

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.

1. Name of Property

Historic name: Rosenbaum, Edward and Harriett, House

Other names/site number: Dunn, Prescott & Beatrice House

Name of related multiple property listing:

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

2. Location

Street & number: 1428 E. Circle Way

City or town: Salt Lake City State: UT County: Salt Lake

Not For Publication: Vicinity:

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

Applicable National Register Criteria:

___A ___B XC ___D

/Deputy SHPO	
Signature of certifying official/Title:	Date
<u>Utah Division of State History/Office of Historic Preservation</u>	
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

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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.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing <u>1</u>	Noncontributing <u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u>1</u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>2</u>	Total

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.)

COLONIAL REVIVAL:

Georgian Revival

Federal Revival

Materials: (Enter categories from instructions.)

Principal exterior materials of the property: CONCRETE, BRICK, STUCCO

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Edward and Harriett Rosenbaum House is a two-story, Colonial Revival-style, stucco-covered brick residence, built in 1927-1928. The property is located at 1428 E. Circle Way in the Federal Heights neighborhood of Salt Lake City, Utah. The ornamentation is representative of the period revival high-end architecture of the classical Georgian style and includes a Federal-style entrance and a dentiled cornice. The footprint is L-shaped and the façade is asymmetrical with a projecting west wing. The house is constructed of brick masonry on a concrete foundation. The roof consists of two intersecting steeply pitched hipped sections covered in asphalt shingles. The original construction included a one-story detached garage. During a 1992-1994 renovation, a second story was built above the garage. This is the only major modification to the exterior. The historically compatible addition has a minimal impact on the historic integrity of the façade because it is set back from the projecting wing, separated from the main wing by a breezeway, and is partially obscured by foliage. With the exception of a new kitchen in 1992-1994, the interior has had only minor modifications. There is an in-period swimming pool in the backyard; however, it is now a non-contributing structure because of a 2006 hot tub addition. The original bathhouse built in 1948-1949 was replaced by a larger pool house/garage in the 2006 (a non-contributing building). The 0.37-acre parcel is wedge-shaped. The front yard is mostly lawn with some shrubs and flowerbeds. The back yard is devoted to the pool and patio area, with some landscaping on the east side and along the property lines. The Edward and Harriett Rosenbaum House has good historic integrity after a recently completed rehabilitation using Utah State historic preservation tax credits.

Narrative Description

Exterior

The exterior walls of the Rosenbaum-Dunn house are built of red and yellow brick laid in American (common) bond with headers every seventh course and flush mortar joints. The foundation is concrete. The exterior has always been covered in stucco [Figures 1-2]. The house was been painted pink for several years but was recently painted a light tan color. The windows, doors, and other wood details are painted white [Photograph 1]. The house is angled slightly to the northeast and the north elevation is considered the façade in this narrative [See Site Plan & Photo Key].

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The main block runs east to west and has a footprint of 31 by 54 feet [Photograph 1]. At the west end, a second wing projects to the north 16.5 feet. The wing is 20.5 feet wide along the façade (north elevation) [Photograph 2]. Due to the downward slope of the site to the west, the basement is excavated under the west half only. The original detached garage is below grade and sits back from the projecting wing just west of the house. The garage measures 24 by 20 feet with the wide end facing the street. The lower halves of the garage walls are built with poured concrete while the upper half is brick masonry similar to the house construction. There is a decorative retaining wall with sphere capping the end. The garage has a flat roof with a raised parapet. Between 1992 and 1994, the house underwent a renovation. At the time a frame addition was built above the garage that was connected to the main floor of the house by an elevated breezeway. The addition is a single room that is 1½-stories high matching the hip of the main house, although not as steeply pitched. A full-height red brick chimney was built on the west elevation of the addition that matched the original red brick chimneys on the east and south elevations. A new red roof of historically compatible hexagonal asphalt shingles was installed during the recent rehabilitation. There is a dentiled wood cornice that wraps around the entire perimeter of the house and was matched on the new addition.

The main entrance is in the center of the east wing of the façade (north elevation) [Photograph 3]. The front door is the original wood six-panel wood door. It is set in a Federal-style classical surround with a dentiled pediment featuring cornice returns. The pediment is supported on engaged Ionic columns with oval paterae on the entablature. The door has a round head with a carved fan inset [Photograph 4]. The house still has the original wood windows. The most common configuration is the six-over-six double-hung windows with wood sills and a carved flat drip molding. Facing north, there is one window on the main floor and two on the second floor (both with wrought iron planter boxes). Two similar windows face east on the north wing with one similar window on the main floor. West of the main entrance, are three staggered four-over-six windows that mark the rise of the staircase. One small window, covered with security bars since the 1990s, is located below these windows. There is also a small basement window with a concrete light well. The north elevation of the projecting west wing features three similar windows on the main floor and two on the second floor. There are also three basement-level windows with concrete light wells.

The east elevation has three windows on the main floor: two six-over-nine and one six-over-six. On the second floor there is one large picture window with casement sidelights (installed circa 1950) and one original six-over-six window. The brick chimney is slightly off-center to the south. The chimney masonry is a dark red brick laid in a running bond. At the second level, the chimney tapers with cast-concrete swan neck elements highlighting the change in width [Photographs 5-6]. The south (rear) elevation is divided into two areas. The east half features a round bay of windows and a door on the main level. The parapet of the bay creates a balustrade for the balcony deck at the second level. The second level windows are six-over-nine (with awnings over the east windows). A pair of French doors with divided lights leads to the balcony. The parapet features indented panels in the stucco. The bay windows are divided into ten lights with a lower wood panel [Photographs 7-8]. There are six-light basement windows at the base of the bay.

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The west half of the rear elevation has three second level windows flanking a chimney similar to the east elevation. A large concrete deck porch with a flat roof and classical cornice is on the west half. The original porch as shown on the tax records is shallower and full width. This deeper half-width porch with Ionic columns was added during the 1990s remodel but is compatible with the style of the house. Under the porch are two pairs of ten-light French doors. The south half of the west elevation features another rounded bay with ten-light windows. There is another shallow balcony with access from the second floor [Photograph 8].

The north half of the original west elevation has been altered by the 1992-1994 addition above the garage. The west wall of the garage/addition is completely blank except for the brick chimney that matches the original chimneys on the south and east elevations. The west elevation is difficult to see due to the proximity of the neighboring property and several mature trees. The addition has two rows of windows: shorter six-light wood windows on the upper level and taller six-over-nine single-hung windows on the main level of both the north and south elevations. One pair of windows on the rear (south) elevation is a set of French doors leading to a concrete deck and steps (with wrought iron rails). The garage was originally detached, but the 1950 Sanborn map shows a breezeway connection, probably added to cover the concrete steps to the secondary west entrance during a 1949 remodel. When the 1990s addition was built, a hall connected the main house to the addition, but a second false window wall was built above the steps. An original second level window is intact, but a lower window was blocked.

Interior

On the interior, the house originally had 4,024 square feet of space divided almost equally between the main and second floors. Only one basement room was finished. After the addition was built and the attic partially finished, the total square footage was 5,373 square feet [See Interior Plan and Photo keys]. The front entrance opens into a small anteroom, and then into a long hall [Photograph 11]. At the east end of the hall is the former study, which was transformed into a powder room during the recent rehabilitation. The open staircase with lathe-turned balustrade is on the north wall. The hall features a checkerboard design of original black and white marble tiles. The living room with its south-facing bay runs nearly the length of the main wing [Photographs 12-13]. The living room features a fireplace with marble hearth at the east end and hard wood floors [Photograph 14]. The dining room is west of the living room and includes the west-facing bay [Photographs 15-16]. The dining room floor is the same marble as the hall.

The kitchen had been remodeled at least twice (1950s and 1990s) prior to the recent rehabilitation. During the recent rehabilitation, a secondary staircase to the kitchen was removed in order to extend the main hall and provide unobstructed access to a slightly larger kitchen. The kitchen was remodeled with new finishes and fixtures [Photograph 17]. There is a short set of stairs to the family room in the 1992-1994 addition, which features a wall of bookcases flanking the brick fireplace. The interior of the original garage was not modified.

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The second floor was originally divided into four bedrooms and four bathrooms. The 1992-1994 remodeling included some new finishes and fixtures. During the recent rehabilitation, the southwest bedroom was eliminated to provide a master suite with a large bathroom and two walk-in closets across the rear half of the second floor. The fireplace master bedroom was preserved [Photograph 19]. All woodwork in the remaining bedrooms was also preserved, but the associated bathrooms were supplied with new finishes and fixtures. A laundry room was built in a former bathroom. In the 1990s, the attic (third level) was divided into two bedrooms with a bathroom at the west end. During the rehabilitation the non-historic partitions in the attic were removed to create a large family room and the bathroom was remodeled. Dormers were added to the secondary elevations in order to bring more natural light into the attic [Photograph 20]. The narrow dormers are on secondary elevations (east and south) and have a minimal impact on the overall historic integrity of the house.

The basement level was originally divided into a bedroom under the west end bay and an unfinished storage room and laundry room under the kitchen. During the recent rehabilitation, a section of the basement was excavated to the east. The area under the kitchen wing was remodeled into a playroom and the storage area was moved to the rear of the basement. The basement staircase was reconfigured to provide a hall connecting these areas. The former bedroom with the bay was the only historically finished room in the basement. It retains its integrity but has been converted to a study [Photograph 18]. A small bathroom was added off the hall.

Site

The Edward and Harriett Rosenbaum House sits in the center of a 0.37-acre wedge-shaped parcel [See Site Plan and Photo Key]. The front yard is mostly lawn with a few shrubs near the house and along the property lines [Map #1]. The site rises slightly from the street to the position of the house [Photograph 1]. A non-historic paved sidewalk was removed prior to the current rehabilitation. The 1949 swimming pool was modified with a hot tub in 2006 and is now a non-contributing structure. The current non-contributing pool house above a double garage was built in 2006, replacing the original bath house built in 1948-1949 [Photographs 9-10]. The backyard is mostly dedicated to the pool area with smaller areas of landscaping along the property lines. The backyard is fenced with a combination of brick retaining walls (east) and wood latticed fencing (south and west). The Federal Heights neighborhood is an upscale neighborhood of large houses on Salt Lake City's northeast bench [Maps #2-3].

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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.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- 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

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1928

Significant Dates

1928

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Taylor A. Woolley, architect
Clifford P. Evans, architect
W. A. Stumm, builder (1927)
C. Eskelsen, builder (1949)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Edward and Harriett Rosenbaum House, built in 1928, is a two-story Colonial Revival and Georgian-style residence. The property is locally significant under Criterion C as a high-end architectural example of the Colonial Revival and Georgian Revival styles with some Federal style elements. The house is also significant for its association with two of Utah's most prominent architects: Taylor A. Woolley and Clifford P. Evans. Both men were apprentices to Frank Lloyd Wright in the 1910s, but rarely used Prairie-style elements, preferring to work in different styles to satisfy the tastes of their Utah clients. The firm produced mostly institutional buildings and apartment blocks. The Rosenbaum House is the only example of a grand mansion designed by the firm Woolley and Evans whose limited domestic output consisted of more modest houses. The Rosenbaum House has excellent integrity in the qualities of workmanship, and materials. The design of the house has all of the characteristics of the classical styles (e.g. fanlights, sidelights, multi-light sashes, dentiled cornice and classical pediments). The main floor features a formal hall, living room, and dining room that are particularly well-preserved, which enhances the high artistic qualities of the exterior. The integrity of the original design is somewhat impacted by an early 1990s side addition, but the addition is compatible and is separated from the original house by a breezeway. The period of significance is the period of construction, 1928.

Edward Rosenbaum, a banker, and his wife, Harriet, were the original owners of the house. The family lived there only a few years until Edward's untimely death in 1930. The second owners, Prescott and Beatrice Dunn, lived there for 25 years, adding a swimming pool and bath house in 1948-1949. The Dunn family owned a large retail enterprise in Salt Lake City. In 1955, the property was acquired by an insurance executive, Frederick Moreton and his wife, Sarah. The Moreton family held the deed until 1992 and made very few alterations, preserving most of the residence's distinguishing exterior and interior features.

The setting and location of the property also contributes to its architectural significance. The property represents the Bonneville-on-the-Hill development, a one-of-a-kind model for an exclusive suburb of Salt Lake City. The Bonneville-on-the-Hill development was conceived in 1917 with the acquisition of dry bench land above the popular Federal Heights subdivision. In a departure from the norm, a formal plat was never filed for Bonneville-on-the-Hill. Managed by a syndicate of influential men, the neighborhood did not possess the architectural uniformity of contemporaneous subdivisions. The neighborhood grew more organically as individual lot sizes were increased and sold *ad hoc* as wealthy families vied to build increasingly grander mansions from the 1920s into the 1970s. The Rosenbaum House on Circle Way, built in the late 1920s, represents the early phase of the high-status neighborhood. The addition of a swimming pool and bath house in the late 1940s (although now altered or replaced) enhanced the property's status in its exclusive upper-class suburb. The property is a significant contributing resource in Salt Lake City's Federal Heights neighborhood.

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

Architectural Significance: Georgian/Colonial Revival Architecture

The Edward and Harriett Rosenbaum House is architecturally significant under Criterion C as an exceptional hybrid of the Colonial Revival, Georgian and Federal styles. Circle Way has the highest concentration of Colonial Revival-style mansions in the Salt Lake City. The Rosenbaum House is the most fully developed Georgian-influenced example on the street. The Colonial Revival style was popular in Utah between 1890 and 1940. But, until the movement was refined in the late 1920s and early 1930s, there were few Utah examples that went beyond using classical elements on other house types. The relative affluence in neighborhoods like Federal Heights allowed the classical elements to be used on a larger scale that are defined as “high-style” domestic architecture.

The Rosenbaum House, built in 1928, uses elements of the Georgian and Federal styles to create a high-end residence. It is distinctive in the fact that the façade is asymmetrical, with a design that is driven by the formal spaces in the rear half of the house. The rooms in front are a formal hall with open stair, a small office, and the kitchen in the projecting wing. The formal living room and dining room face south and west with the banks of windows in the curving bays facing the views of the city. The exterior of the house exhibits most of the features of the Colonial Style, including multi-light sashes and a full classically dentiled cornice. The most prominent feature of the façade is the main entrance. The front door is the original wood six-panel wood door. It is set in a Federal-style classical surround with a dentiled pediment featuring cornice returns. The pediment is supported on engaged Ionic columns with oval paterae on the entablature. The door has a round head with a carved fan inset. The steeply pitched hipped roof and the curving bays are indicative of the high-style Georgian architecture of English manor houses. The staggered windows lighting the hall and stair are a twentieth-century adaptation.

On the interior, the formal spaces also feature elements of the Georgian style. The hall and dining room have a black-and-white checkerboard marble floor. The interior walls feature crown and decorative moldings to create formal panels. The living room has round-arch doorways with paneled casings and ornamental brackets within the arch of the bay window. Both rooms include multi-light and paneled windows, formal chandeliers, and marble surrounds in the fireplace. The kitchen was been remodeled, but the majority of the main floor was unchanged. The two substantial modifications to the property were also designed to support the “aristocratic architecture” of the original design. The swimming pool and bath house built in 1948-1949 were oriented to the bays and French doors of the rear elevations. In the 1990s, the bath house was replaced and the swimming pool-rear porch/patio area was modified. The addition built above the detached garage 1990s replicated the multi-light windows, dentiled cornice, and brick chimney of the original. On the interior, the 1990s side addition is a two-story space with a large fireplace and formal library wall.

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Architectural Significance: Woolley & Evans Architects

Of the known domestic projects of Woolley & Evans, the Edward and Harriett Rosenbaum House is the largest and most ornate. It represents a rare example of the firm working in the Colonial Revival style: using Georgian and Federal elements. Edward Rosenbaum obtained a building permit for the house on August 18, 1927 for a 13-room brick and concrete house.¹ The estimated cost was \$17,000, a large sum for a home in Salt Lake City in the late 1920s. The architect for the project was the Salt Lake firm of Woolley & Evans. There are only a few domestic projects listed in the papers Taylor A. Woolley donated to the University of Utah. The firm's work in the 1920s and 1930s was concentrated on meetinghouses for the Church of Jesus Christ of Latter-day Saints, schools for various school districts in the state, and apartment blocks in Salt Lake City. Their residential work in the period was limited and used a variety of styles. The Rosenbaum House is the firm's only example of a fully developed classical mansion in a neighborhood known for "architecture [that] is essentially aristocratic".² The only other Colonial Revival example is the Shepard House at 1353 S. Filmore Street. Also built in 1927, the Shepard House is a foursquare residence, which is smaller and less ornate the Rosenbaum House. After the firm worked on a model home at the corner of 1300 East and Laird Avenue in the 1930s, which was heavily influenced by the Minimal Traditional style, Woolley and Evans had more single-family commissions, but rarely used classical elements in their work.

Taylor Alhstrom Woolley was born in Salt Lake City in 1884. He studied architecture with the Salt Lake firm of Ware & Treganza and later at the Chicago Art Institute. Taylor Woolley is nationally known for an apprenticeship with Frank Lloyd Wright and for working with Wright in Italy on the Wasmuth portfolio of architectural renderings published in 1910. Woolley managed Wright's office in Detroit for two years after Wright returned to the United States. Woolley was licensed to practice architecture in Utah around 1912 but did not return permanently until 1917 when he formed a partnership with Miles E. Miller and Clifford P. Evans. Taylor Woolley was married to Clifford's sister, Dorrit Evans.

Clifford Percy Evans was born in Salt Lake City in 1889. Clifford Evans worked briefly for Frank Lloyd Wright in both his New York and Chicago offices. The partnership of Miller, Woolley & Evans was formed in 1917 and dissolved in 1921. Taylor Woolley and Clifford Evans formed their own firm, Woolley & Evans with offices in the McCormick Building. Though both men had worked for Frank Lloyd Wright, they rarely used Prairie School-style elements, preferring to work in different styles according to their client's tastes. They designed several buildings for the LDS Church, including the Jacobethan-style Yale and Garden Park Ward meetinghouses. Among their largest projects were the Belvedere Apartments in downtown Salt Lake City (NRIS #12000271) and the Redman Building in Sugarhouse (NRIS #03000637—now delisted). Also, in Sugarhouse, they designed the Jacobethan-style Sprague Public Library. Taylor Woolley was the architect of the "This is the Place" monument in Salt Lake City. He died in 1965. Clifford Evans died in 1973.

¹ The Salt Lake City building permit originally used the address 147 N. Circle Way. The addresses on Circle Way were changed to the East numbering (i.e. 1428 E. Circle Way) sometime before 1930.

² *Salt Lake Tribune*, October 7, 1917: 42.

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Additional Historic Context: Builders of the Edward and Harriett Rosenbaum House

W. A. Stumm was listed as the builder for the Rosenbaum residence on the Salt Lake City building permit. Walter A. Stumm was born in Schuyler, Illinois, in 1884. He moved to Utah with family members sometime before 1910. He trained as a civil engineer and worked for the Kimball-Richards land development company in the late 1910s. His work as a private contractor appears to have supplemented his government work as an engineer. Soon after the Rosenbaum house was built, W. A. Stumm became the chief appraisal engineer for the Utah State Tax Commission in 1931, a position he held until his retirement in 1963. Walter A. Stumm died in 1973. The builder of the swimming pool and bathhouse in 1948-1949, C. S. Eskelson, was another part-time contractor. Clemond Eskelson was born in Francis, Utah, in 1898. As a young man, he began building furniture and eventually became a carpenter. He supplemented his income by mink farming during the depression. Clemond learned to build using steel and cement during World War II. He kept up the mink farms while he did general contracting work in Salt Lake City. Clemond Eskelson died in 1981.

Additional Historic Context: Development of the Bonneville-on-the-Hill Suburb

The Edward and Harriett Rosenbaum House is associated with the development of the Bonneville-on-the-Hill suburb within the context of Salt Lake City's streetcar subdivision development era. Established in 1847 by members of the Church of Jesus Christ of Latter-day Saints, the settlement of Salt Lake City grew steadily through the second half of the nineteenth century. For many years the area now known as Federal Heights was little more than a desolate dry bench land used for slaughter yards.³ A few families moved to "Butcherville" and built houses near present day Virginia Street; however, the area had little to offer permanent settlers. In October 1862, the United States Army established Camp Douglas (later Fort Douglas) on the eastern foothills above Salt Lake City. In 1894 the United States Congress granted sixty acres of Fort Douglas land to the University of Deseret, which then changed its name to the University of Utah. The University of Utah spent the next six years building facilities at the site and opened for classes in 1900.⁴

By the turn of the century, Salt Lake City had grown from an agrarian village to a bustling urban metropolis. The coming of the railroads brought an increase in every type of manufacturing and commerce, as well as an enormous influx of immigrant laborers and their families. The population of Salt Lake City increased from 20,000 in the 1880s to over 92,000 by 1910. As the population grew, the more affluent residents moved to residential subdivisions east and south of the original city plat. The bench lands provided a particular attractive alternative for home sites.

³ Tales of a Triumphant People: A History of Salt Lake County, Utah, 1847-1900, compiled and published by the Daughters of Utah Pioneers, (Salt Lake City, Utah: Stevens and Wallis Press, 1947), 128-129.

⁴ Gregory Thompson, "University of Utah," in *Utah History Encyclopedia*, edited by Allan Kent Powell, (Salt Lake City, Utah: University of Utah Press, 1998), 581.

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The accumulation of pollution from coal-fired furnaces and smoke-producing industries had been a problem for the city since the 1880s. Those who could afford the price were always looking to move to "higher ground. Between 1906 and 1930, 439 new residential subdivisions were platted in Salt Lake City.

One of the first attempts to develop the area near the University of Utah for residential use was by an early butcher named Charles Popper. Popper, a squatter, was given title to about 150 acres of land by the United States government. The property was not deemed particularly valuable since "a considerable portion of the ground is unfit for any purpose, being the side of a mountain, it will probably never be required for any purpose."⁵ Popper sold his rights in 1890 to Judge Colburn who spent the next decade attempting to develop the property for residential use under the name Popperton Place. The project didn't get underway until the twentieth century with the extension of the South Temple and Third Avenue streetcar lines to Virginia Street after the Telluride Realty Company developed the Federal Heights subdivision.

In 1906 officials at Fort Douglas charged Le Grand Young, a local judge and nephew of Brigham Young, with tampering with their water supply at his stone quarry in Red Butte Canyon. The conflict was resolved when a trade was arranged for Young's canyon property to be exchanged for the fort's 42.3 acres between Popperton Place and the University of Utah. Le Grand Young sold the property to Lucien L. Nunn in January 1907 for \$90,000. Immediately after acquiring Le Grand Young's property, Nunn established the Telluride Realty Company and transferred the property to the company on January 26, 1907.

In October 1907, the property was annexed to Salt Lake City. By 1909, the Telluride Realty Company advertised in the *Salt Lake Tribune* that it had \$150,000 in capital and was proceeding to survey, plat, grade and improve Federal Heights streets and building lots. The Telluride Realty Company christened the new subdivision "Federal Heights" in deference to the United States government, the original owner of the land. The street named Military Way was another nod to Fort Douglas.

From the beginning, the Telluride Realty Company marketed their subdivision to Salt Lake's upwardly mobile professional class. The company put more money in improving the site than most developers. According to the *Salt Lake Tribune*, "This will be the first instance in the history of Salt Lake, and unique in the history of the United States where a subdivision has been so highly improved before being taken into city corporation."⁶ By virtue of the amount Telluride put into improvements, the company was able to charge more per square foot than most of their competitors. Their advertising campaign was designed to "make sure every family in the state of Utah either couldn't resist moving to Federal Heights or else envied those lucky ones who did."⁷

⁵ Martiena Lewis, "Federal Heights: Salt Lake City's Civilized Suburb," TMs, 1987. Available at the Utah State Historic Preservation Office. Quote from a Camp Douglas Military Reservation Report dated April 1880.

⁶ *Salt Lake Tribune*, September 12, 1909: 4.

⁷ Lewis: 15.

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Encouraged by the success of the Federal Heights subdivision, a syndicate of the “wealthiest men in the city” formed the Bonneville-on-the-Hill Company and in January 1917 announced plans to make over “Popperton Place, one time known to Salt Lakers in the early days as ‘Butcherville,’ into the city’s most exclusive and residence section deluxe.”⁸ The company spent \$200,000 making infrastructure improvements to the land, mimicking the curvilinear plan of Federal Heights, which had “taken on a high residential character.”⁹ The New York-Chicago-based architect, Henry Ives Cobb, was initially consulted, but most of the design was drawn by the prominent Salt Lake architectural firm, of Ware and Treganza.¹⁰ The lot restrictions were never formalized, but the syndicate disapproved of the “jostling of houses” and encouraged the assembling of parcels with a frontage of 100 feet or more, which deterred all but the most affluent buyers [Figure 3].¹¹ The Bonneville-on-the-Hill company appears to have sold the parcels *ad hoc* as wealthy families acquired the properties slowly over many years. A portion of the original development was formally platted in 1968 as Plat B. Several of the parcels were not developed until the 1970s, when a number of later subdivisions were platted to the north of Bonneville-on-the-Hill [Map #3].

The original layout of the development also changed. Many of the original islands of green space at intersecting streets (copied from the Federal Heights plan) were eliminated and the interior block alleys were vacated as the main selling points shifted from neighborhood landscaping to the need for parcels suitable for erecting grand mansions. The stone pillar gateway on Penrose Drive is the only “grand entrance” to the development that is intact.

As the development began to take shape, the syndicate made it clear that they were “not looking for buyers, but home builders, with the one aim constantly and consistently in mind; namely, the development of an exclusive and artistic site for genuine home-lovers.”¹² The following describes the advantages that “home-lovers” with plenty of cash could enjoy:

Bonneville-on-the-Hill is so near to the center of the business district as to be convenient; it is so high as to be above the smoke line and to have access to fresh pure air; it is provided with perfect drainage; it commands a view of the Salt Lake valley that is unparalleled; it abuts upon the choicest resident district in the city; it is furnished with sewer, water, parks, curbs and pavements; both in its exclusive position and in the conception of its architecture it is essentially aristocratic.¹³

According to an architectural survey of the Federal Heights neighborhood, twenty-seven percent of residences were built in the Colonial Revival styles with another ten percent Neo-Classical in style. The second and third highest percentages were in the Bungalow style (16 percent) and English Tudor style (15 percent).

⁸ *Salt Lake Telegram*, January 14, 1917: 32.

⁹ *Ibid.*

¹⁰ *Salt Lake Tribune*, October 7, 1917: 42.

¹¹ *Salt Lake Telegram*, January 14, 1917: 32.

¹² *Salt Lake Tribune*, October 7, 1917: 42.

¹³ *Ibid.*

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Most of the bungalows and English Tudor cottages are found in original Federal Heights subdivision, while the majority of Colonial Revival and Neo-Classical residences are found within the Bonneville-on-the-Hill development.¹⁴ For example, the survey notes that of the seventeen homes on Circle Way, eleven are Colonial or Spanish Colonial Revival with Neo-Classical elements. Both the scale and style of the residences built on Circle Way are examples of the “aristocratic architecture” that the Bonneville-on-the-Hill developers sought in 1917 but did not achieve until the 1930s.

Additional Historic Context: History of the Edward and Harriett Rosenbaum House

The earliest owners of the Edward and Harriett Rosenbaum House represent the influential and affluent families that built “aristocratic architecture” in the Bonneville-on-the-Hill section of Federal Heights. The property was assembled by consolidating three lots (8, 9 and 10) and 14 feet of Lot 7 of Bonneville-on-the-Hill’s Block 17. On June 10, 1926, Elias A. Smith, the trustee transferred the property to the Bonneville-on-the-Hill Company. The company sold the parcel to Harriet Rosenbaum on July 6, 1927. The building permit was obtained in August 1927 and the residence was likely completed the following year. The house was the fourth residence to be completed and occupied on Circle Way. Harriet Friendly Rosenbaum was born in Oregon in 1875. She married Edward Rosenbaum in 1903. Edward Rosenbaum was born in Germany in 1865. He immigrated to the United States with his brother, Nathan, in 1881. The brothers worked in Ogden, Utah, for several years before establishing a wholesale clothing firm known as Rosenbaum Brothers in Salt Lake City in 1899. Soon after his marriage in 1903, Edward Rosenbaum became a vice president of the Deseret National Bank and a director of the State Bank of Park City. Harriett Rosenbaum served as the director of the Orphans’ Home in Salt Lake City. The Rosenbaums had three children: Edward Jr., Helen and Alfred. They lived at 904 E. South Temple (demolished circa 1980) before building the house on Circle Way. The family only lived in the house a few years before selling it in April 1930. Edward Rosenbaum, who had been suffering with a severe illness, died in December 1930.

Harriett Rosenbaum moved to Washington D.C. to be closer to her daughter, Helen, living in North Carolina, and her son, Alfred, living in D.C. Harriett served on the board of directors of the Friendship House charity for many years. Her son, Alfred Friendly, started as a journalist for the *Washington Post* in 1939 and became the managing editor in 1955. He won a Pulitzer Prize for international reporting in 1968.¹⁵ Harriett Rosenbaum died in Washington D.C. in 1965.

On April 25, 1930, Harriett Rosebaum sold the house on Circle Way to W. Prescott Dunn. The real estate transaction was noted in the *Salt Lake Telegram*, the same day. The article reported that “Mr. and Mrs. Dunn will take possession about May 1. The home is a two-story structure of

¹⁴ Ray C. Varley, *Final Report for the Salt Lake City Reconnaissance Level Survey (Federal Heights District)*, TMs, 1988. Two of the Circle Way residences were built in the English Tudor style and three were more Modern residences built after World War II.

¹⁵ On the 1930 census, while the family lived on Circle Way, Alfred Rosenbaum appears as Alfred Friendly. In Harriett’s obituary, her sons are listed as Edward Friendly and Alfred Friendly. The reason for the use of her maiden name is not known.

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ten rooms, built of stucco in Georgian style architecture.”¹⁶ No purchase price was given, but the title abstract indicates the Dunns took out a mortgage for \$15,000. William Prescott Dunn was born in Stark, Illinois, in 1902. His wife, Beatrice Watt Ellison, was born in Layton, Utah, in 1900. They were married in 1926. The Dunns had two sons, W. Prescott Jr. and James. W. Prescott Dunn served as the president of the Keith-O'Brien retail/department store in Salt Lake City. The Keith-O'Brien complex in Sugarhouse was one of Clifford P. Evans' design projects. The Dunn family lived in the house for twenty-five years. They sold the property in 1955, just one year before W. Prescott Dunn sold the Keith O'Brien store. W. Prescott Dunn died in 1986 and Beatrice Ellison Dunn died in 1988.

In January 1955, Beatrice Dunn sold the house at 1428 E. Circle Way to Sarah B. Moreton. Sarah and her husband, Fred A. Moreton, were longtime residents on the street. Their English Tudor-style home at 1438 E. Circle Way was built the same year as the Rosebaum house. Sarah Burton Moreton was born in Salt Lake City in 1898. She was the granddaughter of Francis Armstrong, an early mayor of Salt Lake. She married Fred A. Moreton in 1920. Sarah and Fred had five children. Sarah served as secretary and director of her father's investment company. She was an accomplished pianist and a trustee of the Sarah Daft Home. Sarah was an avid swimmer, which may explain why the family moved just three houses to the east when the Dunn property became available. Frederick Albert Moreton was born in Salt Lake City in 1896. As a young man, Fred was the secretary-manager of his father's J. B. Moreton Company, working in "General Insurance, Fidelity and Surety Bonds." After his father's death in 1942, the company became the Fred A. Moreton Insurance Company. Fred and Sarah lived at 1428 E. Circle way until their deaths in 1986 and 1992 respectively.

In August 1992, the Moreton heirs sold the house to Larry D. and Nancy A. Rigby. The Rigbys undertook a renovation of the house in the early 1990s, which included the library addition above the garage and the new pool house. The Rigbys sold the property to the current owner, Robert E. Mansfield, in August 2015. Rob Mansfield has recently completed a rehabilitation of the house using Utah State tax credits for historic preservation.

¹⁶ *Salt Lake Telegram*, April 25, 1930: 13.

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9. Major Bibliographical References

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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

Acreeage of Property 0.37 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

Latitude: 40.653972° Longitude: -111.864596°

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

Zone: 12 Easting: 426907 Northing: 4500705

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

Legal Description of House Property:

SE'LY 14.31 FT M OR L OF LOT 7 & ALL LOTS 8 9 & 10 BLK 17, BONNEVILLE ON THE HILL -UNREC.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries are the historical boundaries of the original lot: 09-33-376-003.

11.

Form Prepared By:

name/title: Korral Broschinsky, Preservation Documentation Resource
city or town: Taylorsville state: Utah zip code: 84123
e-mail: kbro@kbropreservation.com telephone: 801-913-5645
date: January 30, 2020

Property Owner information: (Complete this item at the request of the SHPO or FPO.)

name: Robert E. Mansfield
address: 1428 E. Circle Way
city or town: Salt Lake City state: Utah zip code: 84103
telephone/email: Rmansfieldslc@yahoo.com

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 100 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.

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Edward and Harriett Rosenbaum House

City or Vicinity: Salt Lake City

County: Salt Lake State: Utah

Photographer: Korral Broschinsky

Date Photographed: September-October 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

Rosenbaum, Edward & Harriett, House
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Photograph 1
North elevation of house. Camera facing south.



Photograph 2
North elevation of house. Camera facing southeast.

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Photograph 3

North and east elevations of entrance and projecting wing. Camera facing southwest.



Photograph 4

North elevation of house, front entrance detail. Camera facing south.

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Photograph 5
North and east elevations of house. Camera facing southwest.



Photograph 6
East elevations of house. Camera facing west.

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Photograph 7

South elevation of house with pool in foreground. Camera facing north.



Photograph 8

South elevation, bay and porch details. Camera facing northwest.

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Photograph 9

East elevation of non-contributing pool house/garage with pool in foreground.
Camera facing west.



Photograph 10

North elevation of non-contributing pool house/garage. Camera facing southwest.

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Photograph 11
Interior, main floor, entry hall. Camera facing east.



Photograph 12
Interior, main floor, living room. Camera facing east.

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Photograph 13
Interior, main floor, living room. Camera facing southeast.



Photograph 14
Interior, main floor, living room, fireplace detail. Camera facing east.

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Photograph 15

Interior, main floor, dining room. fireplace and flooring detail. Camera facing south.



Photograph 16

Interior, main floor, dining room. Camera facing west.

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Photograph 17
Interior, main floor, kitchen. Camera facing north.



Photograph 18
Interior, basement, study with curved bay. Camera facing west.

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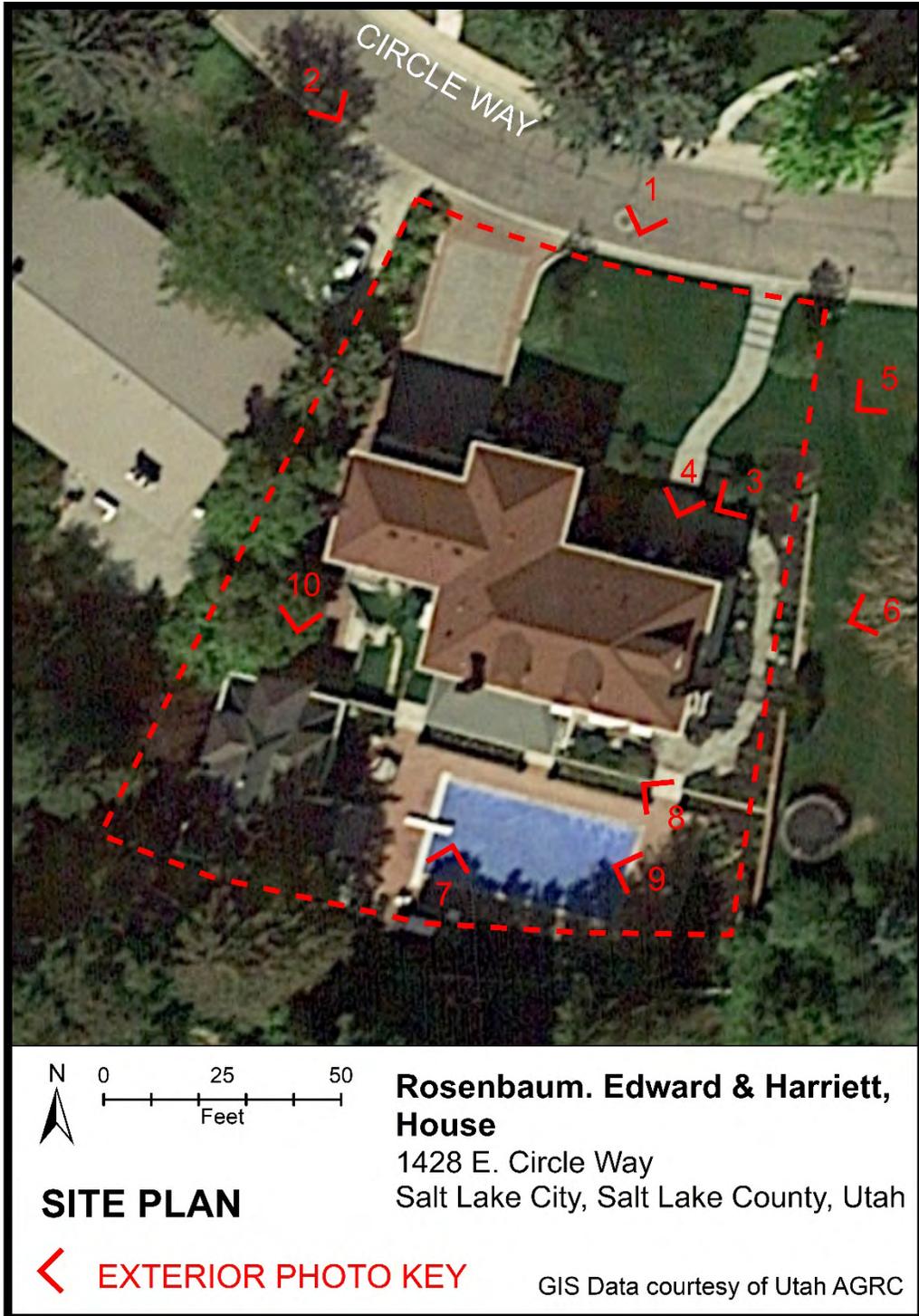
Photograph 19
Interior, second floor, master bedroom. Camera facing southeast.



Photograph 20
Interior, third floor, family room. Camera facing northwest.

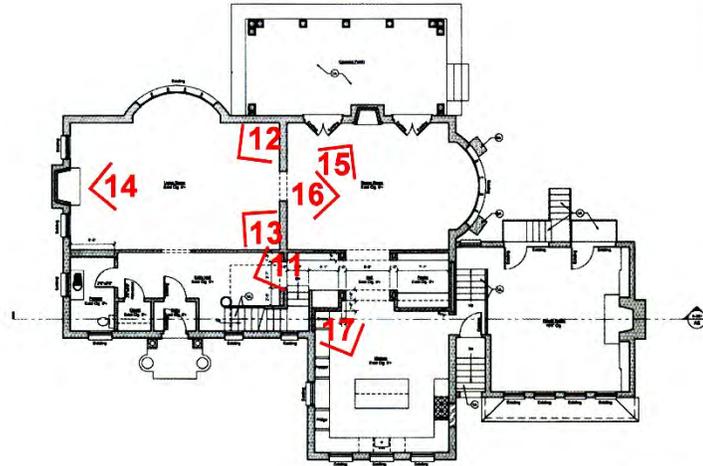
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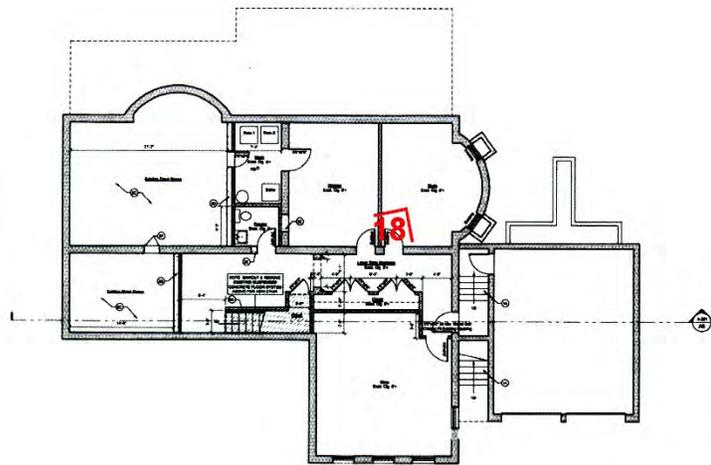


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FIRST FLOOR



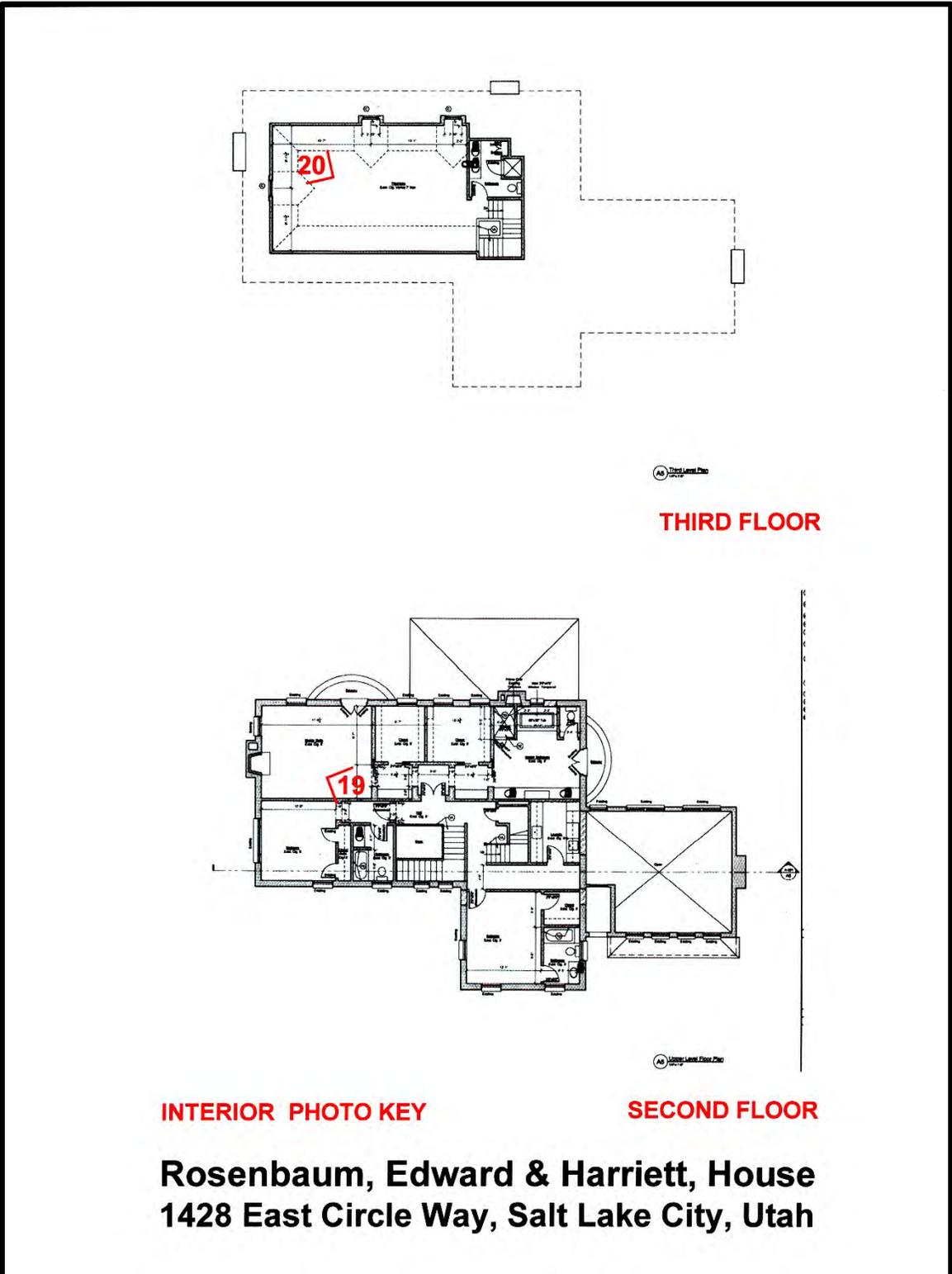
INTERIOR PHOTO KEY

BASEMENT

Rosenbaum, Edward & Harriett, House
1428 East Circle Way, Salt Lake City, Utah

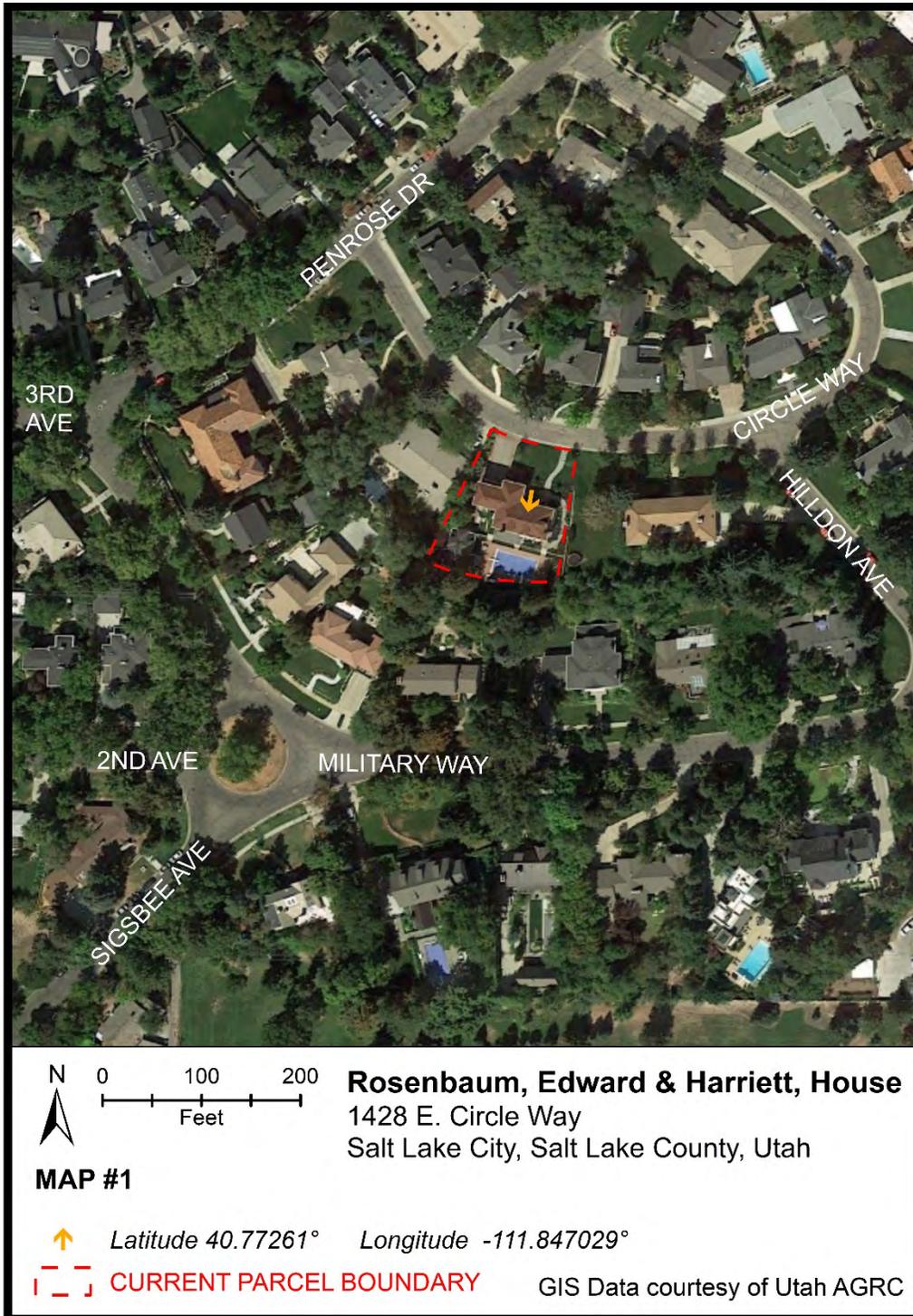
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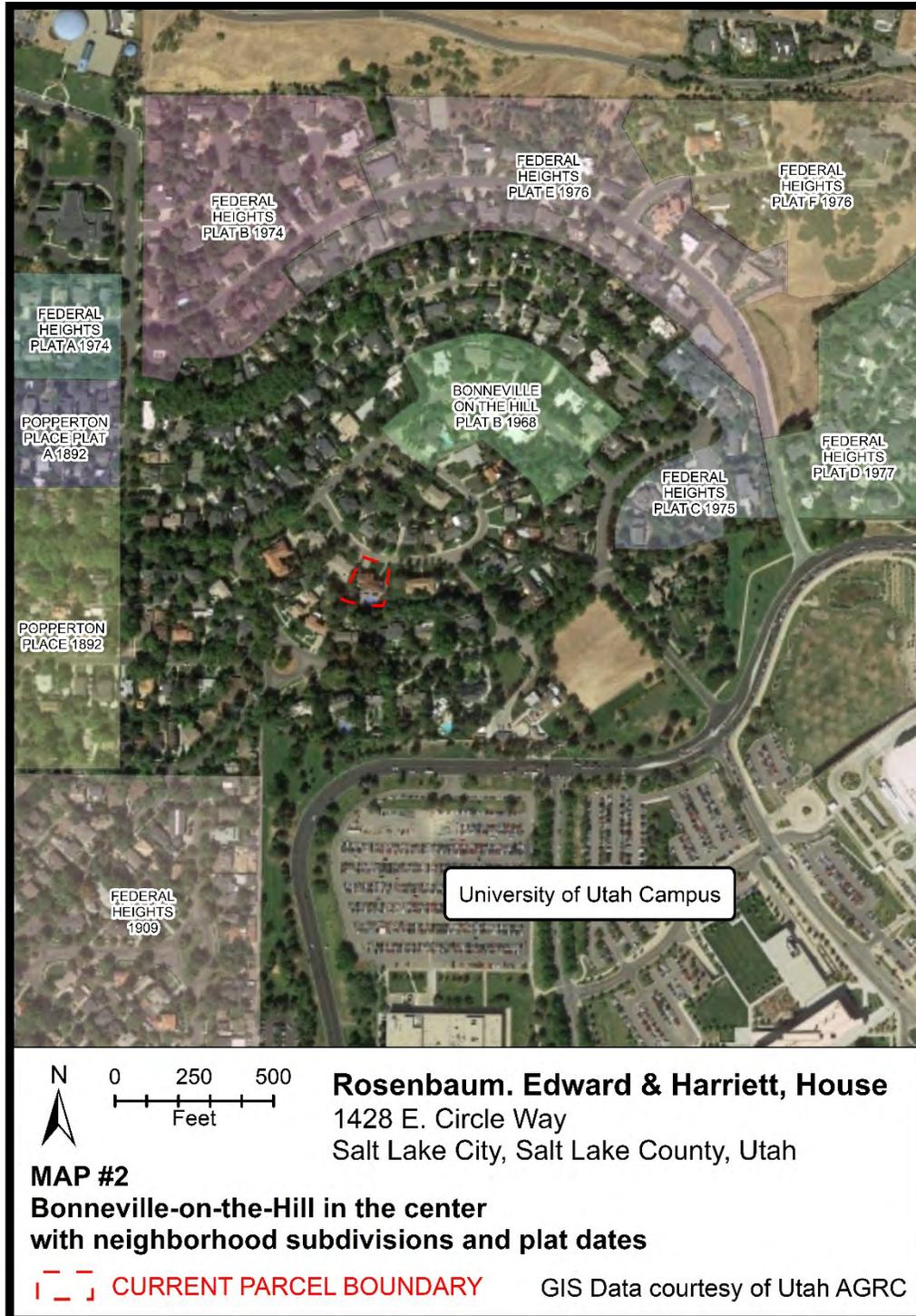
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Rosenbaum, Edward & Harriett, House
Name of Property

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Rosenbaum, Edward & Harriett, House
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Figure 1

North elevation, tax assessment photo, circa 1950. Camera facing north.
Courtesy Salt Lake County Archives.



Figure 2

North elevation, tax assessment photo, circa 1991. Camera facing southwest.
Courtesy Salt Lake County Archives.

