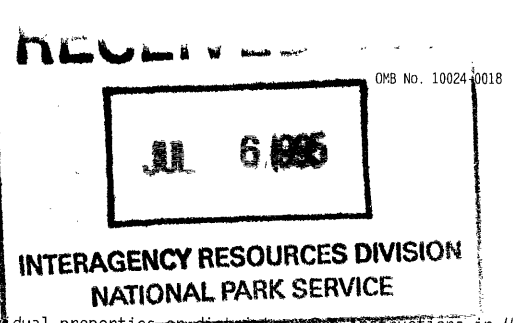


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places 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 Walton, Wesley and Frances, House
other names/site number _____

2. Location

street & number 5197 South Wesley Road N/A not for publication
city or town Salt Lake City N/A vicinity
state Utah code UT county Salt Lake code 035 zip code 84117

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 nationally statewide X locally. (See continuation sheet for additional comments.)

Wesley Mad 6/27/95
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 this 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:)

for
Signature of the Keeper Date of Action
Edson H. Ball 8.4.95
Entered in the
National Register

Walton, Wesley and Frances, House
Name of Property

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

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	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	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 VICTORIAN: Victorian Eclectic

Materials
(Enter categories from instructions)

foundation Granite
walls BRICK

roof ASPHALT
other _____

Narrative Description

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

X See continuation sheet(s) for Section No. 7

Walton, Wesley and Frances, House
Name of Property

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all 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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1899

Significant Dates

1899

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Wesley Kimball Walton ?

Narrative Statement of Significance

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

X 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:

X See continuation sheet(s) for Section No. 9

Walton, Wesley and Frances, House
Name of Property

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

10. Geographical Data

Acreage of property .43 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/7/5/2/0 4/5/0/0/8/0/0
Zone Easting Northing
C / / / / / / / / / / / /

B / / / / / / / / / / / /
Zone Easting Northing
D / / / / / / / / / / / /

Verbal Boundary Description

(Describe the boundaries of the property.)

BEG S 1400.27 FT & W 1311.08 FT FR E 1/4 COR SEC 8, T 2S, R 1E, SLM; N 83-03'35" E 83.39 FT; N 18-57' E 112.419 FT; S 88-08' W 174.55 FT; S 69-27'45" W 68 FT; S 13- E 103.48 FT; S 76-49'58" E 66.86 FT; N 46-13'11" E 42.21 FT TO BEG. 0.43 AC M OR L.

Property Tax No. VTDI 22-08-476-0000

 See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that have been historically and are currently associated with the building.

 See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Julie Osborne, Architectural Historian; John & Shauna Hart, Owners
organization Utah State Historic Preservation Office date June 1995
street & number 300 Rio Grande telephone (801)533-3500
city or town Salt Lake City state UT zip code 84101

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/or 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 John and Shauna Hart
street & number 5197 S. Wesley Road telephone (801)
city or town Salt Lake City state UT zip code 84117

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.).

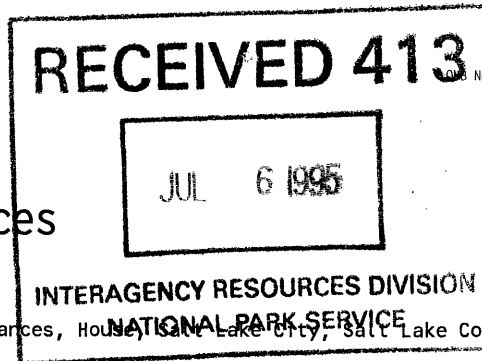
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form 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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Walton, Wesley and Frances, House, Salt Lake City, Salt Lake County, UT



No. 10024-0018

Narrative Description

The Wesley and Frances Walton House, built in 1899, is a two-and-one-half-story home. The brick Victorian Eclectic house is situated on a portion of the original 160-acre homestead. The existing .43 acre lot is secluded from the surrounding neighborhood and is accessed by a private lane that runs east of Wesley Road approximately 100 yards. Currently in the area immediately surrounding the Walton House are four other homes, several sheds used for storage, and the Huffaker¹ family cemetery. The house faces north, is surrounded by trees and lawn, and is located on a site that has maintained its historic association and feeling.

This brick central-block-with-projecting-wings house is a substantial structure with its two-and-one-half story massing and large wrap-around porch. The foundation is built of granite taken from nearby Little Cottonwood Canyon. The walls are constructed of brick and the oblique corners of the corner turret incorporate squint quoins. Large lenticles and sills of ashlar cut limestone adorn the windows and doors. lenticles The double hung wood windows are used on the first and second levels, and a small circular stained glass window is located in the center of the main elevation. Another stained and leaded glass window appears on the west elevation in the stairwell. Wood shingles decorate the wall surface of the turret, the small dormer on the main elevation, and the east and west gable ends. A large porch wraps from the north-facing front around to the kitchen entry on the east side.

The interior of the building retains its historic integrity as well. The original plan has been maintained and has a formal entry with stairway, living room, dining room, and kitchen on the first floor, with bedrooms on the second floor. A unique attic space, although currently unfinished, has sufficient head room to stand and incorporates turret and dormer windows that provide light into the space. The house still has the original winding staircase, fireplaces in the living room and bedroom, a set of pocket doors separating the parlor from the foyer, much of the original moldings and hardware, and a claw-foot tub. The mechanical and electrical systems were upgraded, probably in the 1980s, and the kitchen and bathrooms were modernized in 1994.

The Walton House is an imposing feature in the neighborhood, appears much as it did at the turn of the century, and provides an impression of the historic period in the Holladay-Cottonwood area.

___ See continuation sheet

¹ Frances Huffaker Walton's family burial site.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Walton, Wesley and Frances, House, Salt Lake City, Salt Lake County, UT

Narrative Statement of Significance

The Wesley and Frances Walton Home, built in 1899, is significant as an excellent example of the Victorian Eclectic style and in representing a period of development outside the Salt Lake City limits. Located away from the center of Salt Lake City in what is known as the Holladay-Cottonwood area, it documents the pattern of scattered development in the outlying areas of the Salt Lake Valley at the turn of the century. It is one of only three² known remaining houses of this type in the Holladay-Cottonwood area that exist from the turn of the century. This house is a significant example of the kind of imposing residence that the Waltons, successful agricultural and ranching entrepreneurs, could afford to build to display their social and economic achievements. Its Victorian Eclectic design reflects the contemporary tastes in large, single family homes. The Walton house is one of the few historical reminders of past eras in a rapidly growing community known as Holladay-Cottonwood.

AREA HISTORY:

Following the arrival of the first party of Mormon pioneers to the Great Salt Lake Valley in July 1847, Salt Lake City was founded and built. The following spring groups of settlers were sent north and south of the city to establish other communities. One of the first permanent settlements made outside of Salt Lake City was Holladay's Burgh, (later Holladay) named after the founder, John Holladay, platted in 1849. It was established on Spring Creek three miles to the north of Big Cottonwood Canyon.³ At about the same time (c.1850) the area around Big Cottonwood Creek was established and was known as Brinton, later becoming Cottonwood."⁴ The area encompassed in the development of these communities overlapped and both names have been used interchangeably over the years.⁵

FAMILY HISTORY:

Wesley Kimball Walton was born February 21, 1850 in Maine and moved to Salt Lake City about 1876. His first two years were spent teaching school near Salt Lake City, where he met and married Frances Matilda Huffaker. In 1907 he organized and was president of the Bank of Randolph. He also organized and was president of the Independent Telephone Company, establishing the first telephone service

² Other examples are: Brinton, David, House, 1981 E. Murray-Holladay Road, National Register nomination, 1974; and McDonald, David, House, 4659 S. Highland Drive, National Register nomination, 1980.

³ Brinton, David B., House. National Register nomination, 1974. On file at Utah State Historic Preservation Office.

⁴ Salmon, Doris F., Mary E. Faulker, and Fern H. Wingon. Cottonwood Early Days.

⁵ Carr, Stephen L., Editor. Holladay-Cottonwood, Places and Faces. Holladay-Cottonwood Heritage Committee, 1976.

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National Register of Historic Places Continuation Sheet

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Wesley and Frances Walton House, Salt Lake City, Salt Lake County, UT

between Evanston and Laketown.⁶ Wesley Walton was Justice of the Peace and used his knowledge of the law to help the settlers of Rich County prove their claims and assist them with their legal problems. He was state chairman of the Republican State Committee in Utah, organized the Progressive Party of Utah in 1912, and served in the Utah State Senate 1905-09. He organized the Utah State Land Board and served as its first secretary. Wesley Walton sponsored Senate Bill 116, which made it unlawful for medicine containing opium to be sold without content labeling, and provided a penalty for violation of the act (Senate Journal 1907, p. 213).⁷ His legal and political expertise contributed to a formative period of Utah's development.

Wesley relied upon his wife, Frances, to advise and assist him in his political career. Frances Matilda Huffaker was born June 5, 1857 and was raised on her parent's 160-acre homestead in an adobe house built by her father, Simpson David Huffaker. She and Wesley were married c.1878 and they moved to Woodruff, Utah where they began raising their family of 13 children and homesteaded a ranch. In 1894 they acquired a plot of 27 acres from the Huffaker estate, called the "farm" by family members. In 1899 they built the large brick house which replaced the adobe house that had been their residence. The adobe house was converted into a printing plant and carpenter shop. According to family histories, the Waltons spent their winters in Woodruff, ranching, and their summers in Holladay-Cottonwood, farming. This probably occurred until 1908 when directories began to show their permanent residence in the Holladay-Cottonwood area.⁸

Wesley Walton died April 9, 1917. According to oral histories, Frances Huffaker Walton lived here with four of her children, Blanch, Evy, Verl, and George, until her death on December 3, 1942. The title was not transferred from Wesley and Frances Walton to H. Dyke & Delsa Walton until 1964. It was stated that the house was vacant for a few years after the death of Frances, that family members lived there intermittently, and that the title was simply left as it was for that 22-year period.⁹ H. Dyke (grandson) and Delsa Walton owned the house and did extensive repair and remodeling during the period 1964-1970. James C. (great grandson) and Sharon L. Walton acquired the house from his parents in 1970 and lived in it until they sold to Robert W. and Mary H. Prior in November 1983. John and Shauna Hart purchased the house in 1994 and continue to maintain it as a single family residence.

⁶ "Walton Family Exchange", vol. 1, no. 1, January 1976. Quote by son, Dyke Walton.

⁷ Ibid.

⁸ The 1900 Polk directory list Wesley K, member State Board of Land Commrs. res Woodruff, U. The next listing occurs in 1908 and shows Wesley K., farmer, res R D No. 3, Murray. 1909 - Walton, Wesley K. live stock, r 13th East 1 s of State Fish Hatchery. 1911-Wesley K. live stock, w s 13th East bet 17th and 18th South, r same. The map from the community history, Cottonwood Early Days, shows that what is now 4800 South was 1700 South during the early period of the Cottonwood area.

⁹ The property had been divided several times under the Walton's ownership. Title records show that on May 11, 1922, Frances Huffaker Walton mortgaged approximately 32 acres of the property with the Bank of Randolph in the amount of \$7,000. The mortgage states it was "payable six months after date". Two sections of 4 acres each had been extracted from the property description.

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Wesley and Frances Walton House, Salt Lake City, Salt Lake County, UT

ARCHITECTURAL SIGNIFICANCE:

This Victorian house, completed in 1899, is architecturally significant as one of only six known examples¹⁰ of substantial masonry houses built south of the Salt Lake City limits and outside the typical Mormon settlement pattern of city development--nucleated city surrounded by farmland. The emergence of substantial houses such as the Walton House in outlying farmsteads indicates a new level of agricultural prosperity in the area. The Walton House was a measure of the family's success. The existence of substantial houses outside the city limits also reflects the changing attitudes toward the traditional social and religious (Mormon) prescription of clustered town living.¹¹ The Walton home, separated by the surrounding greenspace from the juxtaposed subdivision, is very different from the town grid imposed on the landscape in Salt Lake City proper.

The building of larger homes outside the city limits is reflective of a significant period of growth in Utah. "In every valley there were signs that the continued flow of immigration, and the natural increase in population, had filled up the land. Young married couples were not able to find farms."¹² Overpopulation was occurring in the late 1870s and early 1880s as Salt Lake City changed with the influx of people, both Mormon and non-Mormon, due in great part to the mining industry and completion of the transcontinental railroad. With this expanding population the small city surrounded by farmland was converted very quickly to a larger city. Residential neighborhoods began filling the acreage that previously had been farmed and only the areas away from the city could sustain farmlands and large houses suitable for prosperous agricultural families. Though a comprehensive study of this shifting pattern of residential development has not yet been completed, an initial survey of the Holladay-Cottonwood area indicates the Walton house to be one of the most dramatic and well-preserved examples of this phenomenon.

The style of the Walton house also describes the changes that were occurring in Utah. This central-block-with-projecting-bays house type with Victorian eclectic styling is important in describing the end of isolation of Utah in the late nineteenth century. The pattern book styles and standardized building components available in Utah at the end of the nineteenth century were easily adapted for use with

¹⁰ Other known properties include 2990 S. 2000 E., c. 1900; 3051 S. 2300 E., c.1890; 3096 S. 2300 E., c.1900; 4659 S. Highland Drive, c.1890; 1981 E. Murray-Holladay Road, David Brinton Home, National Register listed, c.1877.

¹¹ Utah settlement patterns were based on the Plat of the City of Zion that was outlined by the Mormon prophet Joseph Smith. The plan, though not fully implemented, served as a model for Mormon settlements across the west under the direction of Brigham Young. The plats were one mile square, the blocks were ten acres each and forty rods square, and the lots were laid off alternately within the squares. The towns were set out in a grid pattern with the public buildings and church located in the center of town, surrounded by residences, with the outlying areas being used as farmlands. Mormon settlements became characterized by in-town family farmsteads with a daily trek to the outlying fields. Out-migration became inevitable as populations grew, but much of the old pattern originating in the Plat of the City of Zion has persisted to the present.

¹² Arrington, Leonard J. Great Basin Kingdom--An Economic History of the Latter-day Saints 1830-1900. Salt Lake City: University of Utah Press, 1958, p.354.

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Wesley and Frances Walton House, Salt Lake City, Salt Lake County, UT

local materials. While most Victorian eclectic houses were constructed of wood in many parts of the country, Utah often saw this style and type of house constructed of masonry.¹³

The Walton home, a large Victorian home in the Holladay-Cottonwood area, embodies the characteristics reflective of the changing patterns of urban and rural lifestyles. It exists today in the midst of later twentieth-century development, an important remnant of early domestic architecture outside the immediate Salt Lake City area.

¹³ Carter, Thomas, and Peter Goss. Utah's Historic Architecture, 1847-1940, p. 110-111.

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Walton, Wesley and Frances, House, Salt Lake City, Salt Lake County, UT

Bibliography

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- Brinton, David B., House. National Register nomination, 1974. On file at Utah State Historic Preservation Office.
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- Polk Directories, 1900-1917.
- Salmon, Doris F., Mary E. Faulker, and Fern H. Wingo. Cottonwood Early Days.
- "Walton Family Exchange", vol. 1, no. 1, January 1976.

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Section No. PHOTOS Page 7

Walton, Wesley and Frances, House, Salt Lake City, Salt Lake County, UT

Common Label Information:

1. Walton, Wesley and Frances, House
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Julie Osborne
4. Date: April 1995
5. Negative on file at Utah SHPO.

Photo No. 1:

6. East elevation of building. Camera facing west.

Photo No. 2:

6. Northeast elevation of building. Camera facing southwest.

Photo No. 3:

6. Southwest elevation of building. Camera facing northeast.