

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 Boyce-Newman House
other names/site number _____

2. Location

street & number 1235 E. 6600 South not for
publication
city or town Murray City vicinity
state Utah code UT county Salt Lake code 035 zip code 84121

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

Boyce-Newman House
Name of Property

Salt Lake County, Utah
County and State

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

5. Classification

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

Category of Property
(Check only one box.)

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

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

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

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)

Number of contributing resources previously listed in the National Register

Historic Resources of Murray City, Utah

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 & 20TH CENTURY

REVIVAL: Tudor Revival

Other: English Cottage

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

roof: ASPHALT SHINGLE

other: _____

Boyce-Newman House

Name of Property

Salt Lake County, Utah

County and State

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 Boyce-Newman House is a one-story brick house constructed circa 1935. It is located at 1235 E. 6600 South (6400 South) in Murray, Utah. In 1963 or 1964, the house was moved from its original location and placed on a new concrete foundation. The house is a modest example of the Tudor Revival style that is locally described as an English Tudor or English cottage. The house is an unusually wide example with a nearly square footprint. The masonry is multi-colored brick with darker brick accents. The roof consists of five intersecting simple gables, all covered in asphalt shingles. A few window compatible replacements are the only modifications to the exterior. The 0.21 acres lot includes a contributing garage built in 1963. The house is located on a residential street, but close to commercial development and access to the Interstate-215 belt route. The area was formerly in unincorporated Salt Lake County, but was annexed into Murray City in 2002. The Boyce-Newman House is a contributing historic resource in its east Murray neighborhood.

Narrative Description

The Boyce-Newman House faced east when it was originally built between 1935 and 1940 at 5524 S. 1300 East.¹ It was moved to 1235 E. 6600 South in late 1963 or early 1964 where it was reoriented to the south. A tax assessment was made at the new location in June 1964. A photograph taken at the time shows a pair of mismatched windows suggesting repairs were made after the move, but otherwise the house appears to be in good condition. The footprint of the one-story house measures roughly 39 feet by 31.5 feet. The façade (south elevation) has a slightly projecting entrance wing and is recessed at the southwest corner. The concrete foundation poured in 1963-1964 includes steps to the front stoop, steps at the pair of French doors in the recess, and a secondary stoop on the west elevation. There are no basement-level windows, but a few metal vents. The roof is covered in dark blue asphalt shingles (circa 1995). The brick masonry is laid in a running bond with raked mortar joints. The color of the brick ranges from yellow to dark purple. Dark red to dark purple bricks are used for the window surrounds and other accents. At the water table line is a modified basket weave pattern of brick.

The focal point of the façade (south elevation) is the steeply pitched gable over the projecting front entrance. A wider gable is to the east. To the west there is a secondary gable above a pair of windows. The French doors are between the entrance and the smaller gable. The masonry extends to the top of each façade gable. At the apex of the entrance and small gable are diagonal purple brick accents. At the top of the largest gable is a round-arch vent with purple brick accents. The cornices are painted dark tan and feature stylized cornice return blocks. The front door features a round arch with two courses of header accent brick. The wood door is original and has a round-arch window with a bracketed brace. The glass storm door is a compatible replacement for the original. The large fixed-frame round-arch window to the east has a rowlock surround similar to the front entrance. All the window sills are projecting purple rowlock brick. The divided lights of the French doors are a combination of vertical muntins and square lights. There are newer glass storm doors. The windows in the southwest corner are compatible wood replacements for the originals. The newer windows are double-hung with divided-light upper sashes and single-light lower sashes.

¹ The tax records give two dates of construction: 1939 or 1940. But the city directories and census records indicate the Boyce family was living in the house in 1935. The area was rural and the address numbering was adjusted twice.

Boyce-Newman House

Name of Property

Salt Lake County, Utah

County and State

The rear section of the west elevation features a projecting wing with the side door and stoop. This elevation has one original window with a divided upper sash and single-light lower sash. The half-glass door and glass door are replacements. The gable trim of this wing is rough-textured stucco above a narrow cornice. The eaves and cornice returns are similar to the façade. The gable trim on the east elevation is also stucco. The east elevation is divided by the projecting brick chimney that has decorative brick where the base narrows to the stack. There are three pairs of windows, similar to the southwest corner. The rear (north) elevation is completely flush. It has two pairs of one-over-one double-hung windows and a small bathroom window filled with glass block.

On the interior, the house has 1,119 square feet of space. There is no basement and no useable attic space. The house has a total of six rooms. At the front of the house, the living room is to the east and the dining room is to the west. The main features of the interior are the fireplace in the living room and the French doors in the dining room. The kitchen is at the west end. Two bedrooms and a bath are in the rear (north half). The double-car frame garage was built in 1963. It is a contributing outbuilding located near the northwest corner of the house. The concrete driveway is on the west side of the house. The 0.21-acre parcel is landscaped with mostly lawn. One mature tree shades the southwest corner. There are flower beds and a few shrubs near the front of the house. The front yard is fenced with wrought-iron. The backyard is fenced with wood planks.

The neighborhood is a mix of historic and non-historic single-family homes and more recent apartments. The street is mostly residential; however, in the years since the completion of the Interstate-215 belt route in the 1980s, the street has been widened and commercial development has spread near the on-and-off ramps. Because the period of significance for this house is the time frame of the relocation, the house has integrity for location and setting. Except for the window modifications, the house has excellent integrity in terms of design, materials, and workmanship. The newer windows are compatible in design and do not impact the overall integrity of the house in feeling and association of a period revival cottage. The house is the only 1930s English-style cottage in the area and makes a distinctive contribution to its east Murray neighborhood.

Boyce-Newman House
Name of Property

Salt Lake County, Utah
County and State

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.)

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1963-1964

Significant Dates

1963-1964

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.

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Period of Significance (justification)

The period of significance corresponds with the relocation of the house between 1963 and 1964.

Criteria Considerations (explanation, if necessary)

The significance of the house is based on its relocation in 1963 and 1964 under Criterion Consideration B.

Boyce-Newman House

Name of Property

Salt Lake County, Utah

County and State

Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance and applicable criteria.)

The Boyce-Newman House, built circa 1935 and relocated in 1963-1964, is locally significant under Criterion A in the area of Community Planning & Development. The house is eligible under Criterion Consideration B for a relocated property. The period of significance for the house focuses on the two years during which the house was moved and reinstalled at its current location, which is within the 50-year cutoff for NRHP eligibility. The property meets the registration requirements under the Multiple Property Submission, *Historic Resources of Murray City, Utah, 1850–1967*. The associated historic context is “Murray’s Subdivision Development Boom Period, 1946-1967.” Although not officially incorporated into Murray City until 2002, the original and current locations of the house represent the subdivision-building boom that occurred in both Murray and the adjacent unincorporated areas of central southeast Salt Lake County in the 1950s and 1960s. The Boyce-Newman House represents the transition between the pre-World War II rural farmsteads of south Salt Lake County and the post-World War II suburbanization. The house is an excellent example of the mid-twentieth century practice of moving farmhouses. This practice was common in the Salt Lake Valley in the 1960s, particularly moving houses from the paths of large-scale subdivision developments in Salt Lake County onto other subdivided farmsteads further south. The Boyce-Newman House has good historic integrity and contributes to the character of its Murray neighborhood.

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

A Brief History of the Development of Central Southeast Salt Lake County

The early settlement of the area began soon after the members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon) began arriving in the Salt Lake Valley on July 24, 1847. That fall a group of settlers camped on the foothills in an area that was called Holladay’s Burgh after one of the early settlers. By 1848, a community of scattered farmsteads centered along the Big and Little Cottonwood Creeks was known as South Cottonwood. In the 1870s and 1880s, the Salt Lake City & Jordan Canal and the East Jordan Canal were dug to bring water from the creeks to the farmsteads between in South Cottonwood, Holladay, and the settlement of Union to the south. After the first railroad was built parallel to the Territorial Road (later State Street), the portion of South Cottonwood between 4800 South (Murray-Holladay Road) and Vine Street (connecting State Street to the southeast valley) quickly developed into an industrial and commercial center. When the area was incorporated as the city of Murray in 1903, the boundaries extended east to 900 East. Between 900 East and the foothills, small commercial districts developed on Highland Drive (approximately 2000 East) in Holladay and along Fort Union (7200 South), but the majority of land in unincorporated southeast Salt Lake County remained essentially rural in the first half of the twentieth century.

With its central location and a stable municipal infrastructure, Murray City was one of the first areas to experience a subdivision-building boom at the end of World War II. By the late 1950s and early 1960s, subdivision developers looking for large tracts of land moved east into the Holladay area. The major roads running south from Salt Lake City (900 East, 1300 East, and Highland Drive) were improved and the Cottonwood Diagonal (later the Van Winkle Expressway) was built to connect the dead end of 700 East to Highland Drive. The massive Cottonwood High School campus built at the corner of 1300 East and 5600 South was named for the local identity of the surrounding neighborhoods. Although the Interstate 215 belt route took longer to construct than first anticipated, the freeway just south of 6600 South spurred rapid commercial and residential development in the 1980s. South of I-215, Union was annexed into Midvale. When Holladay was

Boyce-Newman House

Name of Property

Salt Lake County, Utah

County and State

incorporated in 1999, the city included the area east of Van Winkle. Murray City annexed the Cottonwood area between 900 East and 1300 East/Van Winkle in 2002, which maintains its 84121 zip code.

The History of the Boyce-Newman House

Rulon Claude Boyce was raised on a family farm near 4800 South and 1300 East. He married Marba Done in 1929. Marba Done Boyce was born in Chihuahua, Mexico, but was raised in Arizona and Utah. The 1930 census indicates the couple's first home was with Rulon's mother, Nancy Pugh Boyce. By 1935, Claude and Marba Boyce had obtained a large parcel north of 5600 South on the east side of 1300 East and built the one-story brick cottage.² Except for the Sdrales family across the street, they had no neighbors for several blocks in any direction. Claude Boyce worked as a truck driver for Salt Lake County and a crusher for a local smelter. He was later a sheet metal worker for Kennecott Copper. Claude and Marba had three children, two sons and a daughter. In 1960, they sold their home on 1300 East and moved one mile north and east to a ranch house in a new subdivision. The property on 1300 East was sold to the developers of the large-scale Chevy Chase subdivision project. The eight phases of the Chevy Chase subdivision filled the land between 1000 East and 1300 East, and between 5300 South and 5600 South. The 1300 East frontage eventually became the backyard fences of duplexes on the Darby and Brockway Circle *cul de sacs*. Mac L. Ewell, a sewer contractor, and his wife, Martha lived in the house in 1962 before it was moved.

Sometime in late 1963 or 1964, the former Boyce House made its way down 1300 East to its new location at 1235 E. 6600 South. The 1½-mile journey would have taken the house past a landscape in transition. There would have been no traffic lights, but lots of construction activity. At the corner of 5600 South and 1300 East the proposed 16-acre campus of Cottonwood High School would soon taken the place of the dairies and poultry farms. Contiguous subdivision development that started in 1956 had almost filled the marshy land on the west side of 1300 East between 5600 and 5900 South. At the corner of 5900 South and 1300 East, the three-story turn-of-the-century Woodstock School had been replaced by a modern Woodstock Elementary in 1959.³ South of 5900 South, smaller pockets of residential development were occurring on either side of 1300 East. The former Boyce House was installed on a 0.21-acre plot at 1241 E. 6600 South probably in 1963, but not later than June 1964 (address changed to 1235 E. in 1965). The tax records indicated the new double-car frame garage was built in 1963.

Two other houses were moved to the adjacent parcels at 1245 E. (a circa 1920 bungalow, later altered) and 1255 E. (circa 1950, altered). In addition, a new ranch house was built at 1265 E. in 1963. Although not part of a large subdivision development, in the early 1960s, the previously rural 6600 South was transitioning into a suburban neighborhood.⁴ The new parcels along the street originally belonged to William John Stone, who with his wife, Elizabeth Emma Small, had farmed the land since the turn of the twentieth century. William J. Stone was also a smelter worker. A widower for twenty years, he lived in the Victorian-style brick farmhouse at 1231 E. 6600 South until his death in 1948. The house was a rental by the time the land was subdivided in the early 1960s.

The first owners and occupants of the relocated house at 1235 E. 6600 South were Michael J. and Glenda Newman. Michael J. Newman worked for the Lloyd S. Newman Company, who specialized in sheet metal, heating, and air conditioning. In 1968, the Newmans sold the house to Clara M. Shields, a retired widow. Clara M. Shields owned the home until her death in 1986, when it was sold to Mary Louise Wilhite Snow. Louise Snow lived there until about 2011. In May 2013, the property was acquired by the current owner, Chris Clegg.

² The city directories have three different addresses for the house between 1935 and the 1940s, but because their neighbors do not change, these numbers appear to be rural estimates or typos.

³ The building would be replaced a second time in 2012.

⁴ Because the street angles south near 900 East it was considered an extension of 6400 South for many years.

Boyce-Newman House
Name of Property

Salt Lake County, Utah
County and State

It is currently maintained as a rental and the owner plans to put a new roof on using state historic preservation tax credits.

9. Major Bibliographical References

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

Murray Eagle. Murray, Utah. Various Issues.

Broschinsky, Korral. "Historic Resources of Murray City, 1850-1967." National Register of Historic Places Multiple Property Documentation Form. 2012.

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

Deseret News. Various issues.

Murray City Corporation. *The History of Murray City, Utah*. Murray Bicentennial Book Commission. Salt Lake City, Utah: Stanway/Wheelwright Printing Company, 1976.

R.L. Polk Directory. Salt Lake City, Utah, 1930-2003. Available at the Utah State History Research Center.

[Salt Lake County Tax Cards and Photographs]. Available at Salt Lake County Archives.

Salt Lake Tribune. Various issues.

United States Census, Holladay Precinct, 1930 & 1940.

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 0.21 acres
(Do not include previously listed resource acreage.)

Latitude/Longitude References

(Place additional references on a continuation sheet.)

Boyce-Newman House
Name of Property

Salt Lake County, Utah
County and State

Latitude 40.631486° Longitude -111.8564°

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

BEG 115.82 FT N & 970.19 FT W OF THE E 1/4 COR OF SEC 20, T 2S, R 1E, S L M; N 113 FT; E 80 FT; S 112.91 FT; S 89°56' 15" W 80 FT TO BEG. 0.21 AC. (Property Tax Number 22-20-278-023)

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are those that were historically associated with the property since 1963.

11. Form Prepared By

name/title	Korral Broschinsky, Preservation Documentation Resource		
organization	prepared for Murray City CLG	date	October 15, 2014
city or town	Taylorsville	telephone	801-913-5645
e-mail	kbro@kbropreservation.com	state	Utah
		zip code	84123

Additional Documentation

Submit the following items with the completed form:

- Photographs
- Maps
- Figures

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: Boyce-Newman House
City or Vicinity: 1235 E. 6600 South, Murray City
County: Salt Lake State: Utah
Photographer: Korral Broschinsky
Date Photographed: August 2014

Boyce-Newman House

Name of Property

Salt Lake County, Utah

County and State



Photograph 1 of 10

South elevation of Boyce-Newman House. Camera facing north.



Photograph 2 of 10

South elevation of Boyce-Newman House, gable detail. Camera facing north.

Boyce-Newman House

Name of Property

Salt Lake County, Utah

County and State



Photograph 3 of 10
East elevation of Boyce-Newman House. Camera facing northwest.



Photograph 4 of 10
Southwest corner of Boyce-Newman House. Camera facing north.

Boyce-Newman House

Name of Property

Salt Lake County, Utah

County and State



Photograph 5 of 10
West elevation of Boyce-Newman House. Camera facing east.



Photograph 6 of 10
North elevation of Boyce-Newman House. Camera facing south.

Boyce-Newman House

Name of Property

Salt Lake County, Utah

County and State



Photograph 7 of 10
South elevation of garage. Camera facing north.



Photograph 8 of 10
View of 1231 E. (left) and 1235 E. (right) 6600 South. Camera facing northwest.

Boyce-Newman House

Name of Property

Salt Lake County, Utah

County and State



Photograph 9 of 10

Interior, main floor, living room with fireplace detail. Camera facing southeast.



Photograph 10 of 10

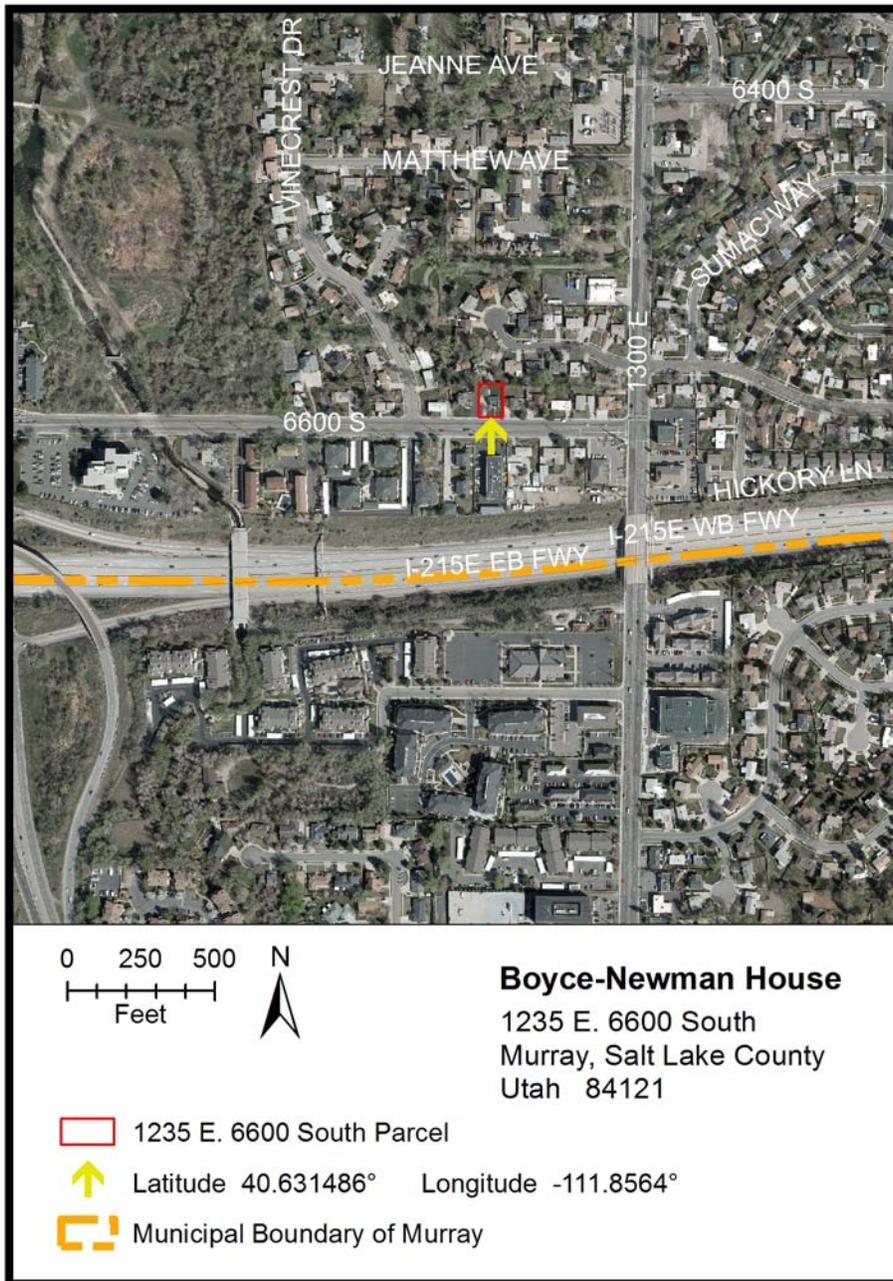
Interior, main floor, living room to dining room. Camera facing northwest.

Boyce-Newman House

Name of Property

Salt Lake County, Utah

County and State

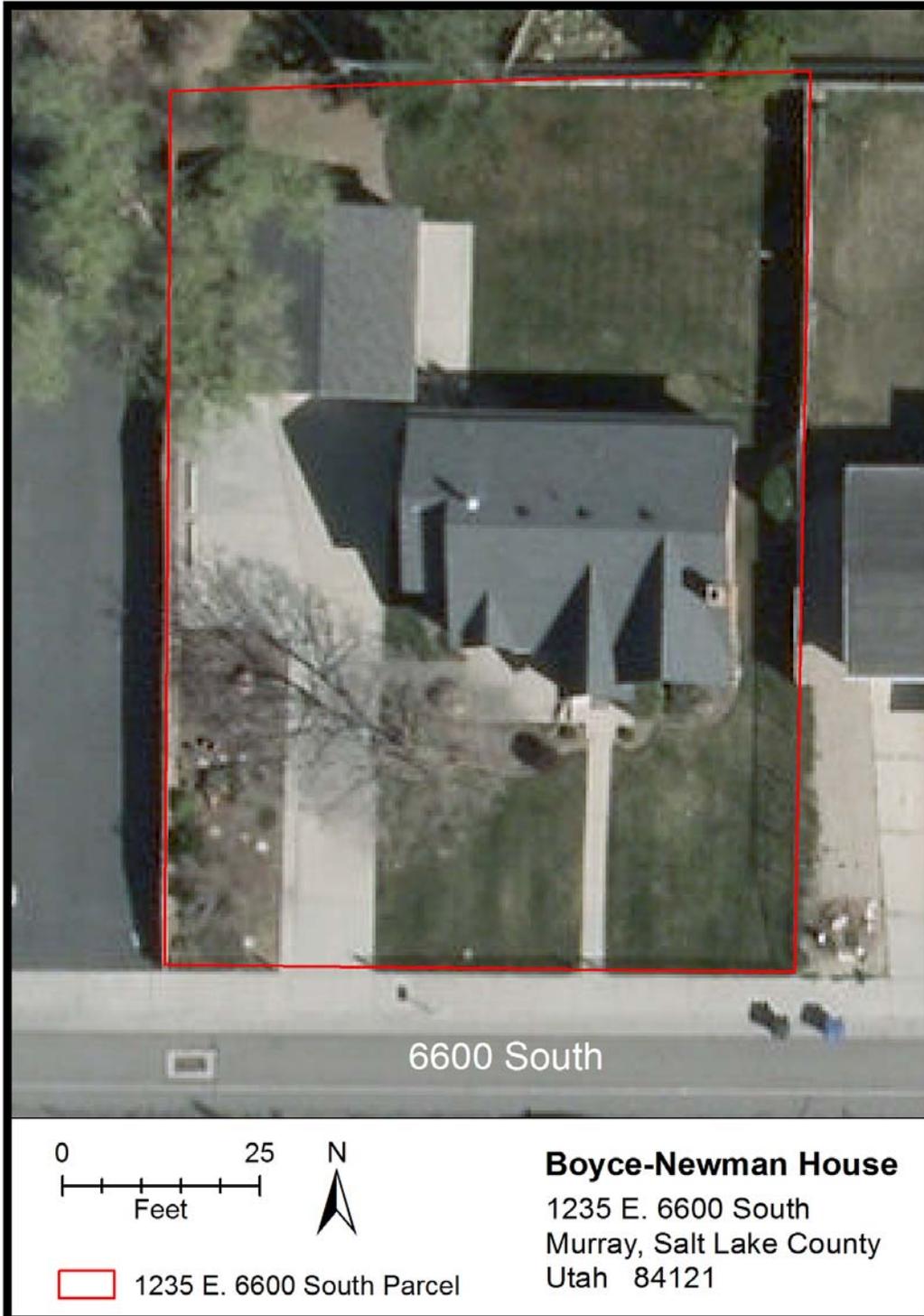


Boyce-Newman House

Name of Property

Salt Lake County, Utah

County and State

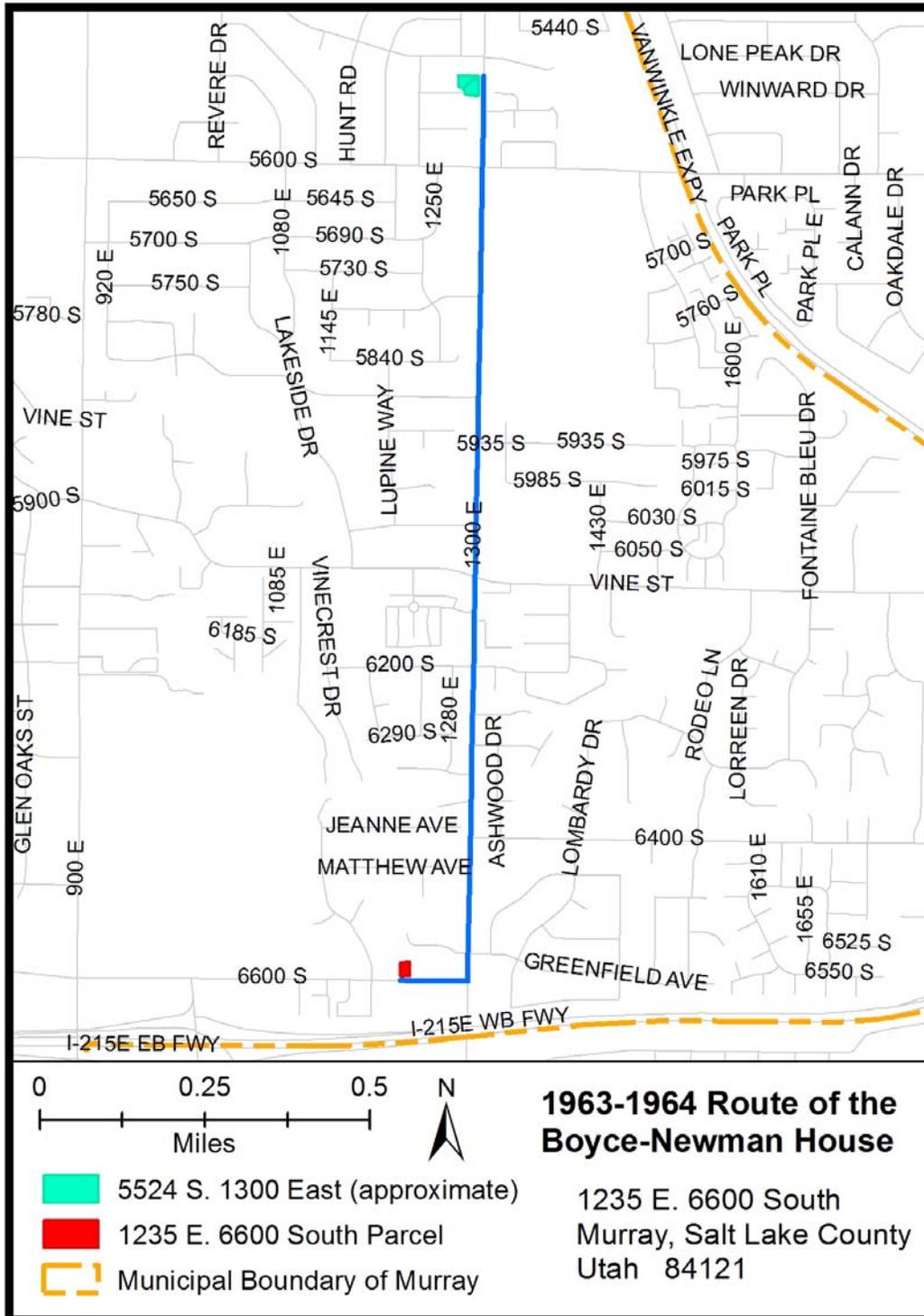


Boyce-Newman House

Name of Property

Salt Lake County, Utah

County and State



Boyce-Newman House

Name of Property

Salt Lake County, Utah

County and State

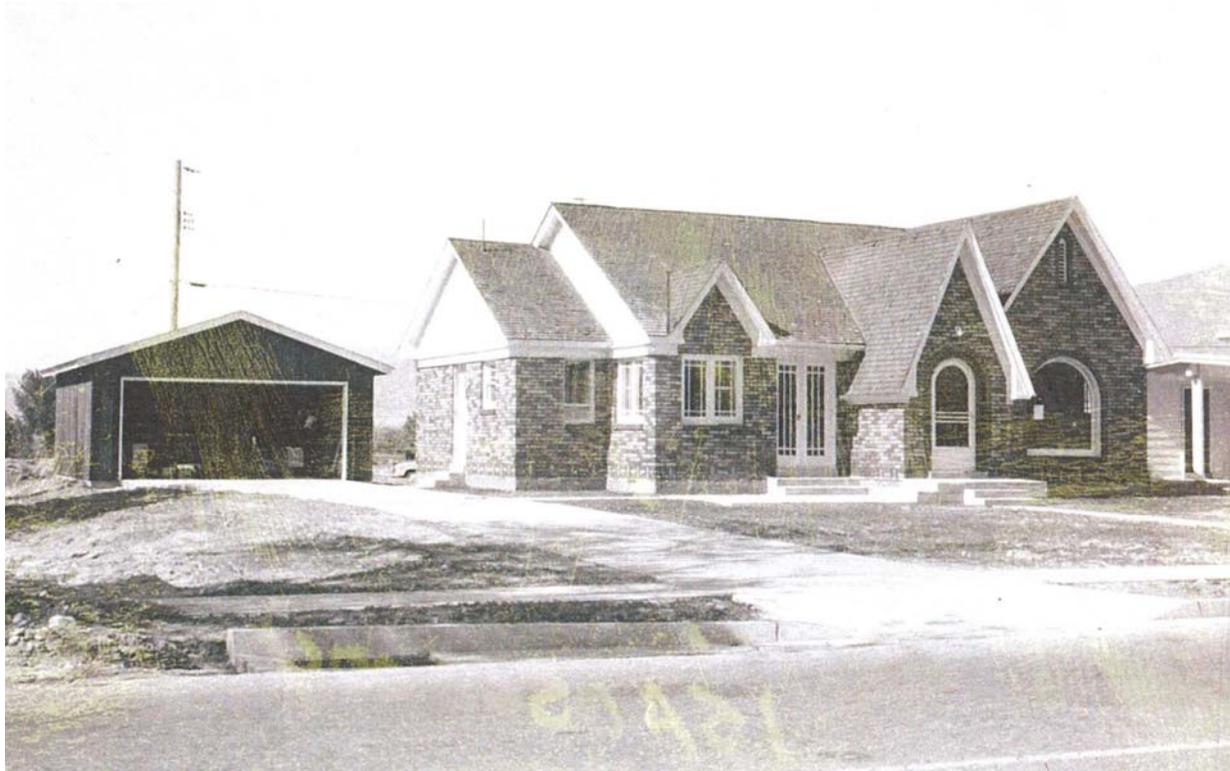


Figure 1

South and west elevations of Boyce-Newman House, tax assessor's photograph, 1964.
(courtesy of the Salt Lake County Archives)

Property Owner:

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

name Chris Clegg
street & number 1235 E. 6600 South telephone 801-244-0914
city or town Murray City state Utah zip code 84121

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.