

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: Erikson, Edward B and Louise, House

Address: 7443 South Stone Road

Twnshp: 2S *Range:* 1E *Section:* 26

City, County: Cottonwood Heights, Salt Lake County

Lat/Long(degr dec.):

Current Owner Name: Steven and Kira Kirner

USGS Map Name & Date: Draper, UT 2017

Current Owner Address: 7443 South Stone Road
Cottonwood Heights, UT 84121

Tax Number: 22-26-328-003-0000

Legal Description (include acreage):

LOT 187, CHERRY HILLS #6 SUB 4709-0016 5865-0152 6264-3013 6264-3014 8732-0618 (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.

“An Opportunity for the Utah Investor” advertisement *The Salt Lake Tribune Newspaper (Utah)*
November 2, 1960 p. 5

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

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: Ranch/Early Ranch *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 Edward B and Louise Erikson House is a one-story early/transitional ranch type house with ranch styling details. The house is located at 7443 South Stone Road, Cottonwood Heights, Salt Lake County, Utah, and was constructed in 1942. This compact, rectangular red striated brick house rests on a concrete foundation. The gabled roof has asphalt shingles. The house has 1255 square feet on its main floor and a 1255 square foot full basement. The house exterior has had few modifications except the addition of a wood-framed garage directly in front of the original concrete garage. The house is in very good condition. The house is located on a 0.26 acre sloped parcel, which was part of the large fur farm purchased in 1940 by Edward B Erikson's father 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 Edward B and Louise Erikson House retains its architectural integrity and is a significant local contributing resource.

The Edward B and Louise Erikson House is a primarily rectangular house with a small projecting gable-ended wing constructed of red stretcher-course brick with raked mortar. The house is relatively simple and has only a few decorative elements, but exhibits the longer, low profile of early ranch house design, rather than the typical box shaped World War II cottages common in 1942.^{1 2} The ranch elements include one-story horizontal massing, a larger rectangular floorplan, a shallow roof pitch, larger window openings, glass-block, multiple external entrances (especially in the rear), larger external chimney profile and a garage.³ The house does retain some minimal traditional elements, including the lack of overhanging eaves and minimal decorative elements around window and door openings. The house has small classical cornice returns on the gable ends, and basket-weave brickwork on the chimney tops, which are not common on either ranch or minimal traditional styles.⁴

The front (west) facing façade has a small projecting gable-ended wing on the left and a longer wing parallel to the roof-line. The gable-end has a three-bay window with a central fixed window flanked by two single hung windows. This window is a replacement for an original multiple-lite fixed window. The longer wing has a door with a semi-circular concrete porch and a large, rectangular fixed replacement window. A circa 1950 shallow shed-roofed porch now covers the length of this gable and contains simple white painted square columns and wood railing.

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 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. Pp. 16-18

⁴ Carter, Thomas and Peter Goss (1988) Utah's Historic Architecture: 1847-1940, Salt Lake City: Utah State Historical Society p. 95

The south façade (from west to east) includes a low-sill height tall, narrow fixed window, a central door, and a large square window on the façade corner which continues around on the east façade. The original multiple lite windows have been replaced.

The north façade (from west to east) contains three windows, all replacement single-hung windows: one tall, narrow window in the gable end, a smaller bathroom window under the larger house gable-end and a second tall, narrow window on the east which matches the west window. A 280 square foot concrete topped garage is attached to the house along the north façade. The garage roof is flat concrete, creating a patio with metal railing. A 1958 second 14'x24' wood-framed garage is located in front of the original concrete garage. The second garage has a low-slope asphalt shingle roof and wood shiplap siding.

The interior contains 1255 square feet on the main floor and 1255 square foot in a full basement. The house sits on a 0.26 acre parcel sloped from the rear to the front.⁵ The parcel has several mature trees along the south lot boundary and backyard, as well as mature landscaping around the house.

The immediate neighborhood surrounding the Edward B and Louise Erikson House is composed of small residential housing developments. The residential developments are primarily late-20th century and newer as the Erikson agricultural land has been developed. Along some major roads there are 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: 1942

*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 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. On June 5, 1941 William B and Esther Young Erikson deeded this specific building lot to Edward and Louise Barton Erikson.

⁵ Salt Lake County Assessor's website, 7443 South Stone Road

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 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, 1929.⁶

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.⁷ In 1929, Carlos' son-in-law Hugh J. Ford and oldest daughter Rosalia moved to Cottonwood and lived there until 1931.⁸ They constructed houses on the property and planted orchards.⁹ Carlos Badger died on October 22, 1939 in Big Cottonwood Canyon.

Edward B. Erikson and Louise Barton Erikson History

Edward Benbow Erikson was born March 25, 1912 in Murray, Salt Lake County, Utah to William Benbow Erikson (1879-1947) and Esther Marie Young (1882-1968). Edward was educated in Salt Lake County schools. He attended three years of college at the University of Utah and played collegiate basketball. Edward 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.¹⁰

Louise Barton was born on December 27, 1918 in Philadelphia, Pennsylvania while her father James Bryon Barton (1888-1952) attended college. Her mother was Annie Doremus Richards (1888-1971). Louise also lived in Ogden, Utah and Santa Fe, New Mexico as her father sold real estate and insurance, prior to her marriage to Edward B Erikson in Salt Lake City, Utah on January 17, 1940.¹¹ Louise attended two years of college prior to her marriage. Edward and Louise had four daughters: Barbara Cromar, Mary Lou Sahleen, Marne Burdette, and Edette Crump.¹²

Edward B Erikson was raised on the Erikson family farm on east Vine Street in Murray, Utah. His father William B. Erikson and uncle John B. Erikson operated the Erikson Brothers mercantile

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

⁷ *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

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

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

¹⁰ *Westwood, Richard E "Early Fur Farming in Utah" Utah Historic Quarterly Magazine Volume 57, Number 4, Fall 1989 p. 322*

¹¹ "Utah, County Marriages, 1887-1940", database, *FamilySearch* (<https://familysearch.org/pal:/MM9.1.1/Q2MB-4SV2> : 31 July 2017), Edward Benbow Erikson and Louise Barton, 1940.

¹² Erikson, Louise Barton Obituary *Deseret News Newspaper (Utah)* June 11, 2007

store on State Street in Murray. By 1908, the family had moved to 556 Vine Street, Murray, Utah where Edward was born. The family continued to operate the mercantile store, farm, raise trout and later William sold automobiles.¹³ In 1920, the family moved to the 1862 house of great grandfather John Benbow, who had been deeded the land by Brigham Young. The family raised vegetables and trout.¹⁴ 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. William B Erikson was elected as the first president of the Utah Fur Breeders Association in 1935.¹⁵ 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 1942.¹⁶

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.¹⁷ The family, including Edward moved to Salt Lake City, where they resided until the early 1940s when William B Erikson purchased 115 acres of land in Butlerville from the estate of Carlos Badger and moved the Erikson Fur Farm operation there. William identified four building lots, one for him and one for each of his three sons.¹⁸ William, Alma and Edward Erikson built houses there in 1941. William B. Erikson died on January 12, 1947.¹⁹ The family operated a fox and mink farm until the market for foxes collapsed in 1949, and continued to raise minks.²⁰

After leaving the fur business Edward B. Erikson worked in investments and insurance, as well as developing the Erikson land in Butlerville with his brothers.²¹ On January 13, 1978 Edward and Louise sold their house at 7443 East Stone Road to Whitmore's Inc., ending their ownership of the property. Edward B. Erikson died on September 30, 1999 and Louise Barton Erikson died June 9, 2007.²²

Ownership after Edward B and Louise Erikson

Whitmore's Inc owned the Edward B and Louise Erikson House from July 19, 1978 through January 13, 1987. They sold the property to James S. Wiseman who owned it for three years until October 31, 1990 when he sold it to Marshal and Jane McCloud. Marshal and Jane McCloud sold it to Kelly Boyd on January 31, 2003, who sold it to the current owners, Steven and Kira Kirner on June 30, 2010.

The Edward B and Louise Erickson House is locally significant for its architecture and association with the Erikson family and fur farming. The house is an exceptionally early ranch house in Utah and retains very good integrity. Additionally, the subdivisions surrounding the house may be

¹³ Holt, Irma E (1976) *History of Esther Marie Young Erikson*, Accessed on familysearch.org website January 5, 2018. p. 7, 9

¹⁴ Ibid. p. 13

¹⁵ Westwood (1989) p. 330

¹⁶ Westwood (1989) p. 322, 326-27, 338 and Holt (1976) p. 17

¹⁷ "City Water Plans Nearer Completion" *Salt Lake Telegram Newspaper (Utah)* June 4, 1931 p. 9

¹⁸ Salt Lake County Recorder's Office, deed index records and Holt (1978) p. 23

¹⁹ Erikson, William B Obituary *Salt Lake Telegram Newspaper (Utah)* January 13, 1947 p. 11

²⁰ Westwood (1989) pp. 326-27

²¹ "An Opportunity for the Utah Investor" advertisement *The Salt Lake Tribune Newspaper (Utah)* November 2, 1960 p. 5 and "Prominent Utah Businessman" advertisement *The Salt Lake Tribune Newspaper* December 30, 1960 p. 11

²² Erikson, Edward B, Obituary *Deseret News Newspaper (Utah)* October 1, 1999 and Erikson, Louise Barton Obituary *Deseret News Newspaper (Utah)* June 11, 2007

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.

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, Edward B, Obituary *Deseret News Newspaper (Utah)* October 1, 1999

Erikson, Louise Barton Obituary *Deseret News Newspaper (Utah)* June 11, 2007

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

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Holt, Irma E (1976) *History of Esther Marie Young Erikson*, 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.

“Prominent Utah Businessman” advertisement *The Salt Lake Tribune Newspaper* December 30, 1960 p. 11

Salt Lake County Assessor’s website, 7443 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/MNMR-ZWB> : accessed 22 February 2018), James Barton, Philadelphia Ward 42, Philadelphia, Pennsylvania, United States; citing ED 1550, sheet 46B, line 63, family 594, NARA microfilm publication T625 (Washington D.C.: National Archives and Records Administration, 1992), roll 1643; FHL microfilm 1,821,643.

"United States Census, 1920," database with images, *FamilySearch* (<https://familysearch.org/pal:MM9.1.1/M8PD-MW1> : accessed 22 February 2018), William B Erikson, 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. 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, County Marriages, 1887-1940", database, *FamilySearch* (<https://familysearch.org/pal:MM9.1.1/Q2MB-4SV2> : 31 July 2017), Edward Benbow Erekson and Louise Barton, 1940.

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>

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

Year: 1940; Census Place: *Murray, Salt Lake, Utah*; Roll: *m-t0627-04216*; Page: *6B*; Enumeration District: *18-53*