

**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: Tuttle, Franklin and Arletta Cox, House

Other names/site number: Miller, Andrew and Sabra, House

Name of related multiple property listing:

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

2. Location

Street & number: 482 West 400 North

City or town: Manti State: UT County: Sanpete

Not For Publication: Vicinity: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 X C ___ D

/Deputy SHPO	
Signature of certifying official/Title:	Date:
<u>Utah State Historic Preservation Office</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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7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19TH CENTURY
LATE VICTORIAN: Victorian Eclectic
LATE VICTORIAN: Eastlake

Materials: (Enter categories from instructions.)

Principal exterior materials of the property:

BRICK, STONE: sandstone, WOOD & SYNTHETICS: vinyl

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 Franklin and Arletta Cox Tuttle House is a 1½-story brick residence, built circa 1886 and located at 482 West 400 North in Manti, Sanpete County, Utah. The house is a rare type that represents a transition from the mid to the late nineteenth century in domestic architecture. The house combines the classically symmetrical façade of a central-passage house with elaborate Victorian Eclectic and Eastlake-style ornamentation. The footprint once included a two-story frame addition on the rear, which was destroyed in a fire sometime in the 1930s or 1940s. The period of significance is the original construction phase, circa 1886, to represent the extant main brick section of the house. In 1948, the current one-story frame addition was built on the rear elevation. The center of the rear elevation was covered in the 1990s. During the recent rehabilitation, a new two-story addition was built on the footprint of the missing addition. The house is constructed of fired pink-red brick on sandstone foundation. The Victorian Eclectic details include sandstone quoins and a two-story Eastlake-style porch. Minor modifications to the façade include the removal of the main story balustrade and the replacement of the balcony balustrade. Although the interior was remodeled during the recent rehabilitation, several historic features are extant, including original wood floors, decorative woodwork, and doors. There is also a historic staircase and evidence of the upper-story passage to the early addition. The house is located near the corner of an undivided 1.06 acre lot. There are two non-contributing outbuildings on the property, a plank cabin (date unknown) and a circa 1990 shed. The house was rehabilitated using state historic preservation tax credits. The property contributes to the character of its northwest Manti neighborhood.

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Exterior

The footprint of the brick section of the house measures 36 feet wide by eighteen feet deep. The wide façade faces south to 400 North street [Photographs 1-2]. According to tax records, the one-story frame addition was built in 1948. The addition is fourteen feet square and was built on the east third of the rear (north) elevation. The foundation for the house is rock-faced sandstone laid in ashlar courses on the exterior. The stone foundation is rubble on the interior of the cellar, which is excavated only at the east end of the house. The fired brick masonry is laid in American (common) bond with headers every sixth course. A circa 1900 historic photograph shows a light-colored mortar in contrast to the brick [Figures 1, 4-5]. The flush mortar has somewhat darkened with age. The brick has never been painted [Photographs 2, 6-7]. The three street-facing corners of the house feature sandstone quoins. The quoins include both rock-faced and rubbed (smooth) rectangular blocks laid in alternating courses.

The main simple gable roof has a ridgeline parallel to 400 North. A small projecting gable on the façade shelters the upper-story balcony [Photograph 3, Figures 8-9]. A larger simple cross gable is located where the original the rear addition was attached [Figure 6]. Currently, the roof is sheathed in small, dark blue, asphalt shingles (circa 1995). Under the eaves is a boxed and beaded cornice with decorative dentils on the south and west elevations. The house has two brick chimneys, one at the east end (original) and one in the center (circa 1940s). The east chimney still has its corbelled top. The later center chimney is shorter. The chimneys were repaired and repointed during the current rehabilitation. A decorative carved crest along the ridgelines was removed sometime before the 1980s.

The façade (south elevation) is symmetrical with the two-story porch as the focal point [Photographs 5-6]. The porch measures eight feet wide by six feet deep. The circa 1900 photograph shows the original colorful paint scheme. The balcony is supported on two lathed-turned columns in the front and two similar engaged columns attached to the brick. The main level balustrade originally featured a semi-closed, jig-sawn pattern on two sides, wrapping slightly with lathe-turned newel posts on the front. The cuts in the balustrade were foliate, a characteristic of the Eastlake style. The porch frieze is a spool & spindle decoration sheltered by slanted roof extensions on three sides supported by scrolled brackets. The porch deck was originally wood with two steps [Figures 2-3]. The current concrete deck was poured in the 1990s. Sometime in the 1970s, the main level of the front porch was enclosed and the balustrade removed [Figures 4-5]. When the enclosure was removed in the 1990s, the support posts and the spool & spindle decoration had survived [Figure 8]. The original half-glass front door with transom also survived, but a few of the decorative elements were removed. Replica wood elements were recreated during the rehabilitation using outlines left on the door (and the upper-story door) as a guide. The doors are currently painted light green [Photographs 3-4].

On the upper balcony, the support posts are duplicated in a slightly shorter version. The jig-sawn balustrade was also removed and replaced with square posts, although the upper balcony was never enclosed [Figures 4-5]. The upper frieze also features spools & spindles. Under the simple gable projecting roof, the gable trim is fish-scale shingles. In front of the shingles is an elaborate Eastlake spool & spindle fan with drop ornaments, jig-sawn bracket fans, and paterae [Photograph 5]. Flanking the upper portion of the upper-story door is an imbrication pattern of octagonal and square-butt shingles. All of the above wood work is currently painted white (circa 1990s). The upper-story door is the original half-glass wood door with a Victorian Eclectic classical surround.

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The symmetrical façade features two coupled double-hung windows flanking the central porch [Photograph 2]. A fluted classical-style mullion divides each pair. Each window has a scroll-cut arched header. The original windows were in poor condition and have been replaced by compatible double-hung wood windows. The mullions, headers and casings were retained. Each pair has an elaborate hood/drip molding and sills made of sandstone. There are four sandstone sills, one for each window and dressed with a dotted draft line. One broken sill was replaced with matching stone during the rehabilitation. The hood molding feature elements of both rock-face and draft line dressed stone. There is a center keystone for each pair. There are no windows on the upper level of the façade.

The west and east elevations are similar. The brick masonry reaches the apex of the gable. The west elevation faces 500 West and has quoins at both corners, as well as a denticulated cornice [Photographs 6-7]. The hood moldings and sills are similar to the façade, but with rowlock brick taking the place of the rock-face stone in the molding. There are two double-hung wood sash windows on the main level and a narrow coupled window on the upper level. The original southwest window was in good condition and was rehabilitated. The other windows were damaged and replaced with windows similar to the façade. The east elevation does not face a street and has quoins at the south corner only. An out-of-period concrete block chimney was attached and later removed from the east elevation [Figure 7]. There is one double-hung wood sash window on each level, offset from center, one north and one south [Photograph 8]. The hood moldings are brick and the sills are wood. There are no quoins at the northeast corner and the foundation has been braced with later concrete.

The north (rear) elevation is perhaps the most intriguing. It was mostly plain brick with no visible windows. In the center third was the outline of the original two-story gabled addition, which was damaged by fire and removed (circa 1930s-1940s) [Figures 6-7]. The upper wall opening was filled with adobe brick and later clad with vinyl siding (circa 1990s). Two circa 1930s lean-tos were built on the main level of the rear elevation. They were removed in the 1990s. The siding was partially removed and obscured when the new two-story frame addition was built. During the current rehabilitation, the transom of the west door was restored for access from the original home into the new two-story addition. The back door opening was moved to the west elevation. The new addition has compatible windows with slightly-arched head moldings as a nod to the Victorian-style originals [Photographs 8-9]. East of and connected to the new addition is the one-story frame addition built in 1948. This addition has a hipped roof and is clad in wide wood siding with corner boards. The foundation is a combination of stone and concrete.

Interior

On the interior, the house is approximately 1,700 square feet divided between the main floor (844 square feet), upper floor (648 square feet), and basement (204 square feet). The front door opens into the central passage that now functions as a stair hall. Physical evidence suggests the current narrow stairs were originally wider with a less steep slope when the original two-story frame wing was in place. The stairs were narrowed and built steeper in a partially enclosed space (circa 1940s). The stairs have a simple wood rail along the wall, but on the upper floor there are original newel posts and balustrade [Photograph 14]. On the main floor, the central passage is blocked by a closet. The interior of the house was remodeled in the 1990s. A number of faux Victorian-style fluted casings with paterae were added to door and window openings. Only a few examples are original. The moldings and baseboards are mostly replicas based on a few existing pieces. The original pine floor was refinished. Cuts and patches in the flooring are evidence of remodeling over the years. The interior wood

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windowsills were damaged, covered in lead paint, or had been replaced with non-compatible elements. During the rehabilitation, these were removed and replaced to match the outlines and profiles of the original sills.

The living room is to the east [Photograph 11]. In the northwest corner, a portion of the wall was built out to hide later vertical ductwork. There is no fireplace but there are several stove pipe holes in the house, one of which has been reused. On the north wall is a large opening to the one-story addition. The opening features two historic French doors. The floor joists of the addition were built just above the ground and suffered water damage and rot. During the rehabilitation, the loose dirt was removed and a new floor support system built. The rehabilitation included a new closet to hide a stacked washer-dryer unit.

West of the central passage is the kitchen, bathroom, and hall to the rear entrance. The kitchen is in front and was completely remodeled in the 1990s [Photograph 12]. The rehabilitation made minor modifications to the space, including new counters, new sink, a disposal, and a dishwasher. The wainscoting and beadboard wall finishes are from the 1990s. The bathroom is in the northwest corner. It was remodeled in the 1990s and features wainscoting similar to the kitchen. The non-historic window casing were removed and rebuilt. There is a short hall to the rear door and access to the basement stairs.

On the upper floor, there are bedrooms on either side of the stair hall [Photographs 14-15]. The center balcony is accessed from the hall. In the 1990s, the owners removed the lath & plaster from one wall in each bedroom exposing the adobe brick lining. During the rehabilitation, the exposed adobe brick walls were furred out to add insulation and finished. The historic baseboards and windows casings were replicated in wood. Historic casings and transom windows on the bedroom doors were retained and restored. A half-bath was added to the master (east) bedroom around 1996. This bath was expanded to a three-quarter bath during the rehabilitation. The basement is only excavated in the east half and it is used for storage, furnace, and water heater. The rubble walls are visible [Photograph 13]. The stairs were rebuilt circa 1990s. During the current rehabilitation, sheet rock was installed in the closed staircase and a new concrete floor in the basement was poured.

Site

The Tuttle House sits near the southwest corner of a 1.06-acre parcel, undivided original lot.¹ The landscaping is fairly barren with a few mature trees near the house and one old tree near the northeast corner of the lot [Photograph 1]. The property lines along the streets are fenced with post & rail & wire, replacing the original plank fence (circa 1940s). The south fence has a wrought-iron gate. The shared property lines have a variety of fencing materials. A gravel driveway is behind the house with access from 500 West street. There are two non-contributing outbuildings on the property. A circa 2010 prefabricated shed sits on a concrete pad west of the house [Photograph 15]. This was the original location of the garage (date of removal unknown). Near the north (rear) property line there is a simple-gable cabin sheathed in horizontal planks [Photograph 16]. This non-contributing building was moved to the property in the 1990s. A large historic barn on the neighboring property to the east adds to the character of the neighborhood. The immediate area is a mix of historic and newer homes. The character of Manti still represents small town, semi-rural Utah. The Tuttle House stands out for being one of the few homes still on a full-acre lot. [see Map #1]

¹ The current address is 482 W. 400 North. Historically the address was 498 W. 400 North. Before it was corrected, the house information was in the SHPO files as 432 W. 400 North.

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Historic Integrity

The Tuttle House has good historic integrity in the qualities of location, design, materials, workmanship, and association. The setting and feeling have been somewhat compromised by the non-contributing outbuildings and the current lack of landscaping, although the property on its full-size original parcel is important to its integrity. The preservation of the house can be attributed to both periods of vacancy and sensitive rehabilitation. First in the 1990s and more recently utilizing Utah state historic preservation tax credits, which follow the Secretary of Interior's Standards for Rehabilitation. The brick and stone house and its Eastlake ornamentation remained untouched except for the safety of the balcony. The recent rehabilitation included both restoration of historic windows and exact replicas of rotting and non-functioning windows. The rehabilitation saved the 1948 addition and built a compatible new addition on the footprint of the fire-damaged/missing Victorian addition. Neither addition can be seen fully from the street and they have minimal visual impact on the original brick house. Missing pieces of the Eastlake ornamentation were replicated to exactly match the original. The property contributes to the character of its northwest Manti neighborhood. [see Maps #2-3 for photo keys]

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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

circa 1886

Significant Dates

circa 1886

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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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 Franklin and Arletta Cox Tuttle House, a 1½-story brick house built circa 1886 in Manti, Sanpete County, is locally significant under Criterion C in the area of Architecture as an excellent example of a hybrid house representing a transition from the vernacular stone houses common in Manti in the mid-to-late nineteenth century to the Victorian Eclectic pattern-book houses that were constructed after the railroad came to the isolated agricultural outpost in 1880. The Tuttle House combines a classically symmetric central passage house with the variety of materials of the Victorian Eclectic style. The house is particularly significant as the best example of extant Eastlake-style ornamentation in Manti. Although not a full Eastlake-style house, the ornamentation of the front porch is very prominent and possesses high artistic value. The porch is an exceptionally good example of the three-dimensionality of Eastlake-style woodwork. The period of significance is circa 1886, the estimated year of construction. The Tuttle House stands out in its northwest Manti neighborhood for its variety or materials, decorative elements and its undivided original 1.06-acre lot. The house was recently rehabilitated using Utah state historic tax credits for residential buildings. The property retains exceptionally good integrity for the period of significance.

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

Criterion C: Architectural Significance

The Tuttle House is locally significant under Criterion C in the area of Architecture for two reasons: 1) the central-passage Victorian Eclectic-style house represents a transition from the classical stone house common in the region between the 1850s and the 1880s to the pattern book houses popular after the railroad came to Manti; and 2) the house is the best example of Eastlake ornamentation in Manti. It is notable that the house also represents the make-do attitude of property owners during the depression years, after a two-story rear wing was destroyed by fire and later replaced in 1948 by a one-story addition rather than a full two-story wing. This historic addition has a minimal impact on the original two-story brick house.

Manti is known for its stone houses, a oolite limestone locally quarried for use in building the Manti Temple. Although stone houses were still being constructed in the 1880s, the unknown local builder of the Tuttle House chose the mix of materials of the Victorian Eclectic style, but not the asymmetrical footprint. The Tuttle House features fired red brick, sandstone quoins, sandstone hood moldings and sills. The choice of sandstone over limestone allowed the mason to use a variety of dressing techniques: rock-face, rubbed, and draft lines. This variety is unique within Manti's housing stock of the period where limestone was much more common.

A survey conducted in 1997 (the last reconnaissance level survey completed in Manti) identified 54 central-passage houses in Manti. Only four were built of fired brick, while three were adobe brick covered in stucco. One adobe/stucco and one fired-brick example are similar to the Tuttle House. The adobe house at 104 W. 100 North has a rear wing and elaborate woodwork. There are no quoins or other stone decoration. The brick house at 106 W. 400 North has a brick rear wing and modest ornamentation. In the survey the Tuttle House was the

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only house where the use of prominent quoins was noted. In general, the house has more variety of materials than most of the later Victorian Eclectic examples with the more common asymmetrical façade.

The Tuttle House is one of the earliest examples of pattern book ornamentation in Manti. With the introduction of pattern books, “the former isolation of rural areas was no longer an obstacle to building well due to widespread dissemination of information and building materials.”² The house is also one of the best examples of Eastlake-style ornamentation, although it would not be classified as an Eastlake-style house. The exuberant style named for Charles Locke Eastlake’s book, *Hints of Household Taste*, was popular in America between 1880-1900. True Eastlake-style houses are rare in Utah because builders here preferred brick masonry over frame. The Tuttle House also is classically symmetrical while Eastlake houses typically have asymmetrical façades. However, the porch decoration of the Tuttle House has all the features of the style: spool & spindle ornamentation in the porch friezes and brackets, ornate lathe-turned columns, jig sawn foliate patterns in the gable cornices, balustrades, and ornamental roof crest (the latter two are missing). The three-dimensionality of the Eastlake style is best seen in the gable trim of the upper porch roof. The spindle ornamentation is set in front of the gable trim revealing an intricate pattern of shadows on the south-facing house.

A few of these Eastlake elements can be found on later Victorian Eclectic and Queen Anne style houses in Manti, but none have as many as the Tuttle House. Houses with two-story front porches are rare, and there are only three still extant in Manti. The two houses noted above (106 W. 400 North and 104 W. 100 North) do not have the same amount of porch ornamentation but could have possibly been built by the same builder. The four square house at 103 W. 400 North also has a double porch, but with much simpler ornamentation. The Tuttle House appears to have benefited from the availability of mass-produced millwork and ornamentation.

Finally, it is important to note the difference between the house that was built circa 1886 and the house that was remodeled in the 1940s. It would have been unusual to have a frame addition on a brick house, but even more unusual for the wing not to have been rebuilt after a fire. The Great Depression was particularly hard on rural communities and many families had to adapt. The one-story addition built in 1948 was most likely designed to accommodate a family member who had suffered a stroke in 1947, for whom the narrow stairs would have been difficult to negotiate. The Tuttle House location at near the western edge of the Manti City boundaries may also have played a part in the make-do attitude of the owners. Typically, in rural Utah, it was more common to replace a fire-damaged addition with an exact replica within a few years, rather than fill with the openings with adobe brick and attached to shed additions. At the outskirts of Manti, it is possible the owners would not have felt the societal pressure from judgmental neighbors who could easily view the haphazard rear elevation fixes.

Additional Historical Context

Early History of Manti

On July 24, 1847, a small contingent of members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) entered the Salt Lake Valley under the direction of Brigham Young. Within a few years, the valley had been settled by thousands of Mormon pioneers and incoming converts were directed to settle outside of the Salt Lake Valley. Manti was the first settlement in the Sanpete Valley and the first south of Provo, Utah.³

² Thomas Carter and Peter Goss, *Utah’s Historic Architecture, 1847-1940: A Guide*, (Salt Lake City: University of Utah Press, 1988): 111.

³ Manti is located approximately 125 miles south of Salt Lake City and approximately 80 miles south of Provo, Utah.

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In late November 1849, Brigham Young sent a colony of 224 men, women, and children, to the Manti area. The settlers were invited by Ute Tribal Chief Walker to join the encampments of Chief Sanpeetch's people already in the area.⁴ Brigham Young named the settlement "Manti" in the summer of 1850.⁵ The first settlers camped along the banks of Manti City Creek. Jesse W. Fox surveyed the town's Plat A in the summer of 1850.⁶ Manti was incorporated in February 1851.⁷ With the end of hostilities between the native Utes and the settlers, the adjacent mountains became available for a range livestock industry, mostly large sheep herds. Pioneer subsistence-level agriculture soon gave way to the production of grain and hay for the market. A mercantile economy emerged to support more specialized agriculture. Manti citizens who were not large-scale farmers or rangers became shopkeepers or artisans, many of whom engaged in cottage industries at home. Most residents also continued to raise produce from small gardens and orchards on their residential lots.

The Sanpete Valley Railway came to Manti in 1880, followed by the Denver & Rio Grande Western (D&RGW) railroad in 1890. After the coming of the railroad, there was a shift in domestic architecture from the characteristic pale yellow oolite limestone (also used in the construction of the Mormon tabernacle and temple) to locally fired brick and pattern book designs. There was also a change in where new houses were built as second-generation residents and newcomers were only able to obtain lots on the outskirts of town. On August 26, 1886, a son of early settlers, Franklin P. Tuttle, received a Mayor's deed for 1.06-acre Lot 2 of Manti Plat A, Block 109. The house was likely built soon after.

History of the Tuttle House, circa 1886 to 1948

Franklin Peter Tuttle was born in Iowa in 1858, the son of Luther Terry and Lola Ann Haws. The family migrated to Manti in 1863 where Luther established a home and a mercantile business. On October 13, 1881, Frank Tuttle married Arletta Maria Cox. Arletta Cox Tuttle was the daughter of a prominent Manti polygamist, Frederick W. Cox, and his third wife, Cordelia Morley Cox.⁸ Arletta and Frank had eleven children, unfortunately only five lived to maturity. Frank was a successful rancher and businessman, managing both the family sheep herds and the Tuttle & Sons Mercantile. In 1894, the firm built a large commercial block on Manti's Main Street (demolished). Three years previous, in 1891, Franklin and Arletta sold their house on 400 North to Frederick C. Keller. They moved to a new house three blocks east of the town center. They lived in Manti until 1919 when Frank sold his interests and moved to California where he had acquired property for a dairy farm. Franklin Peter Tuttle died on January 5, 1941, in Alameda, California. Arletta Maria Cox Tuttle died on September 4, 1947, in Alameda, where they are both buried.

⁴ Albert Antrei, "Manti" in *Utah History Encyclopedia*, Allan Kent Powell, ed., (Salt Lake City, Utah: University of Utah Press, 1994): 343-344. Sanpeetch was modified to "Sanpete" and the name given to the valley and the county. The river that drains the valley is called the Sanpitch.

⁵ The name is derived from a geographical name in the *Book of Mormon*.

⁶ In Manti, as it was throughout Utah, settlement patterns were based on the Plat of the City of Zion that was outlined by the Mormon church founder Joseph Smith. The plan, though not fully implemented, served as a model for Mormon settlements across the Intermountain West under the direction of Brigham Young. The towns were set out in a grid pattern with the public buildings and church located in the center of town, surrounded by residences, with the outlying areas being used as farmlands. Mormon settlements became characterized by in-town family farmsteads with a daily trek to the outlying fields.

⁷ Manti was also named the county seat.

⁸ Arletta's childhood home in Manti, the *Cox Family Big House Complex*, was listed on the National Register of Historic Places in 2020 (NRIS #SG100005176).

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Frederick Conrad Keller (aka Konrad Friedrich Keller) was born in Germany in 1868. He married Ethel Therissa Clark in Manti in December 1891. He was a merchant and owned the former Tuttle house for only a few months between March and August 1891. Conrad and Ethel Keller raised eight children and lived in Manti until their deaths in 1917 and 1936, respectively. On August 24, 1891, Frederick C. Keller sold the house to Andrew H. Miller.

Andrew H. and his wife, Sabra Ann Miller, were the first long-term owner-occupants of the house. Sabra Ann Hall was born in Manti on October 6, 1867, the daughter of John and Almira Tuttle Hall. Andrew Henry Miller was also born in Manti. He was born on January 5, 1869, to Friedrich Ernst and Bolena Cristine Munk Miller. Sabra and Andrew were married on May 30, 1894. They had three children: Andre Lamont, Leda, and Edna. On the 1900 census, Andrew is listed as a shepherd. Ten years later on the 1910 census, his occupation is listed as a farmer. Andrew had a 160-acre farm outside of the boundaries of Manti. He specialized in growing alfalfa and other feed grain for livestock. In 1919, Andrea and Sabra sold their westside home and moved into a new brick bungalow on a parcel next to the Manti Temple grounds (95 E. 400 North, demolished circa 2007). Andrew Henry Miller died on January 29, 1952. Sabra Ann Hall Miller died on April 30, 1952. They are buried in the Manti Cemetery.

On April 17, 1919, Andrew and Sabra Ann Miller sold their 400 North property to Ezra C. Shomaker. Ezra Cahoon Shomaker was born in Manti on May 11, 1896.⁹ On the 1920 census, Ezra is noted as a 23-year-old man living with his widowed mother, Margaret, and four siblings. As the oldest son, Ezra was taking care of the family farm. The Shomaker home was across the street and one block east of the former Miller house. While the 1920 census does not provide addresses or street names, there was a family of renters, living near the intersection of 400 North and 500 West. These renters were Edward A. Morgan and his wife, Julia S. Morgan, and their four children. Edward taught at the local high school. They moved to Spanish Fork within a few years of their stay in Manti.

On the 1930 census, Ezra is shown as still living with his mother and his youngest sister. The 1930 census is the first to use addresses, but it appears the house across the street was skipped during the enumeration. Ezra married Paula Anna Schwender, a German immigrant, on November 28, 1930. It is possible the newlyweds lived in the house a few months before it was sold to Edward E. Reid in June 1931. Ezra and Paula Shomaker continued to live in Manti until their deaths in 1981 and 1996, respectively. Edward E. Reid was a widower who had a poultry farm in the 1930s. He lived on the east side of Manti and does not appear to have lived in the house. He had two daughters who married in the early 1930s and may have lived in the house. Like many property owners in the 1930s, Edward E. Reid deeded the property to the mortgage holder, Manti City Savings Bank, in 1934.

The next known occupants of the house were Richard C. and Grace B. Peterson. The Manti City Savings Bank gave the Petersons a corporate deed to the property on March 20, 1941. It is likely the couple began renting the house in the late 1930s because they were enumerated at the property on the 1940 census. Richard "Dick" Cluff Peterson was born in Manti on June 30, 1889. As a teenager he helped his father build adobe houses and herded sheep in the local canyon. After a family member cheated him out of his wages, Dick Peterson, left Utah and moved to Pendleton, Oregon, where he learned telephone lineman work.

During World War I, Dick Peterson was sent to Des Moines, Iowa. He met his future wife, Grace Dean Baker, on a Ferris wheel. Grace Baker was born on June 1, 1901, and worked as a reporter for a local newspaper. Dick

⁹ A number of historical records spell his surname Shoemaker. The family preference appears to be Shomaker.

Tuttle, Franklin and Arletta Cox, House

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and Grace were married on October 30, 1918. They had three children born in Harlan, Iowa, between 1919 and 1925: Dorothy Grace, Betty Ann, and Richard Glen.

Dick Peterson lost his job during the Great Depression and the family moved to Manti in 1934. It took three years for Dick to get another telephone job. He eventually moved up the company to manager and later president. It is unclear when they started living in the house. The current house represents the Peterson era perhaps more than any other. According to Ben and Orson Kimball, contractors working on the house, the fire that took out the north wing likely happened in 1930s or 1940s. A 1939 aerial photograph shows what may be the ridgeline of the wing, but it is too blurry to be definitive.¹⁰ On the 1940 census, Dick and Grace are shown as living alone, so there was probably not an urgent need to rebuild the wing. Their daughter, Betty Ann, remembers that her “Dad worked very hard remodeling the home in Manti.”¹¹ The construction of the main floor one-story addition in 1948, may have been needed because Grace suffered a stroke in 1947. In 1948, Richard Peterson died on April 15, 1952. Grace recovered from her stroke and lived until September 29, 1973.

Subsequent History of the Tuttle House

The Petersons sold the house and Lot 2 to Edith Delila Anderson in January 1951. Edith was born in Emery, Utah, in 1896. She married John A. Anderson in 1914 in Vernal. John Alfred Anderson was born in Manti in 1883. The family lived in Duchesne County and Ogden, Utah. John was a sawmill operator. The Andersons probably enclosed the front porch of the house. John died in Ogden in 1960 and Edith moved to Ogden in 1974. She sold the house to Kenneth R. and Yvonne A. Howell in 1980. Edith D. Anderson died in 1985. The Andersons were both buried in the Manti Cemetery.

The property changed hands seven times between 1980 and 2021. The Howells sold the house to Steve and Carolyn M. Kondor in 1982. In 1989, the Kondors sold the property to Dirk and Sandra H. Correnti. The Correntis sold the property to Steven C. and Bonnie Jean Sewell in 1994. The Sewells did the interior update before selling to Bruce D. and Michelle M. Hansen in 1999. Bruce D. Hansen sold the property to the J&S Miller Family LLC in 2015. The LLC sold the property to the current owners Joseph G. and Michelle O. Erickson. The Ericksons are distantly related to Arletta Cox Tuttle. They are currently working on rehabilitating the house using state historic tax credits.

¹⁰ No mention of the fire could be located in the local newspaper or in the family biographies of Dick and Grace. The damage may not have been severe enough for a total collapse and may have taken down gradually.

¹¹ *Memories of Richard Cluff Peterson by Daughter, Betty Peterson Flitton*, Unpublished TMs, circa 1952: 7.

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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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Manti Messenger. Various issues.

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[Sanpete County Title Abstracts and Plat Maps]. Available at the Sanpete County Recorder's Office.

United States Census Enumerations. Manti, Sanpete County, Utah, 1870 to 1950.

[Utah State Historic Preservation Office]. File for 432/482/498 W. 400 North, Manti, Sanpete County, Utah.

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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

Acreeage of Property 1.06 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: 39.271492°

Longitude: -111.645939°

Or UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

Zone: 12

Easting: 444280

Northing: 4347108

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

Parcel Legal Description:

LOT 2, BLK 109, PLAT A, MANTI CITY SURVEY. CONT 1.06 ACRES.

Boundary Justification (Explain why the boundaries were selected.)

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

11.

Form Prepared By:

name/title: Korral Broschinsky, Preservation Documentation Resource

organization: prepared for the property owners

e-mail: kbro@kbropreservation.com telephone: 801-913-5645

date: May 21, 2026

Property Owner information:

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

name: Michelle & Joseph Erickson

address: 76 N. 100 West

city or town: Manti state: Utah zip code: 84642

telephone/email: (801)-549-7810 / michelleoerickson@gmail.com

Tuttle, Franklin and Arletta Cox, House
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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: Franklin and Arletta Cox Tuttle House

City or Vicinity: Manti

County: Sanpete State: Utah

Photographer: Michelle Erickson

Date Photographed: 2025

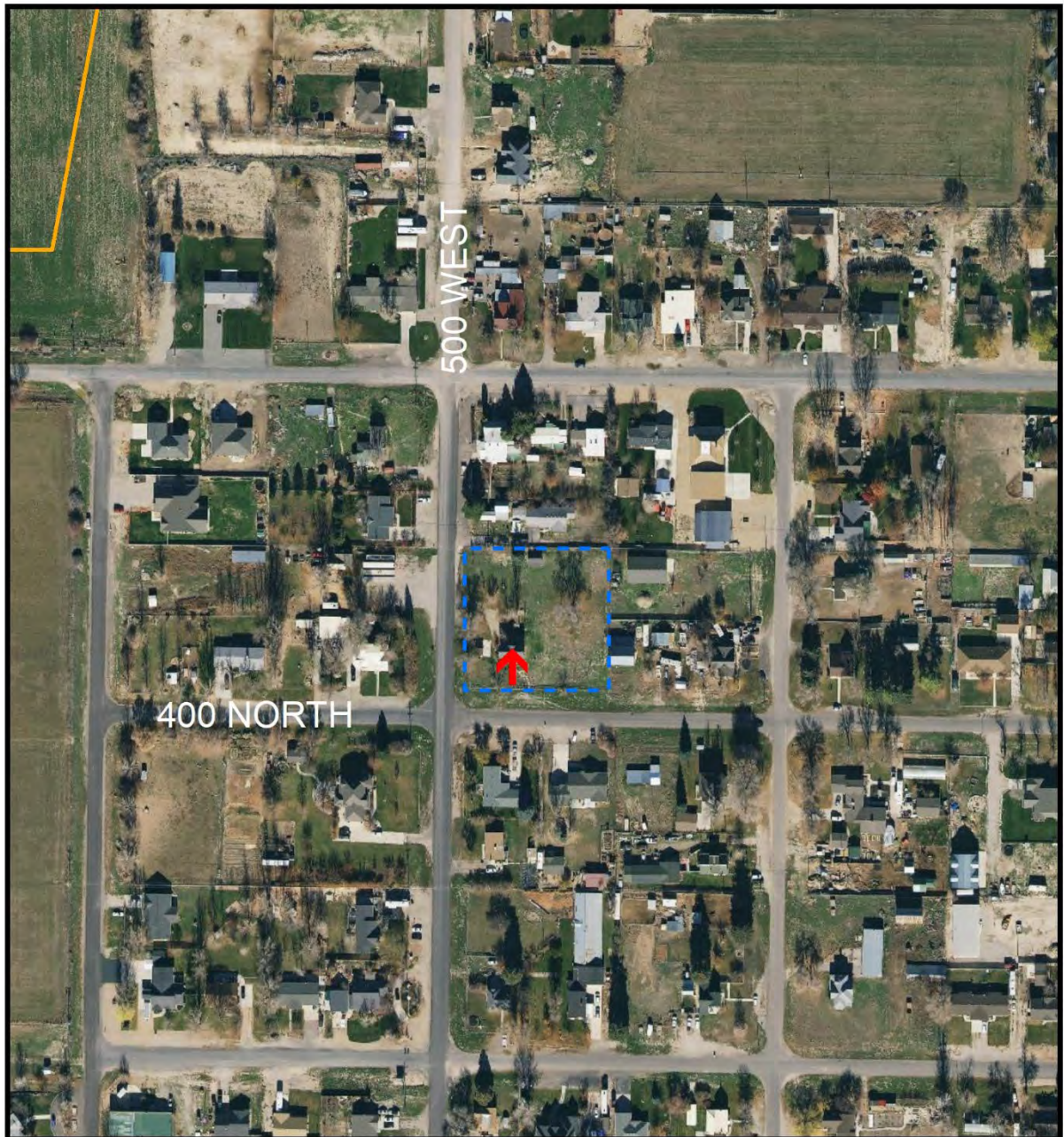
Description of Photograph(s) and number, include description of view indicating direction of camera:

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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MAP #1 - VICINITY
Franklin & Arletta Cox Tuttle House
482 West 400 North
Manti, Sanpete Co., Utah

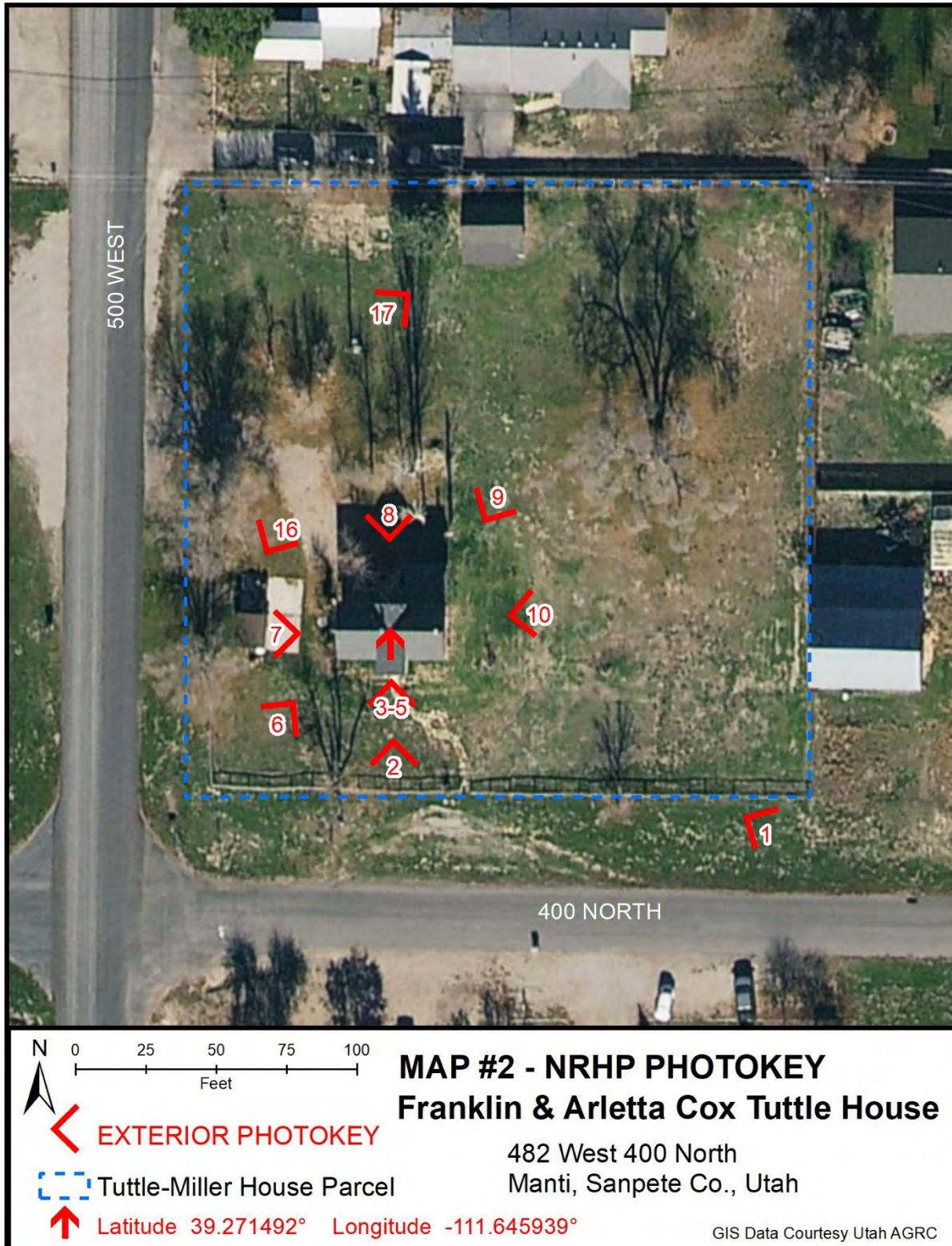
GIS Data Courtesy Utah AGRC

N
0 100 200 300 400
Feet

Tuttle-Miller House Parcel
 Manti City Boundary
 Latitude 39.271492° Longitude -111.645939°

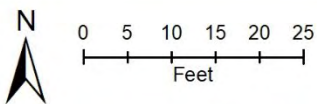
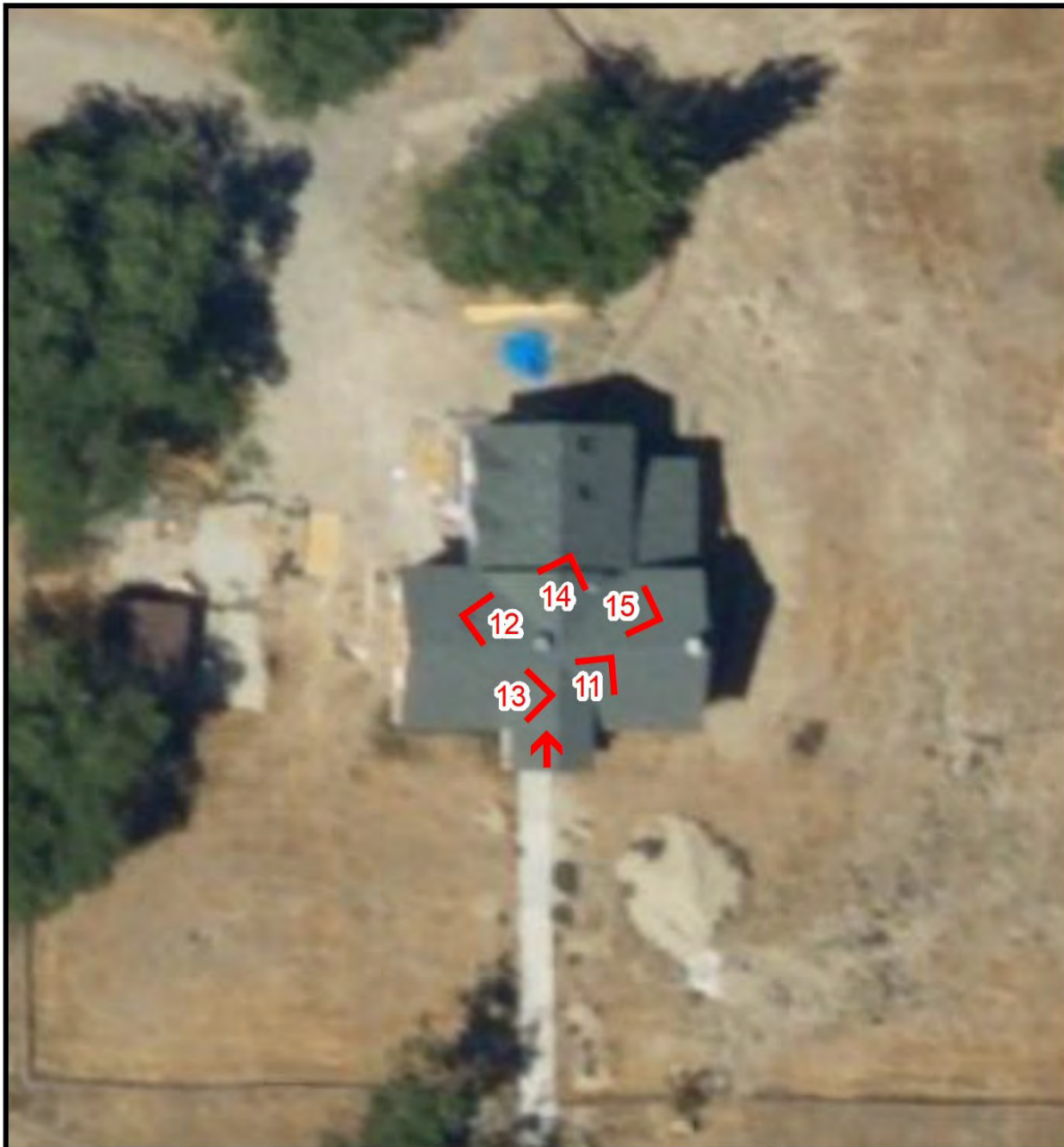
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 **INTERIOR PHOTOKEY**

 **Latitude 39.271492° Longitude -111.645939°**

MAP #3 - NRHP PHOTOKEY
Franklin & Arletta Cox Tuttle House

482 West 400 North
Manti, Sanpete Co., Utah

GIS Data Courtesy Utah AGRC

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Photograph 1
View of 482 W. 400 North with outbuildings. Camera facing northwest.



Photograph 2
South elevation. Camera facing north.

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Photograph 3
South elevation, details of porch and balcony. Camera facing north.

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Photograph 4
South elevation, porch and door details. Camera facing north.



Photograph 5
South elevation, balcony ornamentation details. Camera facing north.

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Photograph 6
South and west elevations of house. Camera facing northeast.



Photograph 7
West elevation of house and addition. Camera facing east.

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Photograph 8
North elevation of addition. Camera facing south.



Photograph 9
North and east elevations of addition. Camera facing southwest.

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Photograph 10
East elevations of house and addition. Camera facing east



Photograph 11
Interior, main floor, living room. Camera facing northeast.

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Photograph 12
Interior, main floor, kitchen. Camera facing west.

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Photograph 13
Interior, basement. Camera facing east.



Photograph 14
Interior, second floor, landing and stairs. Camera facing northeast.

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Photograph 15

Interior, second floor, bedroom and bath. Camera facing southeast.

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Photograph 16
Non-contributing prefabricated shed. Camera facing southwest.



Photograph 17
Non-contributing outbuilding. Camera facing northeast.

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Figure 1
South and west elevations (circa 1900). Camera facing northwest.



Figure 2
South elevation, porch (circa 1941).
Camera facing north.



Figure 3
South elevation, porch (circa 1941).
Camera facing north.

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Figure 4
South and west elevations (circa 1980). Camera facing northeast.

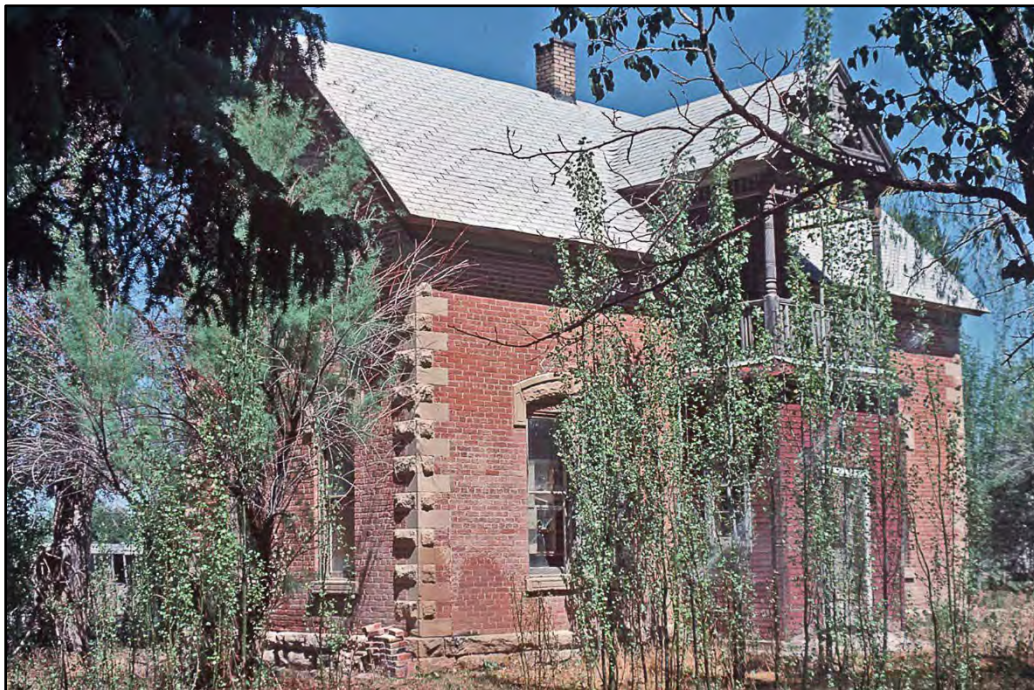


Figure 5
South and west elevations (circa 1985). Camera facing northeast.

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Figure 6
North elevation (circa 1994). Camera facing southeast.



Figure 7
East and north elevations (circa 1995). Camera facing southwest.

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Figure 8
South elevation (circa 1995). Camera facing north.



Figure 9
South elevation (2021). Camera facing north.