between 1884 and 1889. They bought the Boulter Street property in 1894. Eunice and Alex had ten children, eight of whom lived to maturity. Alex Walbeck died on July 28, 1920. Her oldest daughter Nora also died in 1920, leaving three children. As a result Eunice Walbeck became very self-sufficient and worked in both the Draper cannery and the sugar factory in Payson, Utah. In 1937, she deeded a portion of her property to her youngest son, Glen Mervin Walbeck. Eunice Brown Walbeck died on May 8, 1950.

Glen Mervin Walbeck was born on May 4, 1901, in Draper. He was known at various times as Glen, Mervin, Merv, or most commonly Wally. Glen Walbeck grew up in Draper, but as a young man moved to central Utah to be a coal miner. He married Roxie Larson on November 14, 1928. Roxie Leadrue Larson was born in Cleveland, Emery County, Utah, on June 27, 1908. The couple are listed on the 1930 census enumeration living in Spring Canyon, Carbon County, Utah. Glen was working in a coal mine. The family moved to Draper in the mid-1930s. They had three children. The tax records indicate the clapboard cottage was built in 1935. The house was expanded and remodeled sometime between 1949 and 1952, most likely in 1950 when a large mortgage (\$3,500) was taken out on the property. It is not known how soon after their move to Draper that the

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Walbeck, Glen M. & Roxie, House, Draper, Salt Lake County, UT

Walbeck began poultry production. They remodeled an old chicken coop in 1943, built two new ones in 1946, and another in 1952. The Walbeck family business corresponds to the peak of the Draper poultry industry in the mid-twentieth century.

The Draper poultry industry officially began in 1918 when eight farmers began to work co-operatively to buy feed and market eggs. Daylight-savings time, approved by Congress on March 19, 1918, may have helped the Draper chicken business: "In winter months night lights were turned on in coops to give chickens more time to eat mash, wheat, calcite, and drink the continuous flow of water."² In 1926, Draper Poultrymen Incorporated was organized. By the time of the 1930 census enumeration, the poultry business had grown so fast that over 90 workers were listed in the poultry industry. Draper's poultry business thrived despite a general downturn in the economy during the depression years. But the business was not without risks. In 1932, a disease went through chicken farms in Draper and wiped out entire flocks. Some producers lost everything and gave up the idea of producing and selling eggs.³ That year, the Draper Egg Producers Association was organized when several egg producers formed their own co-operative called the Utah Poultry and Farmers Co-Operative.

During the first half of the twentieth century, Draper was known as the "Egg Basket of Utah" mostly due to marketing copy such as "Egg Basket Quality Snow White Eggs" produced and packed by the Draper Egg Producers Association. Draper's co-operative egg economy was so successful that community leaders from throughout Utah visited Draper and used it for a model for co-operatives in their communities. The city gained national prominence when eggs from Draper were shipped to servicemen overseas during World War II. According to one Draper historian, at one point, "almost everyone had chickens," a fact nearly collaborated by Draper's numerous poultry-related outbuildings.⁴ The Walbecks were no exception.

Glen "Wally" Walbeck died on March 4, 1964. In addition to the traditional obituary, there was also special notice of his passing in the Sports section of the *Salt Lake Tribune*:

Utah's baseball fans who harken back to the good old days were saddened Wednesday at the passing of Wally Walbeck, one of the more prominent native sons in the game. A one-time professional who climbed as far as the Pacific Coast League, Walbeck was noted for his keen eye at the plate and his ability to chose [sic] the choice pitches. He criss-crossed the state as a player and manager in the various semipro leagues and was active with Helper, Provo, Pinney Beverage among others.⁵

Roxie Walbeck survived him by many years. She died on July 8, 2000. The property passed to her son, Daryl Glen Walbeck, and from him to the current owner Amber Walbeck in 2004.

² *History of Draper, Utah, Volume Two*, 251.

³ *History of Draper, Utah, Volume Two*, 310.

⁴ Ruth Day McGuire Miller, *My Roots Run Deep: Looking Back at Draper, Utah*, ([n.p.] 1977), 101.

⁵ *Salt Lake Tribune*, March 11, 1964: B-5.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Walbeck, Glen M. & Roxie, House, Draper, Salt Lake County, UT

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 2

Walbeck, Glen M. & Roxie, House, Draper, Salt Lake County, UT

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National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Walbeck, Glen M. & Roxie, House, Draper, Salt Lake County, UT

Common Label Information

1. Walbeck, Glen M. & Roxie, House
2. 12875 S. Boulter Street (1480 East), Draper, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: 2005
5. Negative on file at Utah SHPO

Archival Photographs

Photo No. 1:

6. West & south elevations of house. Camera facing northeast.

Photo No. 2:

6. West & north elevations of house. Camera facing southeast.

Supplemental Photographs

Photo No. 3:

6. West elevation of house, porch detail. Camera facing northeast.

Photo No. 4:

6. South elevation of house. Camera facing north.

Photo No. 5:

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

Photo No. 6:

6. West & north elevations of garage. Camera facing southeast.



19-1805-1

Walbeck, Glen M. & Roxie, House
12875 S Boulter St (1480 East) Draper, Utah
Tax photo, circa 1945

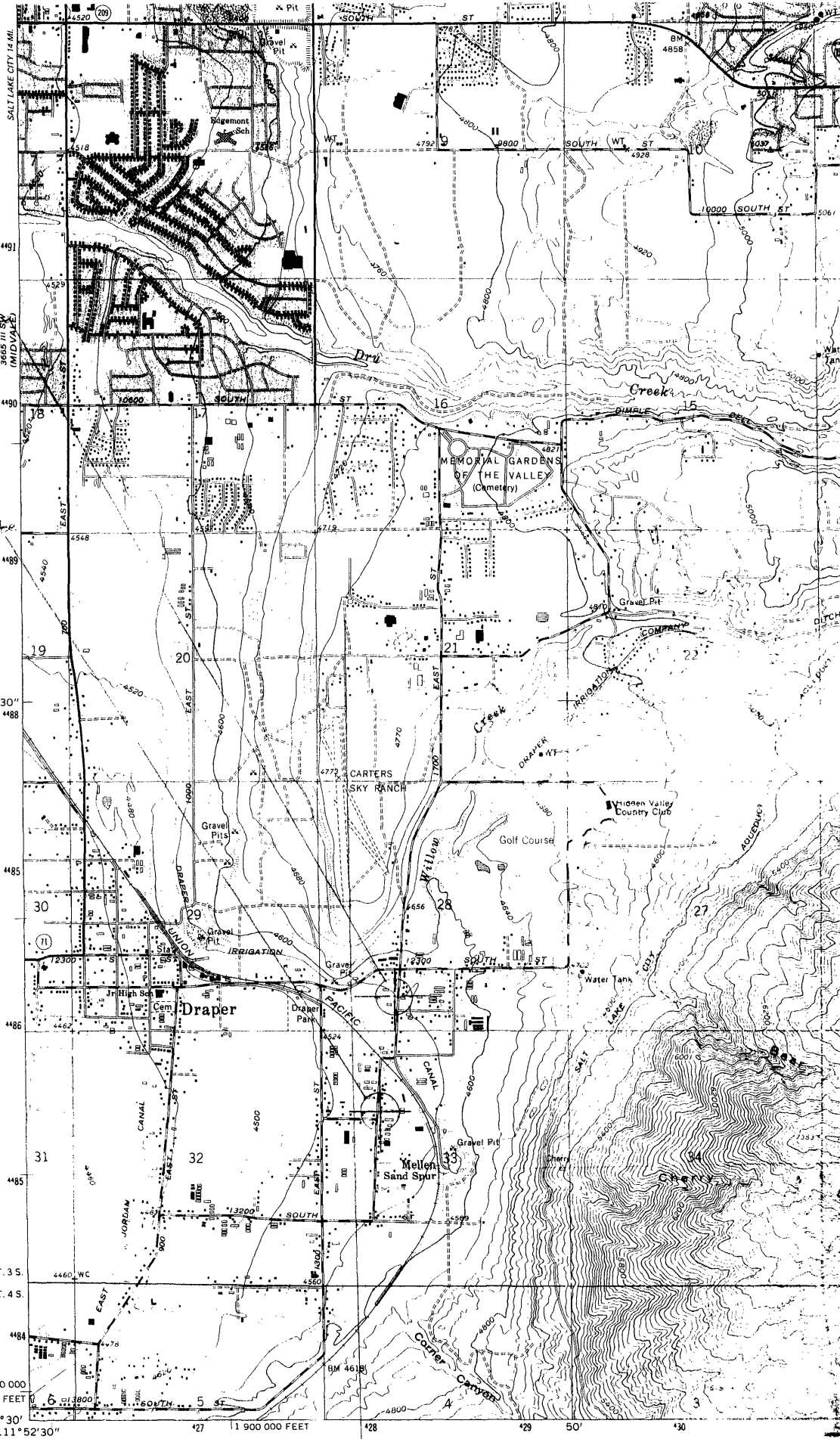
WA Screen

Draper, UT, M.F. 1448
All Zone 12

Zuritz Farms Co. Ac. 428284
N 4486224

Low & Rome U. Valley & Lake
E 428164
N 4485384

JORDAN NARROWS
3665 N SW
(MIDVALE)



Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1950 and planetable surveys 1925 and 1927. Revised from aerial photographs taken 1962. Field checked 1963

Polyconic projection. 1927 North American datum
10,000-foot grid based on Utah coordinate system, central zone
1000 meter Universal Transverse Mercator grid ticks

