

HISTORIC SITE FORM

(10-91)

UTAH STATE HISTORIC PRESERVATION OFFICE

1 IDENTIFICATION

Name of Property: Erekson, William B and Esther, House

Address: 7453 South Stone Road

Twtnshp: 2S Range: 1E

Section: 26

City, County: Cottonwood Heights, Salt Lake County

Lat/Long(degr dec.):

Current Owner Name: Stewart and Barbara Marsh
UT 2017

USGS Map Name & Date: Draper,

Current Owner Address: 7453 South Stone Road
Cottonwood Heights, UT 84121

Tax Number: 22-26-328-007-0000

Legal Description (include acreage):

LOT 188, CHERRY HILLS #6 SUB 4157-0117 8248-2214 8518-9177 8902-6054,6061 9033-8867
(0.25 acres)

2 STATUS/USE

Property Category

Evaluation

Use

☒ building(s)
☐ structure
☐ site
☐ object

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

Original Use: Residence

Current Use: Residence

3 DOCUMENTATION

Photos: Dates
or not)

Research Sources (check all sources consulted, whether useful

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

☒ abstract of title
☒ tax card & photo
☒ building permit

☒ city/county histories
☐ personal interviews
☒ USHS History Research

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

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: English Cottage/World War II Cottage with Garage No. Stories: 1.0

Foundation Material: Concrete Wall Material(s): Brick

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

Number of associated outbuildings 0 and/or structures 0.

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

The William B and Esther Erikson House is a World-War II era cottage with garage, and has English Cottage period revival styling details. The house is located at 7453 South Stone Road, Cottonwood Heights, Salt Lake County, Utah, and was constructed in 1941. The design was based on a 1927 English Cottage located at 1203 East 600 South, Salt Lake City, Utah where the Erikson family lived from 1931 until 1940.¹ This compact rectangular polychromatic striated brick house rests on a concrete foundation. The gabled roof is composed of asphalt shingles. The house has 2065 square feet on its main floor and a 1450 square foot full basement. The house exterior has had few modifications, with the exception of an added wing on the north façade, some replacement windows, and a large porch cover across the right front of the house and concrete garage patio. 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 owner William B. Erikson. 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 William B and Esther Erikson House retains its architectural integrity and is a significant local contributing resource.

The William B and Esther Erikson House is a primarily rectangular house with a projecting gable-ended wing centered on the front of the façade. The exterior is polychromatic tan stretcher-course striated brick with raked mortar on a concrete foundation. The house is relatively simple, in keeping with its World War II Cottage design, but has several English Cottage period revival elements typically found in period cottages. The period revival elements include brick veneer, multiple front gables, rock-faced random ashlar limestone surrounding the front door, original multiple-lite windows and a large rock-faced random ashlar limestone covered chimney. The William B and Esther Erikson House reflects 1930s and 1940s FHA house design principles in its rectangular massing, room layout, attached garage and lower gable height.^{2 3 4} The house also has small classical cornice returns on the gable ends, and bay windows on the front, northeast and east façades, which are not common on minimal traditional styles.⁵

The front (west) facing façade has a large projecting gable end nearly centered on a long rectangular façade parallel to the main roof line. The projecting gable end contains a second smaller projecting gable end on its right side covering the front door. The right side of the front façade is

1Holt, Irma E (1976) *History of Esther Marie Young Erikson*, Accessed on familysearch.org website January 5, 2018. p. 23

2U.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>

3Utah 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>

4Utah 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>

5Carter, Thomas and Peter Goss (1988) *Utah's Historic Architecture: 1847-1940*, Salt Lake City: Utah State Historical Society p. 95 The Edward B and Louise Erikson House also has classical cornice returns.

original to the house and the left side is an addition.⁶ The gable end window is a nearly rectangular replacement slider window with rowlock brick sills. The secondary door gable-end is covered by rock-faced limestone cut in a random ashlar pattern. The front door is a replacement door with original glass-block sidelights. The front door also has a replacement glass storm door. The main gable runs parallel with the front façade, and is relatively low sloped. An addition to the house extends the entire width of the house 20' from the north end of the original parallel gable. This addition contains a large rectangular vinyl slider window and double glass entry doors on the front facade. The original right side of the front façade has a large, projecting bay window with original multiple-lite glazing with a small, round low-sloped roof projection/cover. The front façade had an original concrete porch whose depth matched the end of the front porch beyond the projecting gable and continued across the top of the attached, but basement-level 20'x21' garage. This has been covered at an unknown date with a large aluminum low-slope cover, creating a large covered patio.⁷

The north façade contains two vinyl slider windows, one on the northwest corner which matches the window on the north side of the front façade, and a smaller slider window on the east of the façade. This façade also contains a metal fireplace vent pipe nearly centered on the gable end. The brick on the addition closely matches the original brick.

The east façade is visually similar to the west (main) façade, with a central projecting gable end between two nearly equal sides. In the projecting bay is an original door and original multiple-lite window. On the left side of the façade parallel to the roofline is an original octagonal bay window. The right side of the façade is fronted by a low-slope shed-roofed awning.

The south façade contains two original single-hung multiple-lite windows, a large rock-faced random ashlar limestone chimney, and an octagonal bay window. The bay window contains two small, single-hung windows on the sides, and a large, fixed multiple-lite window on the front of the bay. The roof/cover of the octagonal bay contains asphalt shingles. The lower-level garage extends south from this façade and creates a 420 square foot patio, which is covered by a continuation of the low-slope metal awning which also covers the front façade.

The interior contains 2065 square feet on the main floor and 1450 square foot in a full basement. The original floorplan had 1326 square feet on the main floor, and the addition adds an additional 741 square feet. The house sits on a 0.25 acre parcel sloped from the rear to the front.⁸ 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 William B and Esther Erikson House is composed of small residential housing developments. The residences are primarily late-20th 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

⁶The addition was installed after 1977, as it was not identified in 1960s/1970s era Salt Lake County tax records. Salt Lake County Archives. Tax Assessment records and photographs, 7453 South Stone Road

⁷The porch cover was installed after the historic period, as it was not identified in 1960s/1970s era Salt Lake County tax records. Salt Lake County Archives. Tax Assessment records and photographs, 7453 South Stone Road

⁸Salt Lake County Assessor's website, 7453 South Stone Road

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

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. Brinton became prominent in the Cottonwood area as an elected constable, a postmaster, and ran 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, 1929.⁹

Carlos Ashby Badger was born October 31, 1878 in Salt Lake City, Utah. He became a Brigadier General who commanded the 65th Field Artillery Brigade (Utah Army National Guard), a Utah State Senator who ran for the U.S. House of Representative and Utah Governor. Carlos was also a practicing lawyer with a degree from George Washington University.¹⁰ In 1929, Carlos' son-in-law Hugh J. Ford and oldest daughter Rosalia moved to Cottonwood and lived there until 1931.¹¹ They constructed houses on the property and planted orchards.¹² Carlos Badger died on October 22, 1939 in Big Cottonwood Canyon.

William Benbow Erikson and Esther Young Erikson History

⁹Brinton, Vida D *David Branson Brinton Biography* unpublished, undated manuscript Familysearch.org website. Accessed March 3, 2018.

¹⁰Burnham, 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

¹¹Ford, Rosalia Badger Autobiography (1905) unpublished manuscript familysearch.org website. Contributed by Jared Barnes December 6, 2015. Accessed February 26, 2018. p. 5

¹²Ford, Rosalia memoirs part 2 (1995) unpublished manuscript familysearch.org website. Accessed February 26, 2018. P. 23

William Benbow Erikson was born January 17, 1879 in South Cottonwood (Murray), Salt Lake County, Utah to Norwegian immigrant father Jonas Erikson (1827-1881) and mother Isabella Markham Benbow (1852-1914). Both the Erikson and Benbow families were original settlers in the South Cottonwood area along Little Cottonwood Creek.¹³ Isabella was the second, polygamist wife of Jonas Erikson, and had three children: Rosetta, who died at age five, John Benbow Erikson and William Benbow Erikson. Jonas died January 4, 1881 after a two year illness. Prior to his death, Jonas purchased the Benbow homestead and farm and willed them to Isabella and her two boys. Jonas Erikson died on January 4, 1881 of tubercular consumption.¹⁴

William B. Erikson worked on the farm as soon as he was old enough and attended local schools. He also attended the University of Utah in 1892-93 and Salt Lake Business College in 1896. After graduating, William worked at the Utah Stove and Hardware Company, the Pennsylvania Smelter, and Diamond Coal and Coke Company, in Diamondville, Wyoming.¹⁵ From 1899 through 1901 William served a Church of Jesus Christ of Latter-day Saints (LDS) mission in New Zealand.¹⁶

Esther Marie Young was born on December 23, 1882 in Salt Lake City, Utah to Edward Jones Young (1859-1945) and Esther Dunster (1861-1907). Edward Jones Young was the son of Lorenzo Dow Young and nephew to Church of Jesus Christ of Latter-day Saints second President, Brigham Young. Esther was raised in Salt Lake City, Pleasant Green (Magna), Utah and Vernal, Utah. She attended the Brigham Young Academy in Provo, Utah in 1902-1903. She occasionally stayed with her Grandfather Dunster in Murray and met William Erikson upon his return from New Zealand. They married in Salt Lake City, Utah on January 27, 1904.¹⁷ William B. and Esther had five children: Zelph, William S., Irma, Edward, and Alma.

William B. Erikson and his brother 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.¹⁸ In 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.¹⁹ In 1925, William B Erikson imported three foxes and began raising them near the fish pond 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.²⁰ William B Erikson was elected as the first president of the Utah Fur Breeders Association in

13Jonas Benbow settled on 120 acres in 1850 after returning from the 1849 California gold rush, according to his son Norman. 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. Henry Erikson, father of Jonas Erikson settled in South Cottonwood in 1849 according to *Erikson, William B Autobiography*, unpublished, undated manuscript retyped by Allen B. Erikson January 21, 2010 accessed on familysearch.org website January 5, 2018.

14Erikson, William autobiography p. 2

15Ibid, p. 3 and *Salt Lake Mining Review*, May 15, 1899, p. 7

16Erikson, William autobiography p. 4

17Holt, Irma E (1976) *History of Esther Marie Young Erikson*, Accessed on familysearch.org website January 5, 2018. p. 6

18Holt, Irma E (1976) *History of Esther Marie Young Erikson*, Accessed on familysearch.org website January 5, 2018. p. 7, 9

19Ibid. p. 13

20Westwood, Richard E "Early Fur Farming in Utah" *Utah Historic Quarterly Magazine* Volume 57, Number 4, Fall 1989 p. 322

1935.²¹ The Erikson Fur Company also provided their own feed, which they also sold to area fur raisers until they joined the Utah Fur Breeders Agricultural Cooperative in 1942.²²

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.²³ The 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.²⁴ William, Alma and Edward Erikson built houses there in 1941 and 1942. William B. Erikson died on January 12, 1947.²⁵ The family operated a fox and mink farm until the market for foxes collapsed in 1949, and continued to raise minks.²⁶

After William's death, Esther continued to live at 7453 South Stone Road until her death on September 17, 1968.

Ownership after William B and Esther Erikson

On March 5, 1969, the house was transferred to William and Esther's oldest son Zelph Erikson. He sold the house to Blake and Lois Westwood on May 5, 1972. They defaulted on the loan on May 7, 1975 and the house was sold on August 7, 1975 to Calvin and Carolyn Sutherland. Six months later, on April 2, 1976 the Sutherland's sold the William B and Esther Erikson House to Stewart and Barbara Marsh, the current owners.²⁷

The William B and Esther Erickson House is locally significant for its architecture and association with the Erikson family and fur farming. The house is an outstanding example of a period cottage, with excellent integrity. The addition does compromise the house, however. Additionally, the subdivisions surrounding the house may be locally significant for their unique design, although further research would be required. The Erikson family was instrumental in starting 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.

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

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.

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

21Westwood (1989) p. 330

22Westwood (1989) p. 322, 326-27, 338 and Holt (1976) p. 17

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

24Salt Lake County Recorder's Office, deed index records and Holt (1978) p. 23

25Erikson, William B Obituary *Salt Lake Telegram Newspaper (Utah)* January 13, 1947 p. 11

26Westwood (1989) pp. 326-27

27Salt Lake County Recorder's Office. Plat maps. Title Abstract Books.

Erekson, William B Obituary *Salt Lake Telegram Newspaper (Utah)* January 13, 1947 p. 11

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

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

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, 7453 South Stone Road

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 Erekson, 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 Erekson, 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.

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>

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