

HISTORIC SITE FORM
UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: Finlayson, LaVerne and June, House

Address: 6691 South 2300 East

Twshp: 2S Range: 1E Section: 22

City, County: Cottonwood Heights, Salt Lake County

Lat/Long(degr dec.):

Current Owner Name: Reid and Joyce Fitzgerald Trust

USGS Map Name & Date: Sugarhouse, UT 2017

Current Owner Address: 6691 South 2300 East
Cottonwood Heights, UT 84121

Tax Number: 22-22-403-001-0000

Legal Description (include acreage):

COM 1934 FT N FR S 1/4 COR SEC 22 T 2S R 1E SL MER N 110 FT E 171 FT; S 110 FT; W 171 FT TO BEG. LESS STREET. 0.35 AC. 7331-2028

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: November 2017
- prints: November 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.

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

Bureau of Health Policy and Vital Statistics. *Idaho Death Index, 1911-51*. Boise, ID, USA: Idaho Department of Health and Welfare.

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

Researcher/Organization: Storiagraph/ prepared for Cottonwood Heights CLG Date: February 28, 2018

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: Minimal Traditional and Period Revival/World War II Era Cottage *No. Stories:* 1.0

Foundation Material: Concrete *Wall Material(s):* Multicolor Striated Brick

Additions: none minor major (describe below) *Alterations:* 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 LaVerne and June Finlayson House is a one story World-War II Era cottage with Minimal Traditional and Period Revival styling details. The house is located at 6691 South 2300 East, Cottonwood Heights, Salt Lake County, Utah and was constructed in 1941. This small rectangular striated brick house rests on a concrete foundation and its gables are covered by replacement aluminum siding. The house has 914 square feet on its main floor and a 914 square foot full basement. The house exterior has had few modifications except replacement siding in the gable ends, replacement windows and a metal roof which replaced the original asphalt shingles. The house is located on a 0.35 acre flat parcel, which is the remains of LaVerne Finlayson's Utah Fur Farm parcel. The immediate neighborhood is composed of small late 20th century residential housing developments with a few 1920s through 1940s houses located along major roads. The LaVerne and June Finlayson House is in very good condition, retains its architectural integrity and is a significant local contributing resource.

The LaVerne and June Finlayson House is a rectangular house constructed of tan stretcher-course brick on a concrete foundation. The house is relatively simple and has understated decorative elements, making it a good example of the post-1930s depression and World War II era Minimal Traditional style.^{1 2} Those elements include a small, almost square footprint, lower roof slope, gable ends without overhanging eaves, and lack of decorative trim. The Finlayson House does contain some transitional elements in its brickwork from earlier Period Revival styles, especially the English Tudor/English Cottage styles, (although they are less complex than many period cottages) including polychromatic striated brick, a basketweave lower stringcourse, rowlock brick window sills, and a brick door surround with stepped header brick sides and stepped soldier brick header. The aluminum siding in the gable ends appears to be a replacement, but the siding matches the profile width of the original trim. The windows are replacement vinyl windows with narrow profile, rather than the original multiple-lite glazing. The lot has some slope toward the front of the house, and the concrete foundation is exposed more than is typical in 1940s construction.³

The front (west) facing façade has an asymmetrical three-bay façade gable end which encompasses the right side of the façade and includes the front door gable-end brick door surround and a fixed window. The right side of the façade is extended four feet from the depth of the parallel roofline. On the left side of the façade is a larger rectangular fixed replacement window. The front door is original, and has been covered with an aluminum storm door. The front porch is a small, rectangular concrete porch with seven steps to ground level. A railing has been added to the original porch and runs down both sides of the concrete stairs.

1 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>

2 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>

3 Salt Lake County Archives tax photo and tax information cards 1941 and 1958

The south façade contains a centered gable end which starts at the left front (southwest) corner roofline. The façade contains (from west to east) a tall, narrow single-hung window, a smaller bathroom single-hung window with high sill-height, a second entry door, and a second tall, narrow single-hung window matching the west window. The entry door is accessed by a bi-directional concrete staircase perpendicular to the façade. This façade also contains a shed-roofed aluminum porch cover centered over the entry door. The porch cover replaced a small gable-ended porch covering which had been added soon after original construction. This façade also contains two basement windows on the west side of the façade under main floor windows.

The east (rear) façade contains two tall, narrow single-hung vinyl replacement windows equally spaced on the façade. This façade also contains a basement entry door with stairs extending from the south. The entry is covered by a low-slope shed-roofed aluminum porch cover which extends across the entire façade. A single gable extends across the entire façade, and contains aluminum/vinyl siding in the gable end.

The north façade contains four single-hung replacement windows and a simple rectangular brick chimney, all located under the main roof gable end. There are also two basement windows located on this façade.

The interior contains 914 square feet on the main floor and 914 square foot full basement. The house sits on a 0.35 acre parcel sloped from the rear to the front.⁴ The parcel has several mature trees along the west and east boundaries, as well as mature landscaping around the house. The house is accessed by an asphalt driveway along the entire south side of the house/lot which leads to a garage on a now separate 0.19 acre parcel to the east. There is a single small non-contributing shed on the northeast corner of the lot.

The immediate neighborhood surrounding the LaVerne and June Finlayson House is composed of small residential housing developments. The residences are older and contain more mixed styles along major roads and are primarily mid-20th century and newer where agricultural land parcels have been developed. To the south along 2300 East at 7000 South is a small commercial development. The major transportation corridor Interstate 215 runs east and west two blocks north at 6400 South, with access at 900, 2000 and 3000 East.

5 HISTORY

Architect/Builder: unknown/probably Utah Construction and Realty Company *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.

⁴ Salt Lake County Assessor's website, 6691 South 2300 East

Benjamin Brown received the United States Patent to the Southeast quarter of section 22, Township 2 south, range 1 east effective August 6, 1878 after purchasing the newly surveyed property. Prior to receiving the patent, on March 18, 1878 he sold the property to James Spillet, who owned it until October 11, 1880 when he sold it to Richard C. Whitney. Richard C. Whitney owned the property until March 21, 1901 when he sold it to Franklin Webb, with a special rider that Richard is allowed to live there until the end of his natural life. Richard C Whitney died on February 13, 1907 after living in Butlerville for 33 years.⁵

Franklin Webb was born May 14, 1864 in Newport, Monmouth, England and immigrated to the United States in 1874 with his family. The family moved to South Cottonwood in 1875. Franklin lived in the area farming, prospecting and mining at the Argenta Mine in Big Cottonwood Canyon.⁶ He married four times, had two children, and by the 1940 census lived in Salt Lake City. He died in the Utah State Hospital in American Fork, Utah at the age of 89 on December 2, 1953.⁷ On April 21, 1939 Franklin and current wife May Belle Webb sold the property to Benjamin. L. Farnsworth, the vice president of Utah Construction and Realty Company.⁸

Benjamin Farnsworth sold this parcel to LaVerne and Rose Finlayson on December 16, 1941. Since the house was constructed in the same year, it is probable they purchased the completed house as well as the land.

LaVerne Gardner Finlayson and Rose June Anderson Finlayson History

LaVerne (Verne) Gardner Finlayson was born on October 16, 1910 in West Jordan, Salt Lake County, Utah to Thomas Valentine Finlayson (1879-1913) and Janet Edna Gardner (1883-1962). He was raised on a cattle, sheep and vegetable farm in West Jordan. He graduated from Jordan High School and served a Church of Jesus Christ of Latter-day Saints mission to Sweden from 1932-34.⁹ After his LDS mission, Verne worked at the Salt Lake Fur Farm, beginning a long career in furs. Verne married Rose June Anderson on August 6, 1936. Rose June (June) Anderson was born on June 8, 1917 in Midvale, Utah to Axel Gottfrid Anderson (1879-1937) and Emma Elizabeth Reading (1887-1976). She also graduated from Jordan High School. They had three children, Val, Craig and Ann.¹⁰

In 1941, Verne and June Finlayson moved to 6691 South 2300 East. While living there, Verne managed the Utah Fur Farm as well as raising foxes and mink on his own Finlayson Fur Farm. He also worked for the Erekson Fur Farm in the area, as well as Remington Arms, Dahl Appliance Company and Connecticut Mutual Life Insurance.¹¹

On April 5, 1950 LaVerne and June Finlayson sold their house and land to Utah Sand and Gravel Products Corporation, which established a sand and gravel site at 6685 South 2300 East.¹² The Utah

⁵ 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. Richard C Whitney death certificate February 13, 1907

⁶ Webb, Franklin Obituary unknown newspaper December 6, 1953

⁷ Webb, Franklin death certificate December 2, 1953

⁸ US City Directories 1939, 1958

⁹ West Jordan *The Salt Lake Tribune Newspaper (Utah)* May 8, 1932 p. 32

¹⁰ Finlayson, Rose June Obituary *Legacy.com Website* Accessed January 12, 2018

¹¹ Finlayson, LaVerne Obituary *Deseret News Newspaper (Utah)* June 10, 2001

¹² The Finlaysons moved to 2232 East Creek Road and established another fur farm according to LaVerne's obituary

Sand and Gravel Corporation owned the property until January 2, 1962 when they sold it to Bernhard and Deleal Petersen. It is unclear who resided in the house between 1950 and 1962, but it was not the Finlaysons or the Petersens, and the house may have been an office for the sand and gravel company.

Bernhard Petersen and Deleal Hall McCleary Petersen History

Bernhard Albert Petersen was born October 8, 1892 in Copenhagen, Denmark to Rudolf Petersen (1869-1901) and Signe Hansen (1860-1944). Bernhard and his mother emigrated from Denmark in 1904, three years after his father's death. Bernhard initially lived in Murray, Utah but moved to Cassia County, Idaho and married Ila Mary Hoagland on February 11, 1916.¹³¹⁴ She died in Burley, Cassia County, Idaho on September 24, 1922.¹⁵ Bernhard married again to Florence Rebecca Jensen on May 14, 1928. By the 1930 census, Bernhard and Florence were living on Andersen Avenue in Murray, Salt Lake County, Utah and he was farming and raising chickens. Bernhard and Florence had three daughters, Melba, Sine, and Carol. Florence died in an automobile pedestrian accident on April 4, 1950.¹⁶ Bernhard remarried for a third time to Deleal Hall McCleary in Nephi, Juab County, Utah on February 21, 1955.¹⁷ Bernhard and Deleal lived at 6691 South 2300 East from January 2, 1962 until his death on January 25, 1967.¹⁸

Deleal Hall McCleary was born on February 16, 1905 in Ephraim, Sanpete County, Utah to Andrew Hall and Zina Bridge Hall. She married Earl Cedric McCleary on November 28, 1925 in Murray, Salt Lake County, Utah. They lived there until his death on March 7, 1950.¹⁹ Deleal Petersen had a son Kenneth McCleary and a daughter Joyce McCleary Fitzgerald. Deleal Petersen died on November 12, 1995.²⁰ After her death, on February 16, 1996, the house was distributed to the Zina Joyce Fitzgerald Trust and was quit claimed to Joyce and Reid Fitzgerald from the trust on February 25, 1999.

The LaVerne and Rose Finlayson House is significant for its architecture and for its association with fur farming in the Cottonwood Heights area. The LaVerne and Rose Finlayson House is one of only a few brick World War II cottages in the area and is a well preserved example. The house was part of a fur farm operated by the original owner, LaVerne Gardner Finlayson. Fur farming was a unique and economically important business in the area between 1940 and the 1960s.

3 DOCUMENTATION (Bibliographical Reference) (continued)

Finlayson, LaVerne Obituary *Deseret News Newspaper (Utah)* June 10, 2001

Finlayson, Rose June Obituary *Legacy.com Website* Accessed January 12, 2018

¹³ Year: 1910; Census Place: Murray Ward 5, Salt Lake, Utah; Roll: T624_1605; Page: 38B; Enumeration District: 0082; FHL microfilm: 1375618

¹⁴ *Western States Marriage Index*. Brigham Young University–Idaho. <http://abish.byui.edu/specialCollections/westernStates/search.cfm>.

¹⁵ Familysearch website for Ila Mary Hoagland and Bureau of Health Policy and Vital Statistics. *Idaho Death Index, 1911-51*. Boise, ID, USA: Idaho Department of Health and Welfare.

¹⁶ 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.

¹⁷ *Western States Marriage Index*. Brigham Young University–Idaho. <http://abish.byui.edu/specialCollections/westernStates/search.cfm>.

¹⁸ Petersen, Bernard Obituary *Salt Lake Tribune Newspaper (Utah)* January 27, 1967 p. 27

¹⁹ 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. Earl C McCleary death certificate.

²⁰ Petersen, Deleal Obituary *Deseret News Newspaper (Utah)* November 13, 1995

Familysearch.org website.

News of Record Building Permits *Salt Lake Telegram Newspaper (Utah)* October 15, 1941 p. 14

Petersen, Bernard Obituary *Salt Lake Tribune Newspaper (Utah)* January 27, 1967 p. 27

Petersen, Deleal Obituary *Deseret News Newspaper (Utah)* November 13, 1995

Salt Lake County Assessor's website, 6691 South 2300 East

Salt Lake County Archives. Tax Assessment records and photographs.

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

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>

Year: 1910; Census Place: *Murray Ward 5, Salt Lake, Utah*; Roll: *T624_1605*; Page: *38B*; Enumeration District: *0082*; FHL microfilm: *1375618*

West Jordan *The Salt Lake Tribune Newspaper (Utah)* May 8, 1932 p. 32

Western States Marriage Index. Brigham Young University–Idaho. <http://abish.byui.edu/specialCollections/westernStates/search.cfm>.