

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

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received **MAR 31 1982**
date entered

1. Name

historic Morton A. Cheesman House

and/or common

2. Location

street & number 2320 Walker Lane _____ not for publication

city, town Salt Lake City _____ vicinity of _____ congressional district 02

state Utah code 049 county Salt Lake code 035

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<u>N/A</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Mrs. Helen Keyser McClure

street & number 2320 Walker Lane

city, town Salt Lake City _____ vicinity of _____ state Utah

5. Location of Legal Description

courthouse, registry of deeds, etc. Salt Lake City and County Building

street & number State Street and Fourth South

city, town Salt Lake City _____ state Utah

6. Representation in Existing Surveys

title Utah Historic Sites Survey has this property been determined eligible? yes no

date Winter 1980 _____ federal state _____ county _____ local

depository for survey records Utah State Historical Society

city, town Salt Lake City _____ state Utah

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Mort Cheesman house is a two story Craftsman house with a cobble rock base, and a plaster over lath second story. It is essentially one long rectangle situated on a north-south axis with the entrance set into the southwest corner. The roof is particularly unusual. The major section is a low, flat hip which drops off to a shed roof on both the north and south ends. It has a narrow overhang, and exposed purlins accent and support the eaves. Two chimneys pierce the roof, one large example marks the southeast corner of the building, and the other smaller chimney is situated over the kitchen area. Both are constructed of cobble rock.

It is difficult to determine which side, if any, of the house was intended as the major facade. Because the main entrance is set into a one story, flat roof, cobble rock porch on the southwest corner no major wall is particularly emphasized. Visual interest has been created on both of the long walls by an asymmetrical arrangement of elements. The west wall, compared with the east wall, is the least imposing of the two long faces of the building. Windows on the second story of that wall are limited to a single band of five casement windows which have been designed to pierce the roofline, creating a gentle bow on its surface. Compared with the second story windows which are centered along the wall, the first floor windows are asymmetrically arranged. The entry porch, bands of casement windows that vary in length, and three single windows have been arranged so that the abnormally long surface of the west wall is filled, and has been given a balanced and exciting composition.

The east wall, by comparison, is more complex in its arrangement. Like the west wall its composition is essentially asymmetrical. A one story hip roof side entrance vestibule, which originally was an open porch, and a shed roof window bay extend from the wall, and become the focal points of that wall. The vestibule, like the house, has a cobble rock base, and is stuccoed above. The window bay is banded on three sides with casement windows, and has a stuccoed base which projects into the rock base. Both the vestibule, and the window bay have exposed rafters. Both casement and double hung sash windows have been used on the east wall. Two bands of casements have been asymmetrically arranged on the upper half story of the house. The window bay on the main floor is centered between pairs of casements on the west side, and a band of three double hung sash windows on the east side. The vestibule is framed by the double hung windows on the east, a single window to the west, and by a band of four large casement windows on the east end of the building. The use of leaded glass was limited to the paired casements on the south side of the east wall.

The base of the building is composed of randomly assembled smooth rocks of varying sizes and colors. It is pierced by small windows which have stone relieving arches. A large garage was set into the rock base at the southeast corner of the house.

What is particularly interesting about the composition of the Cheesman house is that the north and south ends of the building have received minimal treatment in terms of their contribution to the overall composition of the building. The north-south orientation of the building is therefore

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

accentuated. Of the two, the south end has received more emphasis, being composed of the large cobble rock chimney on the east corner, the entrance porch on the west corner, and a band of windows cut into the roofline which open out from the second floor. The complexity of the fenestration on both the east and west walls, as well as the substantial growth of vegetation at the south end of the building, distract and obscure one's view of that wall. The north wall has a simple window treatment.

Changes to the exterior of the house include the enclosure of the entrance porch and the porch on the east side, and the filling in of one panel of a band of three windows on the north wall. These changes, however, do not greatly affect the original integrity of the building. The original flat roof with exposed rafters and cobble rock porch piers and walls define the boundaries of the original entrance porch. Glass panels have merely been added to fill in the original openings.

The interior of the Cheesmen house is divided into two levels, one large main floor that is two rooms deep, and a large open area above the main floor. There is also a basement. The main floor is divided down the middle by a hall that runs two thirds the length of the house. The internal arrangement of the rooms has been modified, but the changes made have had no great effect on the original integrity of the building. A spacious living room fills the southeast corner of the house. Its most notable feature is a large cobble rock fireplace built into the south wall. The kitchen, dining, and bathroom areas are located in the center of the house, and bedrooms are situated at the north end of the building. The top half story is one large open space, which exists much as it was originally designed.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1912-13 **Builder/Architect** Walter Ware and Alberto O. Treganza

Statement of Significance (in one paragraph)

The Mort Cheesmen House, built in 1912-13, is significant as one of a very limited number of large scale Craftsman houses in Utah, and as an outstanding and unique example of that type. It is one of two monumental and unique Craftsman homes designed by the successful Salt Lake architectural firm, Ware and Treganza, the other example being the Knight-Mangum house in Provo. Alberto O. Treganza, the principal designer of the firm, had worked for the famous San Diego firm of Hebbard and Gill, and the design of the Cheesman house may reflect the influence of that experience. It is a distinctive example of the Craftsman style because of its single axis orientation, and its unorthodox point of entry. The combination of stucco and cobble rock as building materials, while not unusual, is not common in Utah, especially in large homes. It was more often reserved for use in Craftsman Bungalows.

The Morton A. Cheesman House was designed by the architectural firm of Ware and Treganza in 1912 and the house was completed by 1913. Craftsman elements which tie the house together include: a low pitched roof; ornamentation created by the use of natural materials such as exposed rafters and purlins, bands of casement windows, and cobble rock for the base and chimneys; the use of leaded glass in some windows; and the combination of materials, stucco and cobble rock, to create visual interest rather than relying on the application of ornament to serve that purpose. The house was built on eleven acres of property originally owned by Mr. Cheesman's maternal grandfather, Joseph R. Walker, a famous Salt Lake banker and businessman. The settlement of the Walker estate resulted in Mrs. Mary Ann Walker Cheesman receiving the property.

The house being nominated belonged to Mary Ann's son, Morton. From evidence of title, it appears that Mary Ann owned the property on which Morton's house was built until 1916, at which time she deeded the property to him. Mary Ann's own house was built in 1912 and is located adjacent to her son's house. Her house was also designed by Ware and Treganza.

In 1921, Cheesman deeded the property back to his mother and in 1925, Mary Ann mortgaged the house for \$15,000 to Malcolm A. Keyser, a friend of the Cheesman family. In 1931, Mary deeded the property and house to Mr. Keyser. The reason for the property loss has been blamed on the stock market crash of 1929 as both Morton and his mother lost large amounts of money in the crash. In 1932, the city directory lists Morton as an employee of the Salt Lake City Water Department and residing at 746 East Second South. In the same year, Keyser and his family moved from their home at 6710 Holliday Boulevard to Mary Ann's former residence. The Morton R. Cheesman house remained vacant. Mr. Keyser deeded the house to his son M. A. Keyser, Jr. in 1940, and in 1945 the house was deeded to George R. McClure and his wife, Helen Keyser. The McClures were the first people to inhabit the house after the Cheesman's departure and are the current owners.

9. Major Bibliographical References

- "Cheesman, Mary A. W.", Salt Lake Tribune, July 6, 1939, p. 13.
- "Cheesman, Mary A. W.", Deseret News, July 6, 1939, p. 22.
- "Cheesman, Morton R.", Salt Lake Tribune, November 23, 1963, p. 36.
- "Cheesman, Morton R.", Deseret News, November 23, 1963, p. B-6. (See continuation sheet)

10. Geographical Data

Acreeage of nominated property one acre

Quadrangle name Sugar House

Quadrangle scale 1:24000

UMT References

A

1	2	4	3	0	5	0	0	4	4	9	9	8	8	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification Beg. S 0-02" west 1814.15 feet and S 89.47' E 627.6 ft. from the NW corner of NE 1/4 of sec. 15, T 2 S, R 1 E, SLM, No-13' E 215.8 ft.; W 88 ft.; S 74-W 156.14 ft.; S 17-02' E 119.53 ft.; S 11-48' E 59 Ft.; South 89-47' E 190.2 ft.; to beginning one acre.

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Deborah R. Temme, Architectural Historian/Fred Aegerter, Historian

organization Utah State Historical Society date Winter 1980

street & number 300 Rio Grande telephone 801-533-6017

city or town Salt Lake City state Utah

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Melvin T. Smith

title Melvin T. Smith, State Historic Preservation Officer date 3/15/82

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I hereby certify that this property is included in the National Register	
<u>[Signature]</u>	date <u>7-23-82</u>
Keeper of the National Register	
Attest: <u>[Signature]</u>	date <u>7-16-82</u>
Chief of Registration	

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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CONTINUATION SHEET

ITEM NUMBER

8

PAGE

1

Morton R. Cheesman was born June 1, 1889 in Salt Lake City, a son of Martin J. and Mary Ann Walker Cheesman. Morton started his business career in 1910 as a treasurer for Walker Brothers Dry Goods and continued in that position most of the time that he lived in this house. He was also president of Cheesman Auto Company and involved in the Campbell-Cheesman Realty Company. He was later employed for the Salt Lake City Water Department. He was married to Vera Edward and later divorced. In 1940, he married Naomi Brinton. He was the father of two children. Cheesman died November 21, 1963, in Salt Lake City.

FHR-8-300A
(11/78)

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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

- "Keyser, Malcolm A.", Salt Lake Tribune, March 2, 1954, p. 17.
- "Keyser, Malcolm A.", Salt Lake Tribune, March 3, 1954, p. 26.
- "Keyser, Malcolm A.", Deseret News, March 2, 1954, p. B-14.
- "Keyser, Malcolm A.", Deseret News, March 3, 1954, p. B-6.
- Polk City Directories 1909-1935.
- Abstract of Title, Salt Lake County Recorders Office.