

HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

1 IDENTIFICATION

Name of Property: **Despain, Lewis & Annie, House**

Address: 9338 E. North Little Cottonwood Road

Twship: 3 S Range: 1 E Section: 12

City, County: Cottonwood Heights, Salt Lake County, Utah 84092

UTM: 12T 432969 4492319

Current Owner Name: LCC Base Property, LLC

USGS Map Name & Date:

Draper, Utah Quad, 1998

Current Owner Address: 15 W. South Temple, Suite 600
Salt Lake City, Utah 84101

Tax Number: 28-12-101-051

Legal Description (include acreage): BEG S 00°39'15" E 663.66 FT & E 1101.92 FT FR NW COR SEC 12, T3S, R1E, SLM; N 64°11'59" E 101.56 FT; S 1°14'11" E 43.18 FT; N 88°45'19" E 41.04 FT; SE'LY ALG 25 FT RADIUS CURVE TO L, 32.74 FT (CHD S 38°48'03" E); SE'LY ALG 185 FT RADIUS CURVE TO R, 119.51 FT (CHD S 56°36'55" E); S 38°06'31" E 621.47 FT; SE'LY ALG 133 FT RADIUS CURVE TO L, 84.43 FT (CHD S 56°17'38" E); S 74°28'46" E 129.16 FT; NE'LY ALG 83 FT RADIUS CURVE TO L, 100.68 FT (CHD N 70°46'19" E); N 36°01'24" E 8.24 FT; SE'LY ALG 1220.92 FT RADIUS CURVE TO L, 133.90 FT (CHD S 56°27'40" E); S 30°24'14" W 115.46 FT; N 74°01'35" W 260.01 FT; S 18°38' W 34.16 FT; N 74°54'51" W 318.17 FT; N 15°24' E 128.37 FT; N 78°23'25" W 581.22 FT; S 20°50' W 192.28 FT M OR L; N 69°04'36" W 25.89 FT M OR L; S 89°18'23" W 114 FT; N 28°55'38" E 686.70 FT TO BEG. 7.95 ACRES.

2 STATUS/USE

Property Category

building(s)
 structure
 site
 object

Evaluation

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

Use

Original Use: Single Dwelling
Current Use: Single Dwelling

3 DOCUMENTATION

Photos: Dates

slides:
 prints: 2016
 historic: 1912

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

Drawings and Plans

measured floor plans 1938 (tax card)
 site sketch map aerial photograph
 Historic American Bldg. Survey
 original plans available at:
 other:

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

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

Ackerline, Curtis Jr. "History of Lewis Edgar Despain." Unpublished TMs, 1948.

Broschinsky, Korral. "Selective Reconnaissance Level Survey 2016: Cottonwood Heights, Salt Lake County, Utah." Final Report and Appendices, May 30, 2016. Available at the Utah State Historic Preservation Office.

Daughters of Utah Pioneers, *Granite, Utah*. February 1980.

Despain, Lewis Edger & Annie B. "History of Lewis Edgar Despain." Unpublished TMs, 1924.

Fairbourne, Rosemary. *The History of Granite, Salt Lake County, Utah*. Unpublished TMs, 1977.

Granite: The Story of a Land and Its People. Salt Lake City, Utah: Published by Granite View Stake, Sandy, Utah, 1995.

Polk Directories, Salt Lake City, 1900-1979. Published by R.L. Polk & Co. Available at the Utah State Historical Society.

Roberts, Allen D. *City Between the Canyons: A History of Cottonwood Heights, 1849-1953*. United States: Cottonwood Heights City, 2018.

[Salt Lake County Tax Assessor's Cards and Photographs]. Available at the Salt Lake County Archives.

[Salt Lake County Title Abstracts]. Available at the Salt Lake County Recorder's Office.

Salt Lake Tribune, various issues.

Then and Now: Granite Ward Relief Society. Unpublished TMs, 1972.

United States Census. *Granite Precincts, Salt Lake County, Utah, 1870-1950*.

Researcher/Organization: Preservation Documentation Resource/prepared for Cottonwood Heights City

Date: 2022

Building Style/Type: Victorian Eclectic / Central Block with Projecting Bays No. Stories: 2

Foundation Material: Stone Wall Material(s): Brick

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

Number of associated outbuildings 1 and/or structures _____.

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

The *Lewis & Annie Despain House*, located at 9338 E. North Little Cottonwood Road in Cottonwood Heights, Utah, was built in 1908. The house is a two-story brick central-block-with-projecting-bays type house built in the Victorian Eclectic style. The foundation is stone. The yellow brick is laid in a running bond with flush and light-colored mortar joints. The roof is asphalt shingles. Minor modifications include a few replacement windows, storm windows, a replacement balustrade on the front porch, and the shortening of three brick chimneys. A second-story sleeping porch at the southwest corner was an early historic addition. The current parcel includes a non-contributing single-car cinder-block garage built in 1976. The house has good integrity in the qualities of location, materials, workmanship, and design. Recent development in the area has somewhat compromised the setting, but the house is isolated and retains integrity of feeling and association with open fields to the east [Map #1]. The exterior of the house has minor maintenance issues.

The footprint of the house is a rough square measuring approximately 36 by 41 feet. The house is set at an angle with the façade (north elevation) facing slightly northeast [Photographs 1-2]. The brick walls include a semi-circular bay on the east elevation, a 2.5-foot projection on the south half of the west elevation, and a notch at the northeast corner for the front porch. The original front porch is L-shaped. The second-story sleeping porch measures 8 by 20 feet along the south elevation [Photograph 3]. The foundation is rock-faced, ashlar blocks of granite with light colored mortar. Because the property is steeply sloped to the south, the granite foundation is almost a full-story at the rear of the house. There are four courses of rock-faced red brick above the foundation. The main walls are pressed yellow brick laid in a running bond with flush and light-colored mortar joints. The roof is sheathed in light brown asphalt shingles and features a pyramidal peak with four intersecting gables. There are brick chimneys on each gable, but only one has its original corbelling. The façade is divided between the notched porch to the east and one large fixed-frame window with transom to the west. There are two double-hung windows under the gable, which features cornice returns. The L-shaped porch measures 14-feet wide by 12-feet deep. A historic photograph of the house in 1912 shows the extended family on the porch [Figure 1]. The only modification to the porch has been the replacement of square posts with lathe-turned balusters. The Tuscan columns and square newel posts are original. The porch roof is hipped. The east elevation features a semi-circular bay on the main level and two double-hung windows on the upper level.

On the west elevation, there are two double-hung windows on the main level of the north half. The upper level of the south half features two windows, slightly offset by the projecting chimneystack. The main level and raised basement are obscured by the screened porch. The porch roof is hipped. A few porch screens are missing. There is a back door at the main level and wood steps going west to the side yard. The basement level under the sleeping porch is open. The southeast corner of the second-story porch rests on a brick pier. There is a concrete patio accessed from this part of the house. The south elevation features one upper gable and double-hung windows, similar to the other elevations. The house is large with the main floor having 1,239 square feet of space. The upper floor is 910 square feet and half-excavated basement is 700 square feet. The main floor includes a parlor, dining room, and kitchen. There is a historic fireplace mantel. There are four bedrooms and one bathroom.

The *Lewis & Annie Despain House* is located on sloping land near the mouth of Little Cottonwood Canyon. The house was within a 160-acre homestead that was later subdivided between family members. For many years, the house was associated with a 0.75-acre lot, while much of the surrounding land belonged to members of the Despain family. In 2022, the parcel was combined an associated parcel that included the non-contributing garage, a cinder-block structure built in 1976, for a total of 1.6 acres [Photograph 4]. There is a newer electric gate between the house and the garage, placed when the lane became a right-of-way for the adjacent Granite Oaks subdivision in 2008 [Map #2].¹ The house is currently surrounded by a mix of open fields and new subdivisions. The yard around the house has lawn and flowerbeds with mature trees to the north and west. A newer wrought-iron fence is along the west property line, which is shared with the subdivision.

¹ For most of the historic period, the house and property had no address. The property has been linked to the following streets: Wasatch Boulevard, Little Cottonwood Road, and North Little Cottonwood Road. The first number 9612 South was used before 9338 South was assigned.

Architect/Builder: Unknown Date of Construction: 1908

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

<input checked="" 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"/> Archeology	<input type="checkbox"/> Engineering	<input type="checkbox"/> Landscape	<input type="checkbox"/> Religion
<input type="checkbox"/> Art	<input type="checkbox"/> Entertainment/ Recreation	<input type="checkbox"/> Architecture	<input type="checkbox"/> Science
<input type="checkbox"/> Commerce		<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 & Development	<input checked="" type="checkbox"/> Exploration/ Settlement	<input type="checkbox"/> Maritime History	<input type="checkbox"/> Other
<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.

The *Lewis and Annie Despain House* is locally significant under Criterion A in the area of Exploration/Settlement. The yellow brick house, built in 1908, is one of the oldest extant homes in the Granite area of Cottonwood Heights. Lewis E. Despain was the oldest son of Solomon J. and Susan Dean Despain, who were the first permanent settlers of north Granite. In the area of Agriculture, the property contributes to the history of Granite and Cottonwood Heights. The owner/occupants of the house were farmers until the 1970s just before the subdivision boom in Sandy and Cottonwood Heights. The history of the house tells the story of an early homestead and the distribution of land through subsequent generations, and one family's ties to Little Cottonwood Canyon. As rare example of a Victorian Eclectic brick house near the mouth of Cottonwood Canyon, the *Lewis and Annie Despain House* contributes to the architectural resources of Cottonwood Heights. The house is a landmark in the neighborhood for its unusual size, frequently described as the "big yellow mansion" near the mouth of the Little Cottonwood Canyon.

Solomon Joseph Despain, and his first wife, Ruth Amelia Newell Despain, were the first permanent settlers of Granite. They joined the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) in 1851. They moved to Arkansas in 1853 where three more children were born between 1854 and 1958. While in Arkansas, a young woman, Susan Dean, visited them often to help Ruth with the children. Susan Dean was born on November 17, 1843, in Dean Island. After she converted to the LDS Church, Susan's family disowned her. She agreed to accompany the Despain family to Utah. They entered the Salt Lake Valley in August 1861. As relative latecomers to the valley, the family settled near the mouth of Little Cottonwood Canyon. Solomon married Susan Dean on May 17, 1862, as his second (polygamous) wife. Susan Despain gave birth to ten children, four daughters and six sons, between 1863 and 1883 in Granite, and remarkably all lived to maturity.

Solomon J. Despain applied for a homestead grant for 160 acres, the northwest quarter of Section 12, Township 3 South, Range 1 East, the portion of Granite that is within Cottonwood Heights City. The patent was granted on April 15, 1872. Ruth and Susan were tasked with improving the patent land while Solomon operated a sawmill in Little Cottonwood Canyon. Solomon J. Despain served as the first bishop of the Granite Ward between 1877 and 1886. In 1886, Solomon moved with his third wife, Charlotta Lundstedt, to Thatcher, Arizona. At the time, he deeded the house and farm to Susan's sons while giving her a life interest. Solomon J. Despain died in Arizona in 1895. After his death, Ruth's family received the property west of Little Cottonwood Creek and Susan's family the property east of it. Susan's oldest son, Lewis Edgar Despain took over the family farm after his father's move.

Lewis Edgar Despain was born on September 28, 1864, in a log cabin in Little Cottonwood Canyon while his father, Solomon J. Despain, worked at the sawmill. Lewis is listed by his first name in historical records, but he was known as Uncle Ed to some family members.² Lewis had few opportunities for schooling in Granite. He helped his father at the sawmill and as a teamster hauling mail and granite blocks in and out of the canyon. Lewis married Annie Butler on February 20, 1889. Hannah Elizabeth "Annie" Butler was born on Spring Lane in Salt Lake County on April 24, 1868. Her parents were Alva Butler and Jane Elizabeth Labrum Butler. The Butler family moved to Granite in 1878.

² Curtin Ackerline Jr., "History of Lewis Edgar Despain," unpublished TMs, 1948. A few records have Lewis' name with the alternate spelling: Louis. Despain appears as De Spain in some records.

—continued—

Lewis and Annie lived on his mother's property after their marriage until 1908 when they built the big yellow house. Their first house was demolished by the 1970s, possibly one of the log structures listed on tax records as an outbuilding. Lewis and Annie had eight children: Lillias Hazel (1889); Elva Annie (1891); twins Hannah and Lewis Edgar who died at birth in 1892; Alva Joseph (1893); Erma Ethel (1895); Elbert George (1898); and Verne Lewis (1901). The family would spend summers in the canyon while Lewis worked hauling lumber. The rest of the year they lived in Granite. On the 1900 census, Lewis is listed living alone in one household and Annie is listed with five children in another, perhaps due to his contracts in the canyon. His occupation is listed as farmhand. Lewis Edgar Despain was one of the directors of the Sandy City Bank when it was incorporated in 1907. In December 1908, Susan Despain deeded 29 acres to Lewis, land located just west of her house. The yellow brick house was completed the same year.

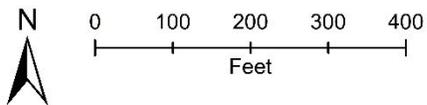
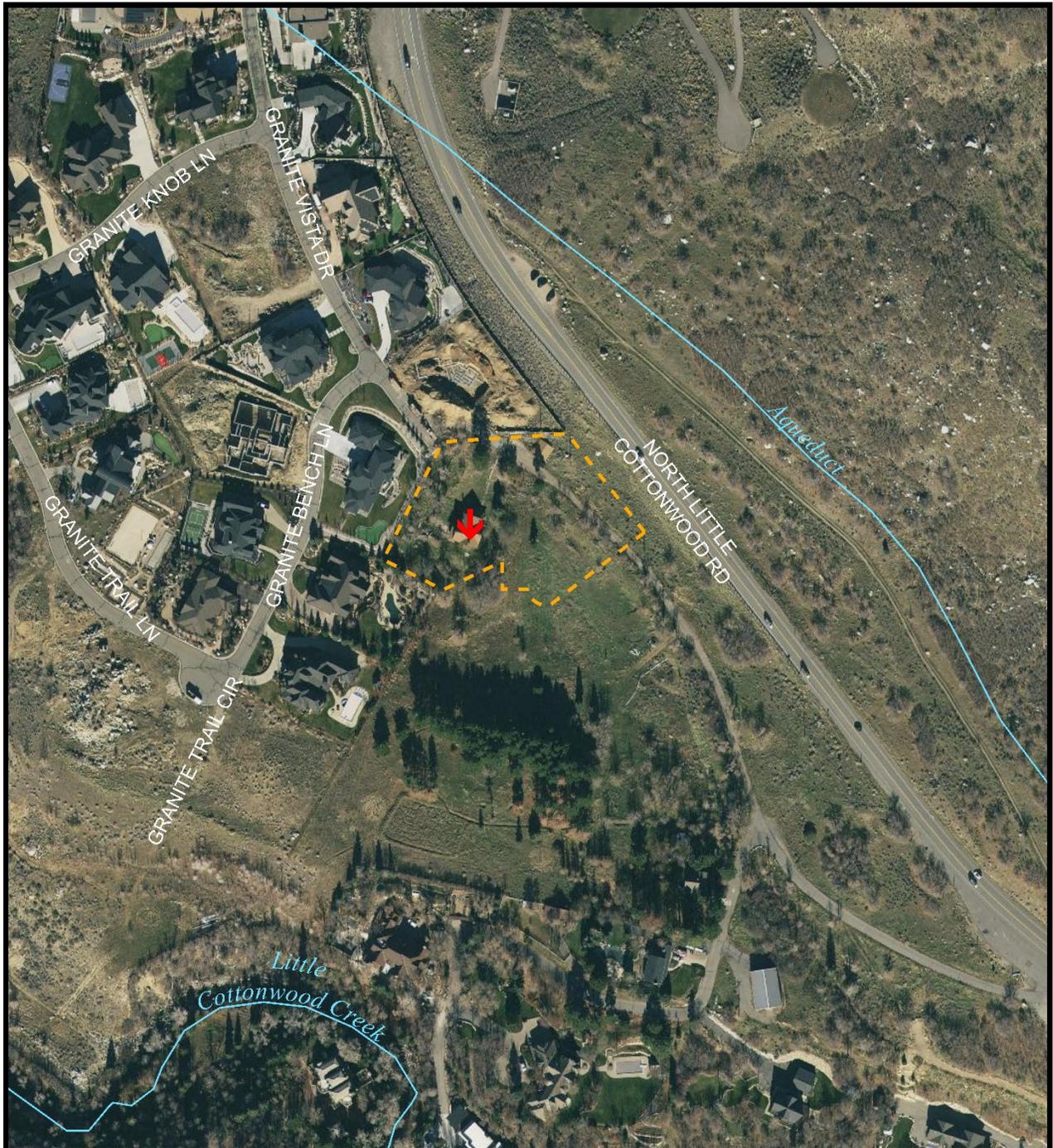
On the 1910 census enumeration, Lewis and Annie are listed with their six surviving children. Lewis' occupation on the census is a contractor hauling ore. The ore veins ran out around 1915, but Lewis continued bringing supplies from Salt Lake to the residents of Granite and Alta. He bought a 75-acre farm and began raising cattle, grain, and alfalfa. Lewis also built a private hydroelectric plant big enough to serve the five families near his house. He later sold his rights to the Murray City Power Company. On the 1920 census, the household included Lewis, Annie, Lillias, Alva, Erma, and Verne, along with Susan Despain, and a fourteen-year-old nephew, Kenneth (a grandson of Ruth Despain). Lewis and Alva were listed as farmers. Erma worked as a bookkeeper for an office. Susan Despain died on February 5, 1922, at her youngest daughter's home in Salt Lake City.

Local newspapers frequently reported that the Despain house was used both for neighborhood parties and political meetings. By the 1930 census enumeration, the household was smaller. Lewis and Alva (divorced) were listed as farmers. Annie at 61 year-old did not have an occupation. Erma was a clerk at a bookstore. Lewis and his wife, Annie, deeded the property to their oldest living son, Alva Joseph Despain in 1931. Alva was born in 1892 and married Eva Viola Vernard in 1920 in Colorado (later divorced, no children). Both Alva and Erma were heavily involved in the Democratic party, holding mass meetings in the home and serving in various leadership position. On the 1940 census, Lewis and Annie do not list occupations and are presumable retired. Alva had taken over the farm. Lewis and Annie spent much of their lives in leadership positions in the LDS Church. Lewis was in the bishopric of the Granite Ward for seventeen years and Annie served in the Relief Society and Young Women's auxiliary organizations. Lewis Edgar Despain died April 25, 1948. Annie Butler Despain died on September 27, 1955. Annie deeded the property to Erma Despain in 1951, who deeded part of the farm to Alva in 1961.

After Annie's death, Alva J. Despain married Ruby B. Madsen on July 5, 1956. A newspaper article in 1957 highlighted Ruby M. Despain's work as a fifth-grade teacher in Salt Lake City. The last paragraph describes her leisure time spent in Little Cottonwood Canyon with her grandsons, the sons of Welby Boyden, her only child from her first marriage. Ruby maintained her home in Salt Lake City until her retirement when she appears to be living full time in Granite. In addition to running the farm, Alva Despain served as secretary-treasurer of the Soil Conservation District, and on the board of supervisors of Walker Bank's branch in Sandy. Alva Joseph Despain died on October 9, 1975. Ruby Beatrice Madsen Boyden Despain died on June 18, 1989.

Erma Despain, who graduated from the LDS School of Business as a young woman, worked for both the Deseret Book Company and in the LDS Church Offices. She also worked for Salt Lake City in the finance department and finished her career as secretary to Salt Lake County Commissioner Ray Greenwood. Erma listed her occupation on the 1940 census as working for a government official. Erma lived at her sister Lillias Wimmer's house in Salt Lake City part time, and like Ruby, retired to live in Granite full time. Erma Ethel Despain died on June 5, 1989, in Granite. Another possible resident of the house is another sister, Elva Annie Despain Kuhre, who lived in California until just before her husband Kenneth's death in 1959. Elva D. Kuhre spent at least some time in Granite before her death in 1984, but her address is unknown.

Before her death, Erma Despain put the house property into a trust. The trustees were Richard R. Despain, a son of Elbert and Miriam, and Robert V. Despain, a son of Verne (Lewis and Annie's youngest) and his wife Edna. The farm property was eventually divided between Richard and Robert's children. Alva, Erma, and Elva, did not have children. The trust was transferred to Robert V. Despain in 1995 and he deeded the house to Rola V, LLC in 1996. In 2021, the property was sold to Quail Run Development LLC. Quail Run sold to LCC Base Property LLC and the house and garage parcel were combined. The house retains much of its architectural detail and is occupied by renters.



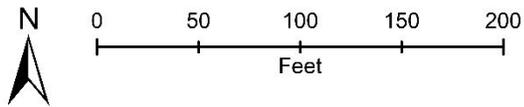
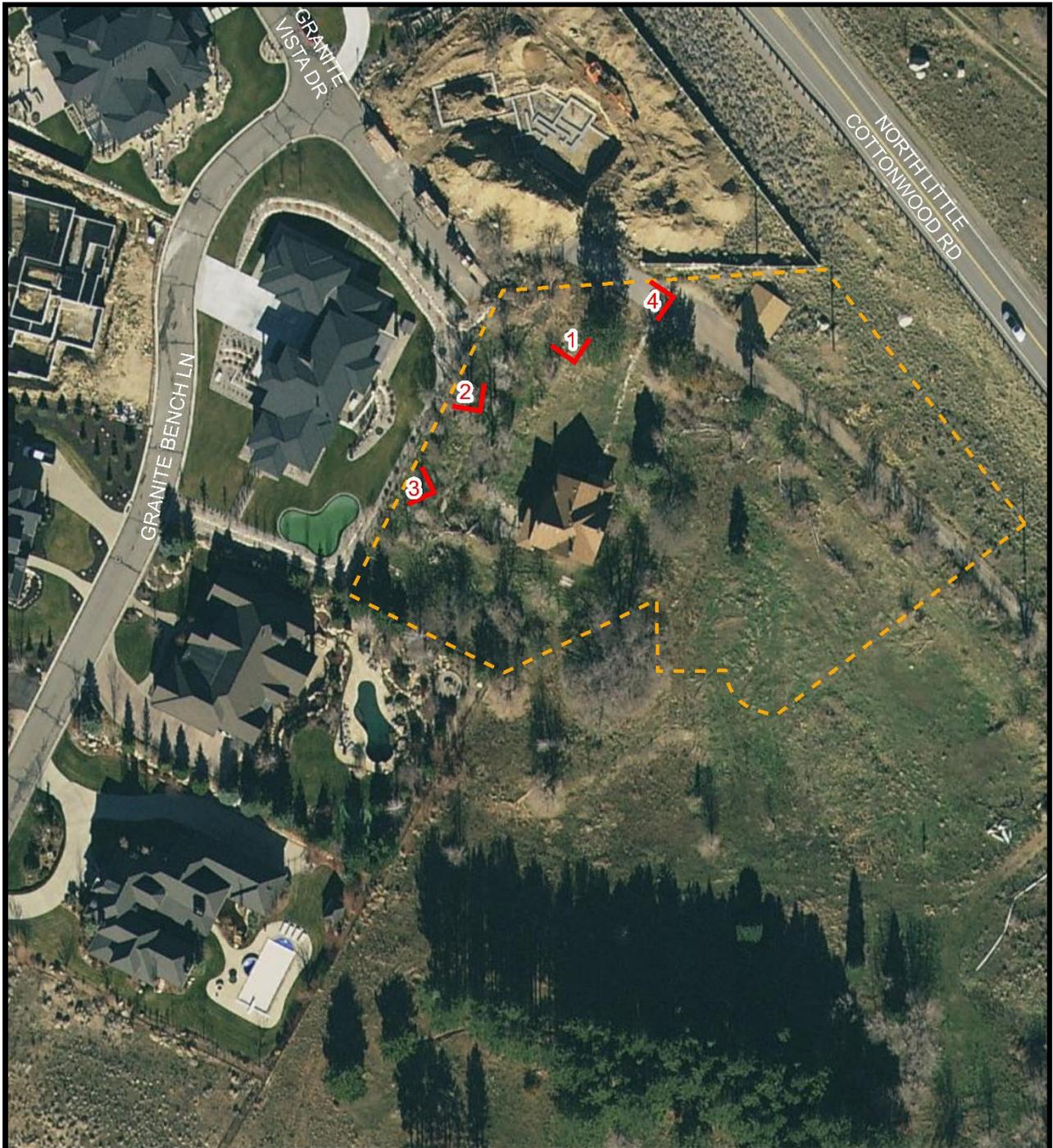
Despain, Lewis & Annie, House

9338 S. North Little Cottonwood Canyon Road
Cottonwood Heights, Salt Lake County, Utah

MAP #1 - Neighborhood Map

↓ Latitude: 40.578937° Longitude: -111.791993°

GIS Data Courtesy Utah AGRC
& Cottonwood Heights City



Despain, Lewis & Annie, House

9338 S. North Little Cottonwood Canyon Road
Cottonwood Heights, Salt Lake County, Utah

MAP #2 - Site Plan & Photo Key

 **PHOTOGRAPH KEY**

GIS Data Courtesy Utah AGRC
& Cottonwood Heights City



Photograph 1
North elevation of house. Camera facing southeast.



Photograph 2
North and west elevations of house. Camera facing southeast.



Photograph 3
West elevation of house. Camera facing east.



Photograph 4
South and west elevations of garage. Camera facing northeast.



Front row, left to right: Lewis Edgar Despain, Madeline (Madge) Despain, Vaughn Despain, Mable Despain, Elbert Despain, DeVone Jensen, Roy Despain, Verne Despain, Eugene Despain. Next row: 3 children: Genevieve Despain, Leah Jensen & Wayne Despain. Back row: Kenneth Kuhre, Erma's friend, Erma Despain, Elva Despain, Lillias Despain, Pearl Cowley, Al Despain, Annie B. Despain, Prudence B. Despain holding Beryl Despain, Susan Dean Despain & Ida Despain Jensen.

FIGURE 1

Despain family on the porch of Lewis and Annie's house
9338 E. North Little Cottonwood Road
Cottonwood Heights, Salt Lake County, Utah

1912 photograph
courtesy Despain Family Collection