

# HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

## 1 IDENTIFICATION

Name of Property: Erikson, Alma O and Francis, House

Address: 7463 South Stone Road

Twnshp: 2S Range: 1E Section: 26

City, County: Cottonwood Heights, Salt Lake County

Lat/Long(degr dec.):

Current Owner Name: Calvin E and Michelle M Burgart

USGS Map Name & Date: Draper, UT 2017

Current Owner Address: 7463 South Stone Road  
Cottonwood Heights, UT 84121

Tax Number: 22-26-328-008-0000

Legal Description (include acreage):

LOT 189 CHERRY HILLS NO 6 SUB 5776-1638 5776-1639 6132-1747 6132-1749 6598-0868,0870  
8534-7644,7646 8914-3565 9536-3756 (0.25 acres)

## 2 STATUS/USE

### Property Category

☒ building(s)  
☐ structure  
☐ site  
☐ object

### Evaluation

☒ eligible/contributing  
☐ ineligible/non-contributing  
☐ out-of-period

### Use

Original Use: Residence  
Current Use: Residence

## 3 DOCUMENTATION

### Photos: Dates

☒ digital: October 2017  
☒ prints: October 2017  
☒ historic: Tax photo circa 1941

### Research Sources (check all sources consulted, whether useful or not)

☒ abstract of title  
☒ tax card & photo  
☒ building permit  
☐ sewer permit  
☐ Sanborn Maps  
☒ obituary index  
☒ city directories/gazetteers  
☒ census records  
☐ biographical encyclopedias  
☒ newspapers  
☒ city/county histories  
☐ personal interviews  
☒ USHS History Research Center  
☒ USHS Preservation Files  
☐ USHS Architects File  
☒ LDS Family History Library  
☐ local library:  
☒ university library(ies): UofU

### Drawings and Plans

☐ measured floor plans  
☐ site sketch map  
☐ Historic American Bldg. Survey  
original plans available at:  
☒ other: Tax Card Drawing

### Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Alma Erikson Honored as "Mr. International" *American Fork Citizen Newspaper (Utah)* March 12, 1970 p. 13

Ancestry.com. U.S. City Directories, 1821-1989 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

Ancestry.com. U.S. Public Records Index, Volume 2 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Original data: Voter Registration Lists, Public Record Filings, Historical Residential Records, and Other Household Database Listings

Ancestry.com. *Utah, Select Marriage Index, 1887-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.

Researcher/Organization: Angie Abram/Cottonwood Heights CLG

Date: February 28, 2018

#### **4 ARCHITECTURAL DESCRIPTION**

Building Style/Type: Minimal Traditional/World War II Cottage No. Stories: 1.0

Foundation Material: Concrete Wall Material(s): Brick

Additions: none ☒ minor major (describe below) Alterations: none ☒ minor major (describe below)

Number of associated outbuildings 0 and/or structures 2.

*Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.*

The Alma O and Francis Erikson House is a World-War II era cottage with Minimal Traditional and Colonial Revival styling details. The house is located at 7463 South Stone Road, Cottonwood Heights, Salt Lake County, Utah, and was constructed in 1941. This compact rectangular tan striated-brick house rests on a concrete foundation. The gabled roof is composed of asphalt shingles. The house has 1300 square feet on its main floor and a 1286 square foot full basement. The house exterior has had few modifications, including replacement vinyl windows and a covered porch across the left front of the house. The house is in very good condition and is located on a 0.25 acre sloped parcel, which was part of the large fur farm purchased in 1940 by William B. Erikson. The immediate neighborhood is composed of small late 20<sup>th</sup> century residential housing developments with a few 1920s through 1940s houses located along major roads. The Alma O and Francis Erikson House retains its architectural integrity and is a significant local contributing resource.

The Alma O. and Francis Erikson House is a primarily square house with a shallow projecting gable-end on the right front of the façade. The exterior is polychromatic tan stretcher-course striated brick on a concrete foundation. The house is relatively large but very good example of a World War II Cottage with Minimal Traditional styling, including a compact square shape, shallow roof pitch and a lack of ornamental detailing.<sup>1 2</sup> The original design had a few colonial revival elements, including a classical door surround and two bay windows.<sup>3</sup> The Alma O and Francis Erikson House reflects 1930s and 1940s FHA house design principles in its rectangular massing, room layout and lower gable height.<sup>4</sup>

The front (west) facing façade has a large but shallow projecting gable end on the right and a smaller recessed wing on the left side parallel with the roof ridgeline. The exterior brick extends almost to the top of the gable end. The left side of the projecting gable includes the front door and the right contains an octagonal bay window, with replacement glazing. The front door is a metal replacement for the original multiple-lite door. The left side of the front façade contains a centered, nearly square replacement vinyl window. Both the front door trim and bay window have colonial revival style elements. The left side of the front façade has a porch addition which is covered by a low-slope aluminum awning with simple styling.

The south façade has two vinyl replacement slider windows which flank a simple brick chimney on the left and a second octagonal bay window on the right. The windows in the octagonal bay are replacement vinyl windows.

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<sup>1</sup> Utah State Division of History, "World War II & Post-War Residential Building Types" (2016) Retrieved January 24, 2018, from <https://heritage.utah.gov/history/world-war-ii-post-war-residential-building-types>

<sup>2</sup> Utah State Division of History, "World War II/Post-War Building Styles" (2016). Retrieved January 24, 2018, from <https://heritage.utah.gov/history/world-war-ii-post-war-building-styles>

<sup>3</sup> 1941 Salt Lake County tax photograph 7463 South Stone Road

<sup>4</sup> U.S. Federal Housing Administration. (1937). *Principles of planning small houses* (Technical Bulletin 4). Washington, D.C.: United States Govt. Print. Off. doi:<https://hdl.handle.net/2027/coo.31924014506699>

The east façade has a bay window on the left façade, a centered back door and an asphalt shingled, low-slope shed-roof covered concrete patio on the right side. The bay window is an addition to the original house.

The north façade contains three windows, two smaller and one larger which matches the window on the left front façade. All of the windows are replacement vinyl slider windows.

The interior contains 1300 square feet on the main floor and 1285 square foot in a full basement. The house sits on a 0.25 acre parcel sloped from the rear to the front.<sup>5</sup> The house has two non-contributing structures, a two-car garage built in 1985 and a small wooden shed on the northeast corner. The parcel has several mature trees along the lot boundaries and backyard, as well as mature landscaping around the house.

The immediate neighborhood surrounding the Alma O and Esther Erikson House is composed of small residential housing developments. The residences are primarily late-20<sup>th</sup> century and newer as the Erikson agricultural land has been developed. Along some major roads there are some older mixed style houses. Just to the east of the Erikson House is the large Mountain View Memorial Estates cemetery.

## **5 HISTORY**

*Architect/Builder:* unknown

*Date of Construction:* 1941

*Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).  
(see instructions for details)*

<input type="checkbox"/> Agriculture	<input type="checkbox"/> Economics	<input type="checkbox"/> Industry	<input type="checkbox"/> Politics/ Government
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Invention	<input type="checkbox"/> Religion
<input type="checkbox"/> Archeology	<input type="checkbox"/> Engineering	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Science
<input type="checkbox"/> Art	<input type="checkbox"/> Entertainment/ Recreation	<input type="checkbox"/> Law	<input checked="" type="checkbox"/> Social History
<input type="checkbox"/> Commerce	<input type="checkbox"/> Ethnic Heritage	<input type="checkbox"/> Literature	<input type="checkbox"/> Transportation
<input type="checkbox"/> Communications	<input type="checkbox"/> Exploration/ Settlement	<input type="checkbox"/> Maritime History	<input type="checkbox"/> Other
<input type="checkbox"/> Community Planning & Development	<input type="checkbox"/> Health/Medicine	<input type="checkbox"/> Military	
<input type="checkbox"/> Conservation		<input type="checkbox"/> Performing Arts	

*Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.*

William Dix received the United States Patent deed to the Southwest 1/4 section of Section 26, Township 2 South, Range 1 East with an effective date of March 1, 1878. He must have owned the property prior to land surveys, as he sold part of this property on December 26, 1877 and another part on January 30, 1878 to Oris W. Jewett, according to Salt Lake County records. On June 1, 1878 and October 2, 1878, Oris W. Jewett further sold the properties to David B. Brinton, who owned the property until December 27, 1926 when it was lost in foreclosure. On May 18, 1927 the property was sold to Carl A. Badger, who owned it until July 9, 1940 when his executor sold it to William B. Erikson. On September 30, 1940 William B and Esther Erikson transferred the title to this parcel to Alma O. and Francis R Erikson. They constructed their house on the lot in 1941.

David Branson Brinton was born February 23, 1850 in Savannah, Missouri to David Brinton (1814-1878) and Harriet Wollerton Dilworth (1822-1896). His parents became members of the Church of Jesus Christ of Latter-day Saints (LDS) religion and crossed the plains as pioneers in 1850. His father settled in the Cottonwood area, and David grew up around his father's blacksmith shop. David B.

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<sup>5</sup> Salt Lake County Assessor's website, 7463 South Stone Road

Brinton became prominent in the Cottonwood area as an elected constable, a postmaster, and was the proprietor of a dry goods store. He was the LDS Bishop (local ecclesiastical leader) of the Big Cottonwood LDS Ward for twenty-five years. His biography identified that he was also responsible for clearing thousands of acres of farmland in Salt Lake County and was a builder throughout Utah. David Brinton lived in the Cottonwood Heights area, except for two years in Victor, Idaho, until moving to Salt Lake City in 1926, a few years prior to his death on December 21, 1929.<sup>6</sup>

Carlos Ashby Badger was born October 31, 1878 in Salt Lake City, Utah. He became a Brigadier General who commanded the 65<sup>th</sup> Field Artillery Brigade (Utah Army National Guard), and a Utah State Senator who ran for the U.S. House of Representatives and Utah Governor. Carlos was also a practicing lawyer with a degree from George Washington University.<sup>7</sup> In 1929, Carlos' son-in-law Hugh J. Ford and oldest daughter Rosalia moved to Cottonwood and lived there until 1931.<sup>8</sup> They constructed houses on the property and planted orchards.<sup>9</sup> Carlos Badger died on October 22, 1939 in Big Cottonwood Canyon.

### **Alma O. and Francis Erikson History**

Alma Owen Erikson was born on November 24, 1913 in Murray, Salt Lake County, Utah to William Benbow Erikson (1879-1947) and Esther Marie Young (1882-1968). Alma was educated in Salt Lake County schools and was a standout high school basketball player.<sup>10</sup> He attended two years of college at the University of Utah. Alma worked for and with his father on their family trout farm in Murray, and was involved with his father William in the development of one of the first large scale fur farming operations in Utah in 1925.<sup>11</sup> Alma was involved in fur farming for 55 years, winning several awards and becoming a respected fur judge.<sup>12</sup> Alma Erikson died on January 8, 1984 in Highland, Utah County, Utah.<sup>13</sup>

Francis Penelope Rushton was born September 8, 1914 in Hunter, Salt Lake County, Utah to George Alma Rushton (1880-1927) and Ada Kilpack Rushton (1882-1955).<sup>14</sup> She attended local schools and completed two years of high school. She married Alma O Erikson on November 25, 1932 in Davis County, Utah. They had four children: Owen, Frances Marie, Alma John and Penelope.

Alma's father William B. Erikson and uncle John B. Erikson operated the Erikson Brothers Mercantile store on State Street in Murray in the early 1900s as well as raising crops and trout farming. By 1908 the family had moved to 556 Vine Street, Murray, Utah. The family continued to operate the mercantile store, farm, raise trout and William also sold automobiles to support his growing family.<sup>15</sup> In

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<sup>6</sup> Brinton, Vida D *David Branson Brinton Biography* unpublished, undated manuscript Familysearch.org website. Accessed March 3, 2018.

<sup>7</sup> *Burnham, Hilda Ford*, (undated) Carl A Badger Biography unpublished manuscript familysearch.org website. Contributed by Jared Barnes December 6, 2015. Accessed February 26, 2018. p. 3

<sup>8</sup> Ford, Rosalia Badger Autobiography (1905) unpublished manuscript familysearch.org website. Contributed by Jared Barnes December 6, 2015. Accessed February 26, 2018. p. 5

<sup>9</sup> Ford, Rosalia memoirs part 2 (1995) unpublished manuscript familysearch.org website. Accessed February 26, 2018. P. 23

<sup>10</sup> Murray Exhibits Power *Salt Lake Telegram Newspaper (Utah)* February 26, 1932 p. 16

<sup>11</sup> *Westwood, Richard E "Early Fur Farming in Utah" Utah Historic Quarterly Magazine Volume 57, Number 4, Fall 1989 p. 322*

<sup>12</sup> Alma Erikson Honored as "Mr. International" *American Fork Citizen Newspaper (Utah)* March 12, 1970 p. 13

<sup>13</sup> Erikson, Alma O Obituary *Pleasant Grove Review Newspaper (Utah)* January 11, 1984 p. 11

<sup>14</sup> Now West Valley City, Utah

<sup>15</sup> Holt, Irma E (1976) *History of Esther Marie Young Erikson*, Accessed on familysearch.org website January 5,

1920, the family moved to the 1862 house of great grandfather John Benbow, who had been deeded the land in 1850 by Brigham Young. The family raised vegetables and trout.<sup>16</sup> In 1925, William B Erikson imported three foxes and began raising them near the fish ponds in Murray, starting the William B. Erikson and Sons Fur Company with his three sons, one of the first large scale fur farming operations in Utah.<sup>17</sup> William B Erikson was elected as the first president of the Utah Fur Breeders Association in 1935.<sup>18</sup> The Erikson Fur Company also provided his own specialized feed, which they continued to provide to area fur raisers until they joined the Utah Fur Breeders Agricultural Cooperative in 1942.<sup>19</sup>

In 1931, William B Erikson sold the fish hatchery on Vine Street to Salt Lake City, although the family continued to use the property to raise trout and foxes.<sup>20</sup> The William B Erikson family moved to 1203 East 600 South, Salt Lake City, where they resided until the early 1940s when William B Erikson purchased 115 acres of land in Butlerville and moved the Erikson Fur Farm operation there. William identified four building lots, one for him and one for each of his three sons.<sup>21</sup> William, Alma and Edward Erikson built houses there in 1941 and 1942. William B. Erikson died on January 12, 1947.<sup>22</sup> The family operated a fox and mink farm until the market for foxes collapsed in 1949, and continued to raise minks. Alma was involved in the industry until the 1980s.<sup>23</sup>

After their marriage in 1932, Alma and Francis Erikson lived at 561 East Vine Street and in 1939 moved to Virginia Street in Salt Lake City. In 1941 they moved into their new house. In 1947, Alma and Francis divorced. Alma remarried April 6, 1947 to St. Claire Geneva Meredith, and they later had one son. Francis continued to live in the house and remarried on September 8, 1969 to George Maxwell Meredith.

George Maxwell Meredith was born January 20, 1915 in Woodruff, Richfield County, Utah to George Carlyle Meredith (1894-1973) and Mary Neilson Meredith (1893-1979). He married Virginia Margaret Jensen on August 12, 1940 and she died on November 4, 1960. George Meredith retired from the Union Pacific Railroad after 43 years. George Meredith died on June 7, 1994.<sup>24</sup>

Francis Meredith owned the house until her death on June 6, 2001.<sup>25</sup>

### **Ownership after Francis Meredith**

On November 30, 2001 Francis' children sold the house to David B. Martin, who owned it until November 20, 2003. He sold it to Elizabeth Wolfer who owned it until November 24, 2010 when she sold it to the current owners Calvin and Michelle Burgart.<sup>26</sup>

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2018. p. 7, 9

<sup>16</sup> Ibid. p. 13

<sup>17</sup> Westwood, Richard E "Early Fur Farming in Utah" *Utah Historic Quarterly Magazine* Volume 57, Number 4, Fall 1989 p. 322

<sup>18</sup> Westwood (1989) p. 330

<sup>19</sup> Westwood (1989) p. 322, 326-27, 338 and Holt (1976) p. 17

<sup>20</sup> "City Water Plans Nearer Completion" *Salt Lake Telegram Newspaper (Utah)* June 4, 1931 p. 9

<sup>21</sup> Salt Lake County Recorder's Office, deed index records and Holt (1978) p. 23

<sup>22</sup> Erikson, William B Obituary *Salt Lake Telegram Newspaper (Utah)* January 13, 1947 p. 11

<sup>23</sup> Westwood (1989) pp. 326-27

<sup>24</sup> Meredith, George Obituary *Deseret News Newspaper (Utah)* June 9, 1994

<sup>25</sup> Meredith, Francis Obituary *Deseret News Newspaper (Utah)* June 7, 2001

<sup>26</sup> Salt Lake County Recorder's Office. Plat maps. Title Abstract Books.

The Alma O and Francis Erickson House is locally significant for its architecture and association with the Erikson family and fur farming. The house is a unique and very good example of a World War II cottage, with very good integrity.<sup>27</sup> The house incorporates many of the prototypical elements found in contemporary 1930s design guides. Additionally, the subdivisions surrounding the house may be locally significant for their unique design, although further research would be required. Alma Erikson and the entire Erikson family was instrumental in commercial fur farming in Utah. Fur farming was a unique and economically important business in the area between 1940 and the 1960s.

### **3 DOCUMENTATION (Bibliographical Reference) (continued)**

Brinton, Vida D *David Branson Brinton Biography* unpublished, undated manuscript Familysearch.org website. Accessed March 3, 2018.

*Burnham, Hilda Ford*, (undated) Carl A Badger Biography unpublished manuscript familysearch.org website. Contributed by Jared Barnes December 6, 2015. Accessed February 26, 2018.

Carter, Thomas and Peter Goss (1988) *Utah's Historic Architecture: 1847-1940*, Salt Lake City: Utah State Historical Society

“City Water Plans Nearer Completion” *Salt Lake Telegram Newspaper (Utah)* June 4, 1931 p. 9

Erikson, Alma O Obituary *Pleasant Grove Review Newspaper (Utah)* January 11, 1984 p. 11

*Erikson, William B Autobiography*, unpublished, undated manuscript retyped by Allen B. Erikson January 21, 2010 accessed on familysearch.org website January 5, 2018.

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Erikson, William S (1994) *Zelph Young Erikson Family History* Accessed on familysearch.org website January 5, 2018.

Erikson, Norman W (circa 1930) *Biographical Record of Jonas Erikson* familysearch.org website. Contributed by Karma Holt Fernelius June 18, 2014. Accessed January 5, 2018.

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Holt, Irma E (1976) *History of Esther Marie Young Erikson*, Accessed on familysearch.org website January 5, 2018.

Meredith, Francis Obituary *Deseret News Newspaper (Utah)* June 7, 2001

Meredith, George Obituary *Deseret News Newspaper (Utah)* June 9, 1994

Murray Exhibits Power *Salt Lake Telegram Newspaper (Utah)* February 26, 1932 p. 16

Pettis, Emily, et al., A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing, Report 723, National Cooperative Highway Research Program of the Transportation Research Board, Washington, DC., 2012.

Salt Lake County Assessor's website, 7463 South Stone Road

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<sup>27</sup> U.S. Federal Housing Administration. (1937). *Principles of planning small houses* (Technical Bulletin 4). Washington, D.C.: United States Govt. Print. Off. doi:<https://hdl.handle.net/2027/coo.31924014506699>

Salt Lake County Archives. Tax Assessment records and photographs.

Salt Lake County Recorder's Office. Plat maps. Title Abstract Books.

"United States Census, 1920," database with images, *FamilySearch* (<https://familysearch.org/pal:/MM9.1.1/M8PD-MW1> : accessed 22 February 2018), William B Ereksen, Murray, Salt Lake, Utah, United States; citing ED 72, sheet 6A, line 3, family 123, NARA microfilm publication T625 (Washington D.C.: National Archives and Records Administration, 1992), roll 1865; FHL microfilm 1,821,865.

"United States Census, 1930," database with images, *FamilySearch* (<https://familysearch.org/pal:/MM9.1.1/XH6D-4QK> : accessed 22 February 2018), William B Ereksen, Murray, Salt Lake, Utah, United States; citing enumeration district (ED) ED 132, sheet 3A, line 38, family 49, NARA microfilm publication T626 (Washington D.C.: National Archives and Records Administration, 2002), roll 2417; FHL microfilm 2,342,151.

"United States Census, 1940," database with images, *FamilySearch* (<https://familysearch.org/pal:/MM9.1.1/VT4W-9ZM> : accessed 25 February 2018), Alma Erikson, Ward 4, Murray City, Election Precinct 11, Salt Lake, Utah, United States; citing enumeration district (ED) 18-53, sheet 7A, line 12, family 129, Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012, roll 4216.

U.S. Federal Housing Administration. (1937). *Principles of planning small houses* (Technical Bulletin 4). Washington, D.C.: United States Govt. Print. Off.  
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U.S. Geological Survey Topographic Viewer, Draper Quadrangle Map, (1963 and 2017), Retrieved January 23, 2018 from <https://ngmdb.usgs.gov/topoview/viewer/#15/40.6256/-111.8415>

Utah State Archives and Records Service, Salt Lake City, Utah; Department of Health, Center for Health Data and Informatics. Vital Records and Statistics Division. Death Certificates, Series 81448.

Utah State Division of History, "World War II/Post-War Building Styles" (2016). Retrieved January 24, 2018, from <https://heritage.utah.gov/history/world-war-ii-post-war-building-styles>

Utah State Division of History, World War II & Post-War Residential Building Types (2016) Retrieved January 24, 2018, from <https://heritage.utah.gov/history/world-war-ii-post-war-residential-building-types>

Westwood, Richard E "Early Fur Farming in Utah" *Utah Historic Quarterly Magazine* Volume 57, Number 4, Fall 1989 pp. 320-339