

HISTORIC SITE FORM

(10-91)

UTAH STATE HISTORIC PRESERVATION OFFICE

1 IDENTIFICATION

Name of Property: Wilkinson, John M. and Sine, House

Address: 3085 East Fort Union Boulevard

Twnshp: 2S Range: 1E

Section: 23

City, County: Cottonwood Heights, Salt Lake County

Lat/Long(degr dec.):

Current Owner Name: Jaime Brown
UT 2017

USGS Map Name & Date: Draper,

Current Owner Address: 3085 East Fort Union Blvd, Cottonwood Heights, UT 84121 Tax Number:
22-23-380-019-0000

Legal Description (include acreage):

LOT 3, MOELLER SUBDIVISION. 9095-6294 (0.32 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

or not)

☒ digital: October 2017
☒ prints: October 2017
☒ historic: Tax photos circa 1970
USHS History Research Center

Research Sources (check all sources consulted, whether useful

☒ abstract of title
☒ tax card & photo

☒ city/county histories
☐ personal interviews
☒ building permit ☒

Drawings and Plans

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

☐ sewer permit
☒ Sanborn Maps
☒ obituary index
☒ city directories/gazetteers
☒ census records
☐ biographical encyclopedias
☒ newspapers

☒ USHS Preservation Files
☐ USHS Architects File
☒ LDS Family History Library
☐ local library:
☒ university library(ies): UofU ☐

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

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

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, Wills and Probate Records, 1800-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015. Jannett Ritter October 13, 1892 Salt Lake City, UT Case Number

1706, Box 56, Folder 28

Brigham Young Incoming Correspondence, 1839-1877. CR 1234 1 Box 25 folder 5. LDS Church History Library. Accessed online February 9, 2018.

Researcher/Organization: Angie Abram/Cottonwood Heights CLG

Date: February 28,
2018

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: Bungalow/Bungalow Cottage No.

Stories: 1.0

Foundation Material: Concrete Wall Material(s): _____

Brick _____

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

Number of associated outbuildings 0 and/or structures 1.

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

The John M and Sine Wilkinson House is a one story bungalow cottage with bungalow style features.¹ The house is located at 3085 East Fort Union Boulevard (7000 South), Cottonwood Heights, Salt Lake County, Utah. The house was constructed in 1920 for the original owner John M. Wilkinson. In addition to the main structure there is a small storage building on the northwest corner of the property. The immediate neighborhood is composed of primarily late-20th century small residential development. The John M and Sine Wilkinson House retains its architectural integrity and is a contributing local resource.

The John M and Sine Wilkinson House is a one-story rectangular brick bungalow house resting on a concrete foundation. The bungalow features include the rectangular house shape, low-pitched hip-roof, overhanging eaves and large porch on the east side of the front façade. The hipped roof is covered with asphalt shingles. The roof eaves are moderately overhanging with narrow shiplap wood soffit and narrow cornice. All of the doors and windows have flush concrete headers and the windows have concrete sills. The house has 803 square feet on its original main floor. The house contains a cellar, but no basement. A 180 square-foot shed-roofed wood drop-siding addition with covered patio was added in 1946.²

The main (south facing) façade is divided into two nearly equal sides. The left (west) façade contains a large, centered vinyl replacement window with a fixed center and two smaller sliders on each side. The right (east) façade is recessed, with a 5 foot deep concrete porch. From west to east the right façade contains a six-panel replacement door with a glass storm door and a rectangular window. The windows is an original fixed wood two-pane wood-sash window. The porch has a rectangular brick column support with simple concrete cap. The porch ceiling is wood with simple white painted trim-board frieze.

The east brick façade (from south to north) contains a tall, narrow single-hung window, a door opening that has been partially enclosed with vertical wood shiplap siding, and a tall, narrow window opening which has also been partially enclosed with vertical wood shiplap siding. The tall, narrow windows are aluminum-framed replacement windows. The center door opening contains a vinyl window. The shed-roofed addition (from south to north) contains a door and small window opening with wood trim. The door and windows appear original to the 1946 construction.

The north façade (from east to west) contains a small window and door. The covered porch is supported by painted 4'x4' wood columns. The covered porch is concrete.

¹Carter, Thomas and Peter Goss (1988) *Utah's Historic Architecture: 1847-1940*, Salt Lake City: Utah State Historical Society. pp. 54, 138-9

²Salt Lake County Archives. 1937 and 1958 Tax cards for 3085 East Fort Union Boulevard.

The west façade contains two tall, narrow aluminum replacement windows.

The John M and Sine Wilkinson House sits on a flat 0.32 acre parcel.³ The house sits on the west side of the property and with a large dirt circular drive on the east side. The house has two mature trees on the front façade and bushes along the west façade. There are other smaller trees along the north property line. The property also contains a 12'x16' contributing wood drop siding gable-roof shed. The John M. and Sine Wilkinson House is located in residential neighborhood, with a ravine and Little Cottonwood Creek nearby to the northeast. The neighborhood is composed of primarily late-20th century small residential developments.

5 HISTORY

Architect/Builder: Unknown

Date of Construction: 1920

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

Jennet Ritter received the United States patent deed to this property on July 2, 1881, although it is likely that she and her husband William Christopher Ritter owned and farmed on the property prior to 1856.⁴ William C. Ritter died in an avalanche in Big Cottonwood Canyon near the Richmond Mine where he worked on January 20, 1875.⁵ Jennet Ritter died November 9, 1888.⁶ Her children owned the property until August 31, 1915 when her daughter Delia Clays Redman sold it to Nymphus J. and Estella Watkins. They sold the property to John M. and Sine Wilkinson on March 5, 1918. The house was constructed in 1920 and John & Sine Wilkinson lived in the house until they sold it on March 17, 1926 as John's health worsened.

John Martin Wilkinson and Sine Jensen Wilkinson History

John Martin Wilkinson was born October 29, 1872 in Morton, Lincolnshire, England to John M Wilkinson (1850-1896) and Elizabeth F. Broadhurst (1842-1905). The family emigrated from England

³Salt Lake County Assessor's website, 3085 East Fort Union Boulevard.

⁴Letter from William C Ritter to Brigham Young regarding cotton growing skills, from Big Cottonwood dated December 22, 1856. Brigham Young Incoming Correspondence, 1839-1877. CR 1234 1 Box 25 folder 5. LDS Church History Library. Accessed online February 9, 2018.

⁵A Fearful Catastrophe—Six Men Killed by a Snowslide *Deseret Evening News Newspaper (Utah)* January 21, 1875 p. 3

⁶Ancestry.com. *Utah, Wills and Probate Records, 1800-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015. Jannett (sic) Ritter October 13, 1892 Salt Lake City, UT Case Number 1706, Box 56, Folder 28. See page 2 for a property description.

to Utah in 1884.⁷ John worked as a miner and logger in the Cottonwood Canyons according to early census records. He married Sine Petrine Marie Jensen on October 19, 1898 in Salt Lake City, Utah. Sine was born April 18, 1880 in Spanish Fork, Utah to Soren Peter Jensen (1836-1922) and Petrine Jensine Marie Sorensdatter (1838-1888). The Wilkinson family had eleven children born between 1900 and 1918.

John M. Wilkinson is identified as living in Butlerville on the 1900 census as a logger, but it appears from the children's birth records that the rest of the Wilkinson family didn't reside in Butlerville until 1904. In the 1920 census the family lived on Butlerville Road and John worked as a silica mine foreman. John's last job was as foreman of the Fireclay Silica Mine Company in the mouth of Big Cottonwood Canyon. The family resided in Butlerville until March of 1926 when they sold the house and moved to 179 East Vine Street, Murray, Utah. John died of a heart attack on March 12, 1929 after several years of illness from lung disease attributed in his obituary to his mining career.⁸ ⁹ Sine Jensen died many years later on January 21, 1961 in Long Beach, California.¹⁰

Henry and Katherine Hinnenkamp History

On March 17, 1926 Katherine Hinnenkamp and her adult daughter Agnes purchased the Wilkinson house and property for \$3,750.¹¹ Katherine was the wife of Henry John Benjamin Hinnenkamp and the family lived in the house at 3085 East 7000 South until her death on September 6, 1963.¹² Henry was born in Oldenburg, Indiana on November 13, 1871. He married Katherine Geifer on November 25, 1898 in Oklahoma City, Oklahoma. Katherine Geifer was born July 6, 1877 in Minneapolis, Minnesota. Henry was an Oklahoma Indian territory settler, mill owner and mayor of Apache, Oklahoma prior to moving to Salt Lake City in 1912.¹³ After moving to Utah, the family settled in Butlerville and farmed in the area for many years. All of the children moved out of the house except the youngest son, George Leland John Hinnenkamp, who was born in Butlerville on August 26, 1920. Henry Hinnenkamp died on August 11, 1956.¹⁴

Katherine lived in the house until her death on April 28, 1964. Katherine and Henry's son George Hinnenkamp continued living in the John M and Sine Wilkinson House after her death, although it was owned by his sisters. George served in the Navy during World War II and worked as a miner, firefighter and farmer.¹⁵ He moved to Eugene, Oregon in 1993 and lived there until his death on January 25, 2012 at the age of 91.¹⁶ Agnes quit claimed the property to herself and her sister Dorothy

7"United States Census, 1920," database with images, *FamilySearch* (<https://familysearch.org/pal:/MM9.1.1/M8PJ-L64> : accessed 19 January 2018), John M Wilkenson, Precinct 6, Salt Lake, Utah, United States; citing ED 49, sheet 1A, line 37, family 9, NARA microfilm publication T625 (Washington D.C.: National Archives and Records Administration, 1992), roll 1864; FHL microfilm 1,821,864.

8"Utah Death Certificates, 1904-1964", database with images, *FamilySearch* (<https://familysearch.org/pal:/MM9.1.1/XZGB-7PL> : 11 September 2015), John Martin Wilkinson, 1929.

9Deaths. *The Ogden Standard Examiner Newspaper (Utah)* March 14, 1929. P. 12

10Social Security death index Ancestry.com

11Salt Lake County Recorder's Office. Plat maps. Title Abstract Books.

12Utah 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. Katherine Hinnenkamp death certificate September 9, 1963

13Couple Awaits Gold Fete on Thursday *The Salt Lake Tribune Newspaper (Utah)* November 23, 1948. p. 18

14H J B Hinnenkamp Obituary *Deseret Evening News Newspaper (Utah)* August 13, 1956 p. B-9

15Department of Administrative Services. Division Archives and Records Service Military Service Cards [ca. 1878-1975]. Series 85268. Microfilm, 116 reels. Utah State Archives and Records Service, Salt Lake City, Utah and Hinnenkamp, George Obituary *The Register Guard Newspaper (Oregon)* February 1, 2012 p. 12-B

16"United States, GenealogyBank Obituaries, 1980-2014," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:QV5K-LJQ5> : accessed 10 February 2018), George Leland John Hinnenkamp,

Hinnenkamp Moeller after Katherine's death. Dorothy Moeller owned the house and lived nearby until her death on June 14, 1982.¹⁷ After her death, her children Corey, Marleen and Susan owned the house until they sold it to the current owner, Jaime Brown on February 17, 2005, with a retroactive effective date of August 15, 1994.

The John M. and Sine Wilkinson House is locally significant for its architecture, as a unique and early example of bungalow architecture in the Butler/Cottonwood Heights area. It is also significant for its association with the early settlement and development of Butlerville area, especially logging, mining and farming in the Big Cottonwood Canyon area.

3 DOCUMENTATION (Bibliographical Reference) (continued)

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

Couple Awaits Gold Fete on Thursday *The Salt Lake Tribune Newspaper (Utah)* November 23, 1948. p. 18

Deaths. *The Ogden Standard Examiner Newspaper (Utah)* March 14, 1929. P. 12

Department of Administrative Services. Division Archives and Records Service Military Service Cards [ca. 1878-1975]. Series 85268. Microfilm, 116 reels. Utah State Archives and Records Service, Salt Lake City, Utah.

Department of Health, Office of Vital Records and Statistics. *Military Death Certificates: 1941-1953*. Series 3769. Utah State Archives, Salt Lake City, Utah.

Election District Map (1951) Salt Lake County Surveyor. Retrieved October 17, 2017.
<http://slco.org/surveyor/mapping-and-gis/>

Familysearch.org website.

A Fearful Catastrophe—Six Men Killed by a Snowslide *Deseret Evening News Newspaper (Utah)* January 21, 1875 p. 3

H J B Hinnenkamp Obituary *Deseret Evening News Newspaper (Utah)* August 13, 1956 p. B-9

Hinnenkamp, George Obituary *The Register Guard Newspaper (Oregon)* February 1, 2012 p. 12-B

Mrs. Hinnenkamp Obituary *Deseret Evening News Newspaper (Utah)* September 7, 1963 p. B-6

Salt Lake County Assessor's website.

Salt Lake County Archives. Tax Assessment records and photographs.

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

Sandy Tot 3 Drowns in Irrigation Ditch *Salt Lake Telegram Newspaper (Utah)* p. 11

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>

Eugene, Oregon, United States, 01 Feb 2012; from "Recent Newspaper Obituaries (1977 - Today)," database, *GenealogyBank.com* (<http://www.genealogybank.com> : 2014); citing , born-digital text

¹⁷Her address in 1985 was 6971 South Pine Mountain Drive, and in 1988 it was 7175 South 2700 East

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>

"United States, GenealogyBank Obituaries, 1980-2014," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:QV5K-LJQ5> : accessed 10 February 2018), George Leland John Hinnenkamp, Eugene, Oregon, United States, 01 Feb 2012; from "Recent Newspaper Obituaries (1977 - Today)," database, *GenealogyBank.com* (<http://www.genealogybank.com> : 2014); citing , born-digital text.

"United States Census, 1920," database with images, *FamilySearch* (<https://familysearch.org/pal:/MM9.1.1/M8PJ-L64> : accessed 10 January 2018), John M Wilkenson, Precinct 6, Salt Lake, Utah, United States; citing ED 49, sheet 1A, line 37, family 9, NARA microfilm publication T625 (Washington D.C.: National Archives and Records Administration, 1992), roll 1864; FHL microfilm 1,821,864.

"United States Census, 1920," database with images, *FamilySearch* (<https://familysearch.org/pal:/MM9.1.1/M8PJ-L64> : accessed 19 January 2018), John M Wilkenson, Precinct 6, Salt Lake, Utah, United States; citing ED 49, sheet 1A, line 37, family 9, NARA microfilm publication T625 (Washington D.C.: National Archives and Records Administration, 1992), roll 1864; FHL microfilm 1,821,864.

"United States Census, 1940," database with images, *FamilySearch* (<https://familysearch.org/pal:/MM9.1.1/VT43-PDY> : accessed 19 January 2018), Hans Kolesar, Election Precinct 1, Salt Lake, Utah, United States; citing enumeration district (ED) 18-3, sheet 17A, line 10, family 341, 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 4215.

"Utah Death Certificates, 1904-1964", database with images, *FamilySearch* (<https://familysearch.org/pal:/MM9.1.1/XZGB-7PL> : 11 September 2015), John Martin Wilkinson, 1929.

United States Federal Census. Year: 1870; Census Place: *Cottonwood, Salt Lake, Utah Territory*; Roll: *M593_1611*; Page: *477A*; Family History Library Film: *553110*

--- Year: 1900; Census Place: *Butler, Salt Lake, Utah*; Roll: *1685*; Page: *3A*; Enumeration District: *0057*; FHL microfilm: *1241685*"

--- Year: 1920; Census Place: *Precinct 6, Salt Lake, Utah*; Roll: *T625_1864*; Page: *3B*; Enumeration District: *49*