

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: Beckstead-Butterfield House

Other names/site number: Beckstead, W.W. & Mary Jane, House;

Beckstead, George F. & Charlotte, House; Butterfield, Almon & Sarah Jane, House

Name of related multiple property listing:

Historic and Architectural Resources of Riverton, Utah

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

## 2. Location

Street & number: 13032 South Redwood Road

City or town: Riverton 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Not For Publication: ☐ Vicinity: ☐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:

X A      B X C      D

<hr/>	
<b>Signature of certifying official/Title:</b>	<b>Date</b>
<u>Utah Division of State History/Office of Historic Preservation</u>	
<b>State or Federal agency/bureau or Tribal Government</b>	
In my opinion, the property <u>    </u> meets <u>    </u> does not meet the National Register criteria.	
<hr/>	
<b>Signature of commenting official:</b>	<b>Date</b>
<hr/>	
<b>Title :</b>	<b>State or Federal agency/bureau or Tribal Government</b>

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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:) \_\_\_\_\_

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

Number of contributing resources previously listed in the National Register N/A

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: single dwelling  
    
    
    
    
  

**Current Functions**

(Enter categories from instructions.)

COMMERCE: office  
DOMESTIC: apartment unit

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN:

Victorian Eclectic

Queen Anne

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**Materials:** (Enter categories from instructions.)

Principal exterior materials of the property: BRICK, STONE, WOOD

### 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.)

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#### Summary Paragraph

The Beckstead-Butterfield House was built in 1897 at 13032 South Redwood Road in Riverton. The house was originally part of a large farm complex, but currently sits on a two-parcel property of 0.52 acres at the corner of Redwood Road and 13035 South. The house is a 1½-story red brick house with Victorian Eclectic and Queen Anne-style details. The foundation is rock-faced ashlar granite. The original house is a central-block-with-projecting-bays type with two octagonal bays (east and north) and two rectangular bays (south and west). Around 1900, the rear (west) elevation was extended by a one-story brick addition, with similar brick and foundation materials. Although substantially modified on the interior, the exterior modifications had been limited to the porches and a few window openings before a recent period of vacancy. The exterior of the house retains many Victorian Eclectic features such as colored and leaded-glass transoms, colored-glass Queen Anne-sash windows on the upper floor, eclectic imbrication in the gable trim, and scrolled brackets and finials. Between 2019 and 2020, the house was rehabilitated using state and federal tax credits. Alterations to the exterior, such as the front porch enclosure and the removal of the west porch, were reversed. The Victorian-era interior was substantially restored even though the house was adapted for use as an office with an upstairs studio apartment. There is an associated circa 1940 frame cottage on the same parcel as the brick house. The cottage is considered non-contributing because it was built outside the period of significance between 1897 and 1900. The Beckstead-Butterfield House has historic integrity in the qualities of location, design, materials, workmanship, and association. The setting has been somewhat compromised by more recent residential construction, but the neighborhood still has a semi-rural feel [Map 1]. The Beckstead-Butterfield House is a contributing resource in its Riverton neighborhood.

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## Narrative Description

### Exterior

The footprint of the Beckstead-Butterfield House as built in 1897 is a roughly 40 by 46-foot square with projecting bays on three elevations. The house sits on a rock-faced ashlar foundation of granite. The material is slightly different on the rear half of the south elevation where the foundation is granite and sandstone rubble. This section of rubble foundation was originally obscured by a wrapping porch. The red brick is laid in a running bond with light-colored flush mortar joints. The circa 1900 one-story brick addition on the rear is approximately 18 feet square. It features the same materials and construction techniques as the original house. On both sections, decorative brick details can be found in the courses above the foundation. There are corbelled rows under the cornice in the angles section of the east and north bays. Several windows feature segmental-arched heads of rowlock brick. Prior to the recent rehabilitation, the north elevation features a rare unaltered fully corbelled brick chimney. The south and west chimneys were shortened in the 1990s, but the south chimney corbelling was restored during the rehabilitation. The roof consists of a truncated central pyramid with simple gables radiating in all four directions. A new wood shingle roof was installed in 2019. All the gables feature non-historic triangular vents in the apex, installed in circa 1990s and retained.

The façade (east elevation) faces Redwood Road [Photographs 1-2]. The façade is asymmetrical in the typical Victorian Eclectic style. The north half of the facade is a projecting octagonal wing with a simple gable roof. The central window is a fixed-frame wood sash window with a flat sandstone lintel and sill. The original large window was replaced by a tripartite window separated by two wood mullions (circa 1970s) [Figures 1-2]. The dentiled transom bar and the leaded-glass transom are original. The glass is colored with a floral-ribbon and diamonds pattern [Photograph 7]. These windows were retained and repaired during the rehabilitation. The flanking windows are one-over-one double-hung replacement windows that match the originals, which were in poor condition. The replacements are wood windows that are aluminum-clad on the outside and wood on the inside. The sandstone sills and lintels were repaired or replaced as needed. The original wood cornice is divided into two sections. There are jig-saw-cut brackets and lathe-turned pendants in the bay's angles. Above the full cornice return are three narrow one-over-one windows. The windows are replacements, but the surround of fluted wood and paterae was retained. The gable trim is sheathed in the original alternating octagonal and fish scale shingles.

The south half of the façade is a porch with paired Tuscan columns on classical plinths [Photograph 6]. The wood steps, rails and balustrade were removed in the 1990s when the porch was enclosed with aluminum siding. The lattice work under the deck was partially original, but damaged. The porch was restored to match a 1906 photograph of the house, revealing the original front window with geometric leaded-glass transom, and front door with sidelight and transom [Figure 1]. The exterior half-glass door is historic. Sheetrock from the enclosure was removed from the original beadboard soffits [Photograph 9]. Although the house is not a true Queen Anne because it lacks a turret, the design features some Queen Anne details. For example, the façade includes a small hipped belcast roof dormer with two small windows. The windows have a perimeter Queen Anne sash with colored glass. The windows are flanked and separated by engaged Tuscan-style flat columns

At the southeast corner is an angled wall with a double-hung replacement wood window and features similar to the east bay [Photograph 1]. This angle is connected to an unusual square bay with no openings facing south [Photograph 3]. Above the south bay is a simple gable with a full cornice return. The gable features a pair of six-over-one single-hung windows with Queen Anne-style glass in the upper sash, which are a

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match to the damaged original window. The original fluted column and paterae surround was retained and repaired, as were the fish scale shingles in the gable trim.

West of the square bay is a wall with a single one-over-one window featuring a segmental-arched brick window head. Setback from this wall is a second wall with a similar window. The windows on the south elevation were blocked or damaged prior to 2019. They were replaced with double-hung wood windows similar to the façade. The west wall has a door opening to the south porch, which was severely damaged by vandalism. It was replaced with a glass and wood door. During the recent rehabilitation, a new south porch was built to complement the east porch but with a simpler design. This porch is attached to an ADA ramp that wraps around the south and west elevations.

The west elevation of the addition has two openings, a narrow window to the south and a doorway to the north, both blocked prior to the rehabilitation [Photograph 4]. The openings were replaced with a compatible window and door; however, the door opening is current inaccessible and blocked with a wrought-iron rail because of the proximity of the ADA ramp. The west gable trim features diamond and octagonal shingles and has a simple one-over-one replacement window to match the original. The west elevation also had a porch that wrapped to the north. By the 1980s, the north porch had been replaced by a non-historic enclosure, which was demolished in 2017. The west portion of the porch was not rebuilt to provide access from the parking lot to the ADA ramp.

The north elevation of the addition features two flat wood lintel openings, a window, and a door to the south [Photograph 5]. On the visible west-facing portion of the original house is a window opening on the main level and a hipped-roof dormer on the upper level. The south half of the original north elevation features a door opening with a segmental-arch hood. East of the door is a narrow roundhead one-over-one window with three courses of brick above. The round-head window was in good condition and was preserved, but the other windows and doors were damaged and replaced to match the originals. A small porch, similar to design to the new south porch was built to replace the non-historic porch. In order to facilitate egress from the porch, the west window was converted to a door and the south door was changed to a window. This modification has minimal impact on the overall character of the house.

The projecting north octagonal bay is unusually ornate for a secondary elevation [Photograph 10]. There is a central window featuring a full round-head arch with a corbelled brick molding. The Queen Anne-style arched window has colored lights around the perimeter [Photograph 8]. The transom bar features a stylized egg & dart above the fixed frame window. These elements were retained and repaired. The flanking double-hung replacement windows have flat sandstone lintels. The bay features wood brackets and pendants similar to the façade. The gable trim and Queen Anne windows are similar to the south elevation. There are no openings on the wall east of the bay, but the rare intact corbelled chimney stack is distinctive [Photograph 10].

Interior

On the interior, the Beckstead-Butterfield House has 1,927 square feet of space on the main floor, 1,311 square feet on the upper floor, and 963 square feet of space in the basement. The main floor plan is irregular, which is typical for a central-block-with-projecting-wings house. Prior to the recent rehabilitation, the interior spaces had undergone several decades of remodeling, but there were some original window casings, doors, baseboards, and other intact woodwork. North of the foyer is the parlor where the original fireplace was replaced with a brick surround and hearth in the 1980s. The wall between the parlor and the dining room, with its pocket doors, was removed around the same time. The decorative fluted moldings, paterae, and transom hoppers were intact in these rooms, but most of the finishes were from the 1980s. A few

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ceilings had been lowered. The front staircase was missing its banister. To the south, in the library, unfinished wood bookshelves had been installed on every wall, including blocking a four-panel door to the south room. Similar bookshelves were in most of the main floor spaces but were mostly removed before the sale of the house to the current owner. Prior to the recent rehabilitation, the north room (possible first kitchen, later dining room) featured a non-historic heating stove connected to a historic flue. The current kitchen was in the circa 1900 addition. The cabinetry was not original and the appliances had been removed prior to the rehabilitation. The south room had extensive water damage with a section of the ceiling collapsed. Some historic wallpaper had been exposed by the damage. There was a bathroom in the southwest corner of the original house, but all the fixtures had been removed to discourage squatters during the recent vacancy. The rear room in the addition also had a heating stove. Stairs to the basement and a second set of stairs to the upper floor are also in this southwest room.

The upper floor is arranged around a large central space, which had non-historic wood bookshelves along the walls, and another non-historic heating stove. There were five bedrooms, one above each of the three bays, one above the current dining room, and one above the addition that is accessed from a long hall. The upper floor had a variety of finishes from the 1960s to the 1990s with only a few remnants of the original woodwork. The basement is excavated only under the west half of the original house and the addition. There is one partially finished storage room, but the basement is mostly unfinished space with more non-historic shelving.

During the 2019-2020 rehabilitation, the wood book shelves and the non-historic kitchen area were removed. All the ceilings were raised to the original heights and water damage was repaired. The front staircase was rebuilt with a Victorian Eclectic-style newel post, balustrade, and rail [Photograph 17]. The floors in the foyer, hall to the south room, and bathroom were tiled with the initials "GFB" laid in the foyer, a nod to the associated barn (demolished in 1968) [Figure 3]. The south room now serves as a lobby. Wood wainscoting was added to this room where the adobe-lined walls had been extensively water damaged [Photograph 14]. The bathroom was rehabilitated as an ADA-accessible restroom. New historically compatible quarter-sawn oak floors were installed throughout the remaining rooms, which will be used as conference rooms and office space [Photographs 11-13, 15-16, 22]. Existing woodwork was repaired and missing pieces replaced as needed. Canned lighting was installed to augment the new period appropriate light fixtures. The parlor fireplace was replaced with a historic oak mantel and new mirror [Photograph 11]. The fireplace inset was tiled with a metal firebox. The wall between the parlor and dining room was rebuilt and new half-glass pocket doors installed. In the library closet (under the stairs) a sample of the historic wallpaper was preserved.

The front staircase access the east two-thirds for the upper floor [Photograph 18]. The upper floor landing remains open with access to the former east, north and south bedrooms, as well as the front dormer niche. All of the former bedrooms have been transformed into office space with the attic ceiling shape preserved [Photographs 19-20]. The center bedroom and hall have been converted to a studio apartment [Photograph 21]. The studio apartment includes a kitchenette and a three-quarter bathroom. The hall is now a storage area. In the back (west) room the secondary stairs to the upper floor were retained and repaired with a new wood rail installed [Photograph 22]. This staircase leads to office space in the former west bedroom and a restroom (in the upper floor of the 1900 addition) [Photograph 23]. This area is not accessible from the front staircase. The basement stairs were rebuilt for safety reasons. The large basement room at the rear of the house has new carpet, but the stone and concrete walls have been left unfinished [Photograph 24]. A short hall leads to the mechanical room in the center of the basement. There is a small finished storage room that has not been altered. The portion under the original house is not excavated.

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Setting/Site & Non-Contributing Building

Despite newer residential subdivisions in the area, much of Riverton's section of Redwood Road has a semi-rural feel [Map 1]. The Beckstead-Butterfield House is currently associated with a two-part parcel. The house is on the front parcel that includes a strip to the rear (0.37 acres) [Map 2]. On the north half of the parcel is a frame cottage built in 1940 by the Butterfield family [Photograph 1].<sup>1</sup> This house is not within the period of significance for the architecture of the main house (1897-1900) and is therefore considered non-contributing. It has been altered with new windows and a new door/sidelights. Prior to the rehabilitation there was no historic landscaping remaining, so in 2020, the landscaping around both houses was completely redone with lawn and flowerbeds. A vinyl picket fence was installed around the front of the property. There is a 0.15-acre second parcel of associated land at the rear of the property that was undeveloped in 2018. This parcel was converted to a parking lot for the businesses in the brick house. A concrete wall separates this parcel from the subdivision to the west. As it was historically, the Beckstead-Butterfield House remains a landmark along Redwood Road in Riverton.

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<sup>1</sup> This 1940 house currently uses the address 13024 S. Redwood Road, which is also the parcel address for both houses. The Beckstead-Butterfield House historically used 13024 S. after address numbers were assigned to Riverton but was later identified as 13030 S. Redwood Road. This address was used for the tax credit project. During the rehabilitation, the address for the brick house was changed to 13032 S. Redwood Road. The parcel address remains 13024 S. Redwood Road.



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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**

1897-1900  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1897  
1900  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Carl Madsen, Builder  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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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 Beckstead-Butterfield House, constructed in 1897, is a 1½-story brick Victorian Eclectic residence on Redwood Road in Riverton, Utah. The house is locally significant under Criterion C in the area of Architecture as the most ornate and largest surviving example of a Victorian Eclectic-style central-block-with-projecting-bays type house in Riverton. Although not a fully realized Queen Anne-style house, the Beckstead-Butterfield House has many Queen Anne details such as octagonal bays, an asymmetrical façade, irregular floor plan and colored glass sashes in the upper windows. The house was associated with three members of the Beckstead family, who were sheep ranchers in Riverton. The longest owner/occupants were members of the Butterfield family, who operated one of the largest farms in Riverton on the property between 1906 and 1950. The historic name has been chosen to reflect the ownership by both the Beckstead and Butterfield families. Both names are still associated with the house as a landmark in the local community. The farmhouse property has been reduced to 0.52 acres by late-twentieth-century development in the area. In the area of Architecture, the period of significance spans the original construction in 1897 to 1900 when the matching rear addition was believed to have been constructed. The construction of both the original house and the addition is attributed to the local builder, Carl Madsen. The exterior of the house has good historic integrity with some minor alterations that were reversed during the recent rehabilitation using state and federal tax credits. The property meets the registration requirements of the *Historic and Architectural Resources of Riverton, Utah* Multiple Property Listing within the following historic contexts: *Enterprise and Rural Development Period, 1882-1900* and *Civic Improvement and Commercial Diversification Period, 1900-1928*.

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

#### Criterion C Significance

The Beckstead-Butterfield House is locally significant under Criterion C in the area of Architecture as the most ornate and largest surviving example of a Victorian Eclectic-style central-block-with-projecting-bays type house in Riverton. Riverton is located approximately 30 miles south of Salt Lake City and remained a sparsely settled farm community until the 1990s when a population boom and suburban sprawl reached the town. Only about a dozen central-block type houses are estimated to have been built in the community. In 2004, a survey prepared for the Utah State Historic Preservation Office's database found only five extant farmhouses identified with the Queen Anne style. Four of the five houses in the database were on or near Redwood Road, the main north-south corridor through Riverton and the prime location for commercial development. Two of the houses were recently demolished when the street was widened. Another house was remodeled into a commercial space with new windows, doors, and a façade ADA ramp. The fifth house is still eligible but does not appear to have had any Queen Anne details. A sixth house was not identified as Queen Anne style in the 2004 but was identified as Queen Anne in a 2016 survey of Redwood Road in Riverton. None of the six had towers or turrets, and of the five, only the Beckstead-Butterfield House has any other salient characteristics of the Queen Anne style.

The Beckstead-Butterfield House, built in 1897, is the last surviving Victorian-era central-block-with-projecting-bays type house in Riverton with Queen Anne-style details. The Beckstead-Butterfield House is more elaborate than most Victorian Eclectic-style houses in Riverton. The Victorian period marked two important changes in domestic architecture in Utah. The first was an end to Utah's relative isolated as the

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coming of the railroad brought new materials to Utah. The second was the introduction of architectural style books that popularized the complexity and irregularity of the Victorian Eclectic domestic architecture. While the cross wing introduced asymmetry into Utah's domestic architecture, the central-block house with its projecting bays produced the desired external irregularity while making the principal rooms larger and brighter (i.e. more window area). The floor plan of the original Beckstead-Butterfield House is an unusual variation by a local builder that had projecting bays on all four elevations, but no window openings in the south elevation bay.

The Victorian Eclectic was popular in Utah between 1880 and 1910. The Queen Anne style, as a variation of the Victorian Eclectic was popular between 1885 and 1905. Domestic examples are characterized by asymmetrical façades, tower/turrets, irregular floor plans, octagonal bays, dormers, and ornate woodwork. The Beckstead-Butterfield House is not a true Queen Anne because it lacks a tower. The house originally has a variety of materials, textures, and even colors, as seen in a 1906 photograph [Figure 1]. The most distinctive characteristic of the Queen Anne style found on the Beckstead-Butterfield House are the multi-light sashes. Surviving Queen Anne sashes are rare, particularly in rural communities like Riverton. The Beckstead-Butterfield House features three varieties of Queen Anne sashes: 1) multi-light upper sash, 2) perimeter square lights in a traditional window, and 3) a unique example of perimeter lights in a semi-circular window [Figures 1-2].

As noted in the Riverton Multiple Property Submission (MPS), within the *Enterprise and Rural Development Period, 1882-1899*, Riverton dairy farmers and wool growers became the most prosperous families in the community and were able to build more substantial and elaborate homes than most area famers. Most were located along Redwood Road. Local builder, Carl Madsen, built two large brick houses at 13217 S. Redwood Road (1893) and 13030 S. Redwood Road (1897) for the Charles Nokes (a dairyman) and George Beckstead (a sheep herder), respectively. Carl Madsen also built a massive brick barn for George Beckstead that was more ornate than the house [Figure 3].<sup>2</sup>

The exterior of the Beckstead-Butterfield House has good historic integrity in the qualities of design, materials, and workmanship. Minor alterations such as the front porch enclosure and missing south porch were reversed during the 2019-2020 rehabilitation. Although the interior was substantially modeled over the years, the recent rehabilitation preserved as many extant historic features as possible. During the rehabilitation, the missing Victorian fireplace, staircase, and pocket doors were replaced with historically appropriate features. The property has good location, feel and association integrity, but the original farm setting has been somewhat compromised by recent development in the neighborhood. For this reason, the property is being nominated for Architectural, but not Agricultural significance.

Additional Historic Context: History of the Beckstead-Butterfield House

Riverton was settled in the 1850s by members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church). The first residents lived in dugouts or crude log cabins near the Jordan River. A communal water project, the South Jordan Canal (begun in 1870 and completed in 1876), opened up the bench lands for agriculture. At the time the settlement was named Riverton in 1879, there were about one hundred residents living in scattered farmsteads on a bluff west of the Jordan River. After the completion of the larger Utah and Salt Lake Canal in 1881, as more settlers arrived, the community coalesced and expanded along Redwood Road. Redwood Road was the community's main thoroughfare, in addition to

<sup>2</sup> Joy Johnson, compiler, *Looking Back, Riverton City, Utah, One-Hundred Fifty Years*, (Riverton, Utah: Legacy Books, 2014): 6-7.

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being one of only two north-south transportation routes linking the north and south ends of the Salt Lake Valley at the turn of the twentieth century (the oldest route is the former Territorial Road, today's State Street). It was named for the redwood stakes used to survey the road. In the late 1890s and early 1900s, a small commercial district developed at Redwood Road and 12400 South in Riverton.

The first owner of the land where the Beckstead-Butterfield House is located was James C. Hamilton, who received the first patent in 1883. A 30-acre portion of the homestead was acquired by Christian and Minnie Peterson, who sold it to W. W. and Mary Jane Beckstead in 1896. William Warren Beckstead was born in Riverton, on March 26, 1870. His parents were early settlers of Riverton, George Wesley and Eleanor Davis Beckstead. George W. Beckstead was a prosperous sheep rancher, whose assets were divided between his children at his death in 1890. In December 1891, W.W. Beckstead married Mary Jane Berg, who was born in Provo, Utah, on March 2, 1871. The Becksteads constructed a large brick eight-room home on Redwood Road in 1897 [Figure 1]. On November 22, 1897, Riverton's local correspondent for the *Deseret News* reported on the progress of the new house:

W.W. Beckstead of Riverton has moved into his new residence. It is hardly yet completed—just enough to accommodate his family for the present. When finished it will no doubt be one of the finest in the vicinity. We want to see a few more such residences erected by our better able townsmen in the near future, as it adds greatly to the appearance of our settlement and displays the faith of its inhabitants in its future prosperity.<sup>3</sup>

W.W. Beckstead farmed on his property in Riverton and managed sheep ranches in Idaho and Wyoming with his eldest brother, George F. Beckstead, and their sister, Mamie's, husband Ed Harding. Two children were born to Mary Jane and W. W. before they built the brick house and two were built while they lived in the house. After just three years in the house, they decided to move to Rexburg, Idaho, to be closer to the ranches. The property in Riverton reverted to Christian and Minnie Peterson, who sold 10 acres to W.W.'s brother, George F. Beckstead. W.W. and Mary Jane Beckstead moved to Logan, Utah, in 1923. William Warren Beckstead died on February 2, 1954. Mary Jane Berg Beckstead died in California on July 18, 1968. They are buried in Logan.

Within the community of Riverton, the Beckstead house is more often associated with its second owners, George F. and Charlotte Beckstead. This is due to the fact that George F. Beckstead had a large brick barn built on the property soon after they acquired the house in 1900. The two-story barn sat slightly south and west of the house. It was built of brick with an ashlar granite foundation. The elaborate architecture of the barn included round towers at the front corners, a wide arched entrance, a stained-glass rose window, castellated parapet, and hard wood floors. The initials "G.F.B." were installed above the entrance [Figure 3]. The castle-like, brick barn was a landmark in the community until its demolition in 1968. The George F. Beckstead barn was built by Carl Madsen, the most prolific Riverton builder of the period. Madsen is also believed to be the builder of the Beckstead house a few years earlier, and probably built the 1900 addition to the house for George and Charlotte.

Carl Madsen was born in Denmark in 1857. As a young man, he was apprenticed to a carriage maker. In 1881, Carl immigrated to Utah. Carl began working for a home builder in South Jordan in 1884. Carl and his wife, Anne Crane, moved to Riverton in 1889. His career as a builder lasted almost sixty years. Carl made was one of the building supervisors of the Riverton LDS Ward meetinghouse, designed by Richard Kletting, the architect of the Utah State Capitol. The building was nicknamed the Riverton domed church. It was built in 1899 and demolished 1940. Carl Madsen died in Riverton in 1947.

<sup>3</sup> *Deseret News*, December 4, 1897: 14.

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George Francis Beckstead was born on March 25, 1860 in Provo, Utah. He married Charlotte Emeline Hamilton in 1881. Charlotte was the sister of James C. Hamilton. George and Charlotte were the parents of nine children. Soon the death of George W. Beckstead in 1890, George and Charlotte moved into his father's house in Riverton. In 1900, they moved one mile south on Redwood Road to W.W. and Mary Jane's house. George F. had acquired a number of sheep herds by then. In her biography, Charlotte describes her husband as "the biggest sheep man in the state." George F. also raised horses and the elaborate barn was built as a showcase for his horses. Charlotte brought George's mother back from Salt Lake City to live with them in Riverton because they had "plenty of room." Eleanor Davis Beckstead lived with them until her death in 1902. In 1906, the Beckstead family decided to move to Provo to help further the education of their almost grown youngest children. George Francis Beckstead died on January 5, 1916. Charlotte Emmeline Hamilton Beckstead died on June 7, 1953. They are buried in the Provo Cemetery.

Although the Becksteads did not move to Provo until 1906, on December 2, 1902, George and Charlotte deeded 80 acres of property, including the house, to Edward T. Harding, George's sheep business partner and the husband of his sister, Mary Elizabeth Beckstead Harding. Edward Thomas Harding was born in Provo in 1860. Mary Beckstead was also born in Provo in 1866. They were married in 1886. It appears the Harding family remained in Provo and never lived in the Riverton house. On September 8, 1906, they sold the Riverton property to Almon T. Butterfield, a Riverton farmer. Edward T. Harding died in 1922. Mary Beckstead Harding died in Salt Lake City in 1944.

Though the early occupants of the house were members of the Beckstead family, the family of Almon T. Butterfield owned the property between 1906 and 1950, making them the longest owners [Figure 2]. Most Riverton residents old enough to remember the landmark brick barn, also remember Almon replacing the initials "G.F.B." with his own "A.T.B." over the barn's entrance. Almon Thomas Butterfield was born in Herriman, Utah, on July 5, 1868.

As a boy, Almon Butterfield herded sheep and later went into the sheep business. Almon married Sarah Jane Crump in 1896. Sarah Jane Crump was born in Herriman on September 2, 1873. They had four children in Herriman before moving to Riverton where four more children were born. While Almon was serving a mission for the LDS Church between 1908 and 1911, Alvin Miller helped run the farm for Sarah Jane. In addition to the 80 acres of property around the house and barn, Almon T. Butterfield had 500 acres of irrigated land, making him one of the largest farm holders in Salt Lake County. Almon T. Butterfield was among the founding members of a number of corporations in Riverton: Riverton Pipe Company, Riverton Canning Company, Riverton Drug Company, and the Riverton Livestock Company. He was the president of the Jordan Valley Bank for 26 years. Almon T. Butterfield served a term in the Utah state legislature.

Almon T. Butterfield died on September 18, 1940. Around this time, the frame cottage was built to the north of the brick house. Sarah Jane may have lived there until 1950 when the property was sold to Decker Farms. Sarah Jane Crump Butterfield died on March 14, 1963 in Riverton. Almon and Sarah Butterfield are buried in Herriman, Utah. Between 1950 and 1953, the property was owned by Decker Farms. In the 1960s, the agricultural land was divided for subdivision development and changed hands several times. In 1979, the house was sold to R. L. and Beth Webster. The Websters had a large extended family and ran a home school in the house. The current owner, Barbara Catron, acquired the vacant house and property in 2017. Between 2019 and 2020, a full rehabilitation was completed as a mixed commercial-residential use.

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## 9. Major Bibliographical References

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

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Sillitoe, Linda. *A History of Salt Lake County*. Utah Centennial County History Series. Salt Lake City, Utah: Utah State Historical Society and Salt Lake County Commission, 1996.

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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):** \_\_\_\_\_

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**10. Geographical Data**

**Acreage 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: 40.514372°

Longitude: -111.939000°

**Or**

**UTM References**

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

Zone: 12

Easting: 420447 Northing: 4485273



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

**Legal Description of House Property:**

**PARCEL A (27-34-326-010):** BEG 33 FT W & 165.48 FT S FR NE COR OF SW 1/4 OF SEC 34, T 3S, R 1W, SLM; S 82.74 FT; W 137 FT; N 82.74 FT; E 137 FT TO BEG. ALSO BEG S 0°01'25" E 248.22 FT & S 89°53'46" W 33 FT FR CEN SEC 34, T 3S, R 1W, SLM; S 0°01'25" E 22.74 FT; S 89°53'46" W 214.5 FT; N 0°01'25" W 22.74 FT; N 89°53'46" E 214.5 FT TO BEG. 0.37 AC M OR L. (includes associated house, parcel address: 13024 S. Redwood Road)

**PARCEL B (27-34-326-004):** BEG 248.22 FT S & 170 FT W FR CEN SEC 34, T 3S, R 1W, S L M; N 82.74 FT; W 77.5 FT; S 82.74 FT; E 77.5 FT TO BEG 0.15 AC (associated parking area, not included in the nomination, parcel address: 13018 S. Redwood Road)

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries are the remnants of the original farm property that includes the extant two-part parcel with the two houses: 27-34-326-010.

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**11.**

**Form Prepared By:**

name/title: Korral Broschinsky  
organization: Preservation Documentation Resource  
city or town: Taylorsville state: Utah zip code: 84123  
e-mail: kbro@kbropreservation.com telephone: 801-913-5645  
date: January 21, 2021

**Property Owner information:**

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

name: Barbara Catron  
organization: DRH Holdings, LLC  
address: 13115 South 1300 West  
city or town: Riverton state: Utah zip code: 84065  
telephone/email: barbaracatron@gmail.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: Beckstead-Butterfield House

City or Vicinity: Riverton

County: Salt Lake State: Utah

Photographer: Korral Broschinsky

Date Photographed: August 14, 2020

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

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**Photograph 1**

East and south elevations, view of site with non-contributing house on right. Camera facing northwest.



**Photograph 2**

East elevation. Camera facing west.

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**Photograph 3**  
South elevation. Camera facing north.



**Photograph 4**  
West elevation. Camera facing east.



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**Photograph 5**  
North elevation. Camera facing southeast.



**Photograph 6**  
East elevation, façade details. Camera facing west.



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**Photograph 7**  
East elevation, bay details.  
Camera facing west.



**Photograph 8**  
North elevation, bay details.  
Camera facing south.



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**Photograph 9**  
East elevation, porch details. Camera facing south.



**Photograph 10**  
East and north elevations. Camera facing southwest.

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**Photograph 11**  
Interior, main floor, parlor (conference room). Camera facing northwest.



**Photograph 12**  
Interior, main floor, parlor (conference room). Camera facing east.



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**Photograph 13**  
Interior, main floor, dining room (office). Camera facing north.



**Photograph 14**  
Interior, main floor, lobby (south room). Camera facing southwest.

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**Photograph 15**  
Interior, main floor, library (office). Camera facing east.



**Photograph 16**  
Interior, main floor, office (north room). Camera facing northwest.



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**Photograph 17**

Interior, main floor, stairs and newel post details. Camera facing northwest.



**Photograph 18**

Interior, second floor, stairs (view to entry foyer). Camera facing east.

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**Photograph 19**

Interior, second floor, south bedroom (office). Camera facing northeast.



**Photograph 20**

Interior, second floor, north bedroom (office). Camera facing north.



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**Photograph 21**

Interior, second floor, middle room (studio apartment). Camera facing west.



**Photograph 22**

Interior, main floor, back room (office), rear stairs and basement stairs. Camera facing southeast.

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**Photograph 23**

Interior, second floor, west bedroom (office). Camera facing west.



**Photograph 24**

Interior, basement. Camera facing southwest.

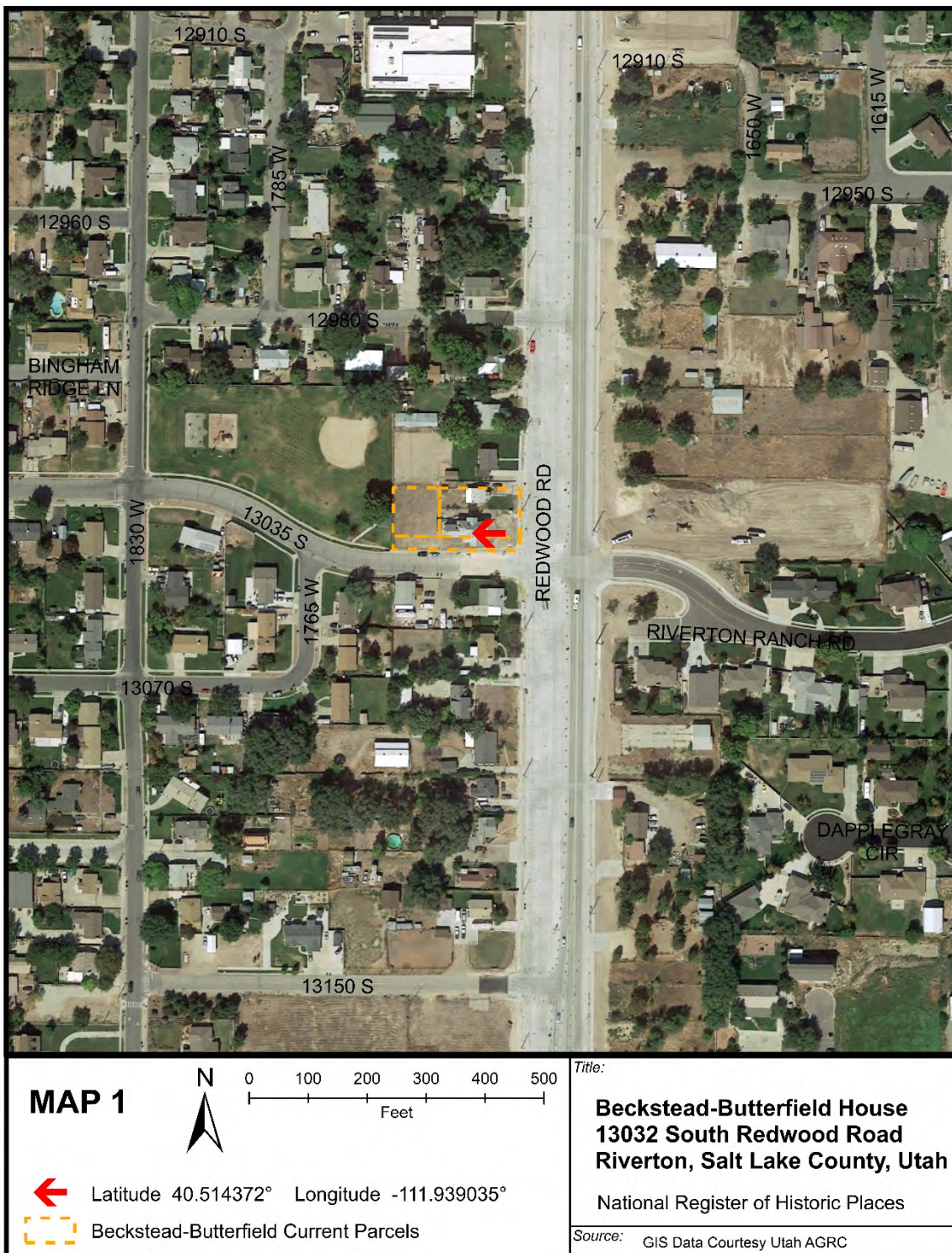


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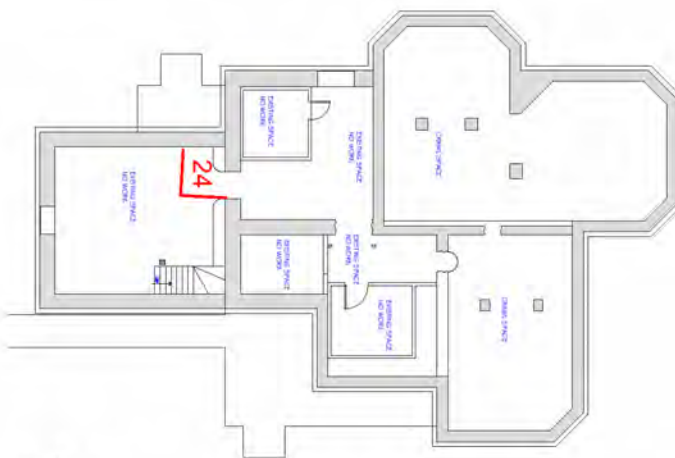
Salt Lake County, Utah  
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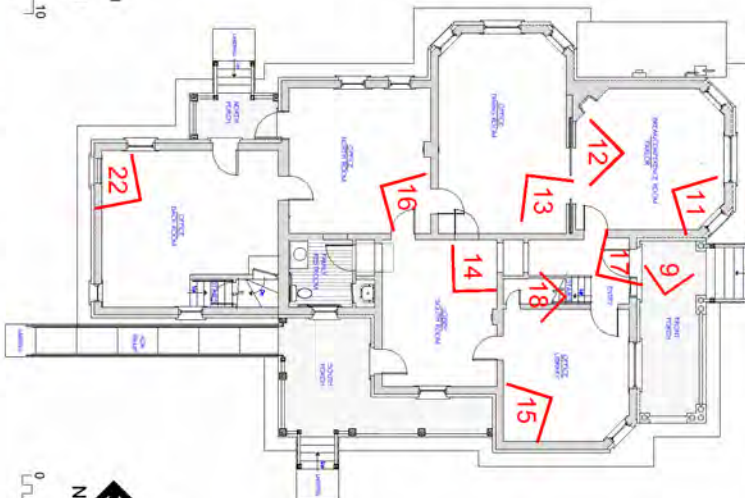


Beckstead-Butterfield House  
Name of Property

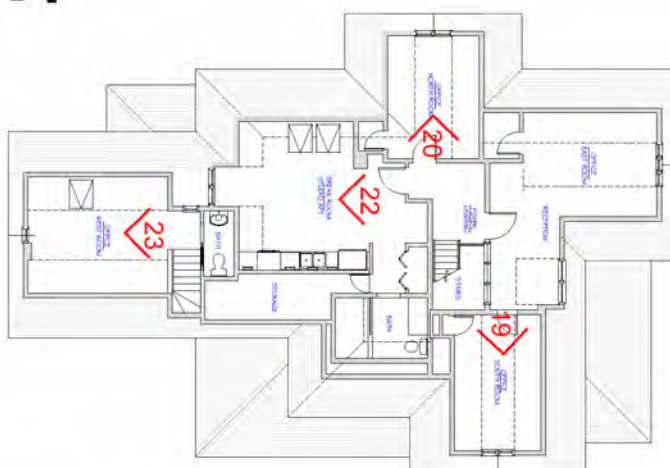
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BASEMENT FLOOR PLAN



MAIN FLOOR PLAN



SECOND FLOOR PLAN

**NATIONAL REGISTER OF HISTORIC PLACES**

**Beckstead-Butterfield House**

**13032 South Redwood Road, Riverton, Salt Lake County, Utah**

**PHOTO KEY**

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**Beckstead-Butterfield House, circa 1906**  
East elevation. Camera facing west.  
*Photograph courtesy Barbara Catron.*



**Beckstead-Butterfield House, circa 1938**  
East elevation. Camera facing west.  
*Salt Lake County Tax Assessor's Office photograph, courtesy Salt Lake County Archives.*



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**Beckstead-Butterfield barn, circa 1910**  
**(formerly located just south and west of the house, demolished in 1968)**  
East and north elevations. Camera facing southwest.  
*Photograph courtesy Barbara Catron.*