

HISTORIC SITE FORM

(10-91)

UTAH OFFICE OF PRESERVATION

1 IDENTIFICATION

Name of Property: **Badger Summer House**

Address: 3010 E. Fort Union Boulevard

Twnshp: 2 S Range: 1 E Section: 26

City, County: Cottonwood Heights, Salt Lake County, Utah 84121 UTM: 12T 431680 4497290

Current Owner Name: Barbara J. & Ronald E. Black

USGS Map Name & Date:
Sugarhouse, Utah Quad, 2011

Current Owner Address: 3010 E. Fort Union Boulevard
Salt Lake City, Utah 84121

Tax Number: 22-26-127-001

Legal Description (include acreage): LOT 27 BRADFORD RANCHOS SUB. 0.39 AC.

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: 1930, 1938

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 1958 (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.

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.

"Carl A. Badger Biography." Unpublished TMs, [n.d.].

Ford, Rosalia Badger. "Rosalia Jenkins Badger Biography." Unpublished TMs, [n.d.].

Polk Directories, Salt Lake City, 1920-2022. 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, Salt Lake City, Utah, various issues.

United States Census. *Butler Precincts, Salt Lake County, Utah, 1920-1950*.

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

Date: 2022

Building Style/Type: Arts & Crafts / Dutch Colonial Revival Period Cottage No. Stories: 1½
 Foundation Material: Concrete Wall Material(s): Aluminum Siding
 Additions: X none minor major (describe below) Alterations: none X minor major (describe below)
 Number of associated outbuildings 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 *Badger Summer House*, located at 3010 E. Fort Union Boulevard in Cottonwood Heights, Utah, was built in 1926. Although it is referred to as a summer house in historic records, the 1½-story frame house is larger than neighboring houses of the period in Cottonwood Heights. The massing of the house is Dutch Colonial Revival with a ridge parallel to Fort Union Boulevard and gambrel gables at the east and west ends. The style of the house is Arts & Crafts, particularly in the use of local cobblestone. The house is built on a raised concrete foundation. The roof features original wide dormers on the north (façade) and south elevations. The roof is covered in dark asphalt shingles. Remarkably, the house has all its original wood casement windows. The only major exterior modification has been the replacement of the original wood siding with aluminum clapboard siding, and an attached garage at the southeast corner (circa 1955). The siding is similar in width to the original and does not compromise the historic design of the house. The house also has excellent integrity in terms of location, workmanship, materials, feeling and association. Later subdivision development and a major intersection in the neighborhood has somewhat compromised the original setting [Map #1].

The footprint of the *Badger Summer House* is rectangular, measuring 39 by 28 feet with the wide side facing north to Fort Union Boulevard. The façade (north elevation) is symmetrical with the exception of the two cobblestone-faced chimneys: one is just off-center to the east and one is at the west end. The main feature of the house is the centered and projecting front porch which measures 11 feet wide by 12 feet deep. The flat porch roof is supported on square piers faced with cobblestone [Photograph 1, Figure 1]. The full-height piers extend from the porch roof to grade through the side of the concrete porch [Photograph 2]. The porch roof features exposed rafters in the Arts & Crafts style. Two low concrete walls flank the wide concrete steps [Photograph 4, Figure 2]. The walls have a coping of cobblestone. The front door is between a pair of multi-pane sidelights. The current screen door is similar to the original and may be a historic replacement. The windows are all multi-light wood casements. The main level windows are two sets of four casements, each with six tall narrow lights. The upper-level three-quarter width dormer features three sets of four similar casements. The raised basement has a pair of four, square-six-light casements flanking the porch. The aluminum clapboard siding is light blue-gray with corner boards. The wood details and the foundation have been painted white.

The west elevation features a full-height tapered cobblestone chimneystack built north of the peak of the gambrel roof. The main feature is a full-width open trellis supported on square cobblestone piers, an original feature [Photograph 4, Figure 1]. There is a small concrete stoop with steps to the south. The French door is protected by a full-glass screen. The main and basement level have only one set of casements each due to the placement of the chimney. On the upper level, there are two pairs of casements under the gambrel gable [Photograph 5]. The east elevation has similar windows on each level, but no cobblestone features. The rear elevation has three pairs of casement and one single casement on the main level. The same configuration is repeated in the upper-level south dormer. The basement has two sets of casements. At the southeast corner of the rear elevation, an attached garage was built in 1955. The simple-gable roofed garage features an L-shaped breezeway connecting the garage to the original back door facing east at the north corner. The garage measures 27 by 22 feet, including the partially hidden breezeway. The attached garage has a newer vehicle door and is sheathed in the same siding and roofing as the house. It is not visible from Fort Union Boulevard.

The *Badger Summer House* is located in the former east Butler area of Cottonwood Heights. Fort Union Boulevard was known as 7000 South for many years. The house faces the intersection of Fort Union Boulevard and 3000 East, an intersection that did not exist until the 1950s. The house was originally associated with a large farm developed with over two dozen agricultural outbuildings. All were demolished after the farm was subdivided in the mid-1950s to 1970s. The remaining 0.39-acre parcel features lawn/flowerbeds and a large side yard to the east [Map #2]. The backyard is isolated by a newer vinyl fence. There are mature trees on the west and east property lines. There are two concrete driveways, one along the west side of the house from north and a large driveway at the rear from west and an offset extension of 3000 East into a subdivision. Around 2001, vehicular traffic into the subdivision was closed-off from Fort Union Boulevard and converted to a sidewalk.

Architect/Builder: Carl A. Badger, stone work Date of Construction: 1926

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

| | | | |
|------------------------------|---------------------------|----------------------------|--------------------------|
| <u>C</u> Agriculture | <u> </u> Economics | <u> </u> Industry | <u> </u> Politics/ |
| <u>S</u> Architecture | <u> </u> Education | <u> </u> Invention | <u> </u> Government |
| <u> </u> Archeology | <u> </u> Engineering | <u> </u> Landscape | <u> </u> Religion |
| <u> </u> Art | <u>C</u> Entertainment/ | <u> </u> Architecture | <u> </u> Science |
| <u> </u> Commerce | <u> </u> Recreation | <u> </u> Law | <u> </u> Social History |
| <u> </u> Communications | <u> </u> Ethnic Heritage | <u> </u> Literature | <u> </u> Transportation |
| <u> </u> Community Planning | <u> </u> Exploration/ | <u> </u> Maritime History | <u> </u> Other |
| <u> </u> & Development | <u> </u> Settlement | <u> </u> Military | |
| <u> </u> Conservation | <u> </u> Health/Medicine | <u> </u> 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 *Badger Summer House* is locally significant under Criterion C in the area of Architecture as a rare and excellent example of the Art & Crafts style in Cottonwood Heights. In Utah, the house is also very rare example of an Arts & Crafts-style house with the massing of a Dutch Colonial Revival house type. The design of the house is notable for its elaborate use of cobblestones in the chimneys, piers, and the coping of the front step walls. The cobblestones were most likely gathered locally from the nearby Big Cottonwood Creek. The builder is unknown, although family tradition suggests that the original owner, Carl A. Badger, enjoyed building with cobblestones. There is only one other extant example of the Arts & Crafts in the area: a bungalow at 2406 E. Bengal Boulevard, which also features cobblestone piers (circa 1927).

The *Badger Summer House* also contributes to the local history of Cottonwood Heights under Criterion A in the areas of Entertainment/Recreation and Agriculture. The property is a rare example of a building designed to be a summer home that quickly transitioned to a large farm during the historic period from 1926 to 1954 before the farm was subdivided for housing. The summer house was located near the mouth of Big Cottonwood Canyon, which had been a recreational area since the first permanently settlers entered the Salt Lake Valley in late 1840s. The summer house was built by a prosperous man, Carl A. Badger, for his large extended family. Carl A. Badger was also interested in farming theories and methods but left most of the work on the farm to his grown children, several of whom lived in the house year-round. Although the cultivated land and the two-dozen plus outbuildings have disappeared, the history of the house represents Agriculture in the first half of the twentieth century.

Carlos "Carl" Ashby Badger was born on October 31, 1878 in Salt Lake City. He was the oldest child of Louisa Adeline Noble and Rodney Carlos Badger. Because he was born to a polygamous family, he seldom saw his father and was raised primarily by his mother, a school teacher. Carl had a large appetite for books and eventually accumulate the largest private library in Salt Lake City. Carl married Rose Jenkins on June 26, 1901. Rosalie Jenkins was born on April 20, 1877 to Thomas and Mahala Elmer Jenkins in Salt Lake City. Rose taught school before her marriage. Despite Rose's delicate health, she gave birth to twelve children between 1902 and 1920: Carlos, Ashby, Rosalia, Alice, Elizabeth, Thomas, Rodney, Phillip, Emily, Rachel, Heber (twins), and Theodore. All lived to maturity.

Carl A. Badger was appointed as a private secretary to Utah Senator Reed Smoot between 1903 and 1908. Rose and Carlos Jr. joined him in Washington D.C. in 1903 but returned to Utah in 1904. Carl graduated from George Washington University law school in 1906. In 1907, Carl returned to Salt Lake City to live with his family at 995 E. Lincoln Street. The house was remodeled several times for the growing family. In addition to practicing law, Carl was twice elected as a Utah state senator and was a Brigadier General in the Utah National Guard. He was well known for his public speaking and writing, and once served as the Grand Marshall for the Days of '47 Parade.

Carl had a love of photography and the outdoors. The property for the summer home was originally deeded to Rose Badger. The first known fulltime residents of the summer home were Carl and Rose's daughter Rosalie, and her husband, Hugh J. Ford. The 1930 census of Butler lists Hugh, Rosalie, and their oldest child, Rosemary. A photograph of the family on the porch was taken on the occasion of the blessing of their second child, sometime later in 1930. The household in 1930 also included Rosalie's brother, Carlos J. Badger, and his new wife, Emma Louise Robbins. Carlos' occupation was a lawyer and it appears they did not stay at the summer home long. They are living in Salt Lake City during most of the 1930s.

—continued—

Rosalie “Rose” Jenkins Badger died in Salt Lake City on June 17, 1937. She was buried in the Salt Lake City Cemetery. A biography of Carl A. Badger suggests he was “lonely and adrift” after Rose’s death. On June 30, 1938, Carl married the widow of a friend, Rena Baker Maycock, who had also been friends with Rose. Carl began renovating the Lincoln Street home into apartments but had severe health problems following a car accident. After going missing for a day, Carl’s body was found at the family gun range near the summer home. The death certificate recorded the death as accidental, but family members and local authorities believed that Carl took his own life on October 22, 1939. Carl Ashby Badger was buried next to Rose in the Salt Lake City Cemetery.

Rosalie Badger Ford suggested that her father, Carl, may have been the stone mason for the summer house when referencing another Cottonwood Heights house in her biography: “Dad built another home on the point where it went down to the Old Mill, laying the rock himself because he thought it was so much fun.”¹ Rosalie was born in 1905. Her husband, Hugh John Ford, was born in Centerville in 1901. They were married on August 25, 1926, the same year the summer home was built. Hugh and Rosalie lived and farmed in Centerville until 1929 when Carl A. Badger asked them to move to Cottonwood Heights to run his farm, which had no improvements at the time: Rosalie described her father’s interests in this way:

I don’t know what ever made Dad go into the farm business...for a city man. Though Dad knew absolutely nothing about a farm, he had fun. He came out after work with my brothers and had a wonderful time. Mother came out with food, the making for a good time for everyone...We milked some cows until Dad figured up how little he could get from the dairy for the milk. Dad was so disgusted, he took the milk in big cans to the Bishop for the poor in the ward. He said he’d rather give it away than get that little bit of a price. Dad died before we ever cashed in on all that valuable land out there.²

Rosalie and Hugh returned to Centerville some time before 1935, leaving the working farm with a dozen agricultural outbuildings. At its largest, the farm was 250 acres with fields and orchards south of the house, and a second orchard north of Fort Union Boulevard near the second cobblestone house (demolished in 2017). Rosalie and Hugh had eight children and lived in Centerville until their deaths. The next Badger to try his hand at farming was Phillip, Carl and Rose’s eighth child. Phillip J. Badger and his wife, Margaret Naegle, are listed on the 1940 census with a three-year-old son, David. The household also included a farm laborer, Leonda Polson, working on the “Badger Farm.” Leonda C. Polson is listed with his wife, Nelda Nelson, and two young daughters. Philip and Margaret Badger lived in the summer house until 1942 when the family moved to Idaho. Philip and Margaret later retired to St. George, Utah.

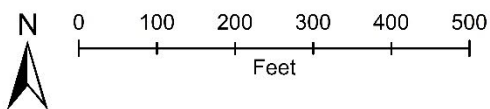
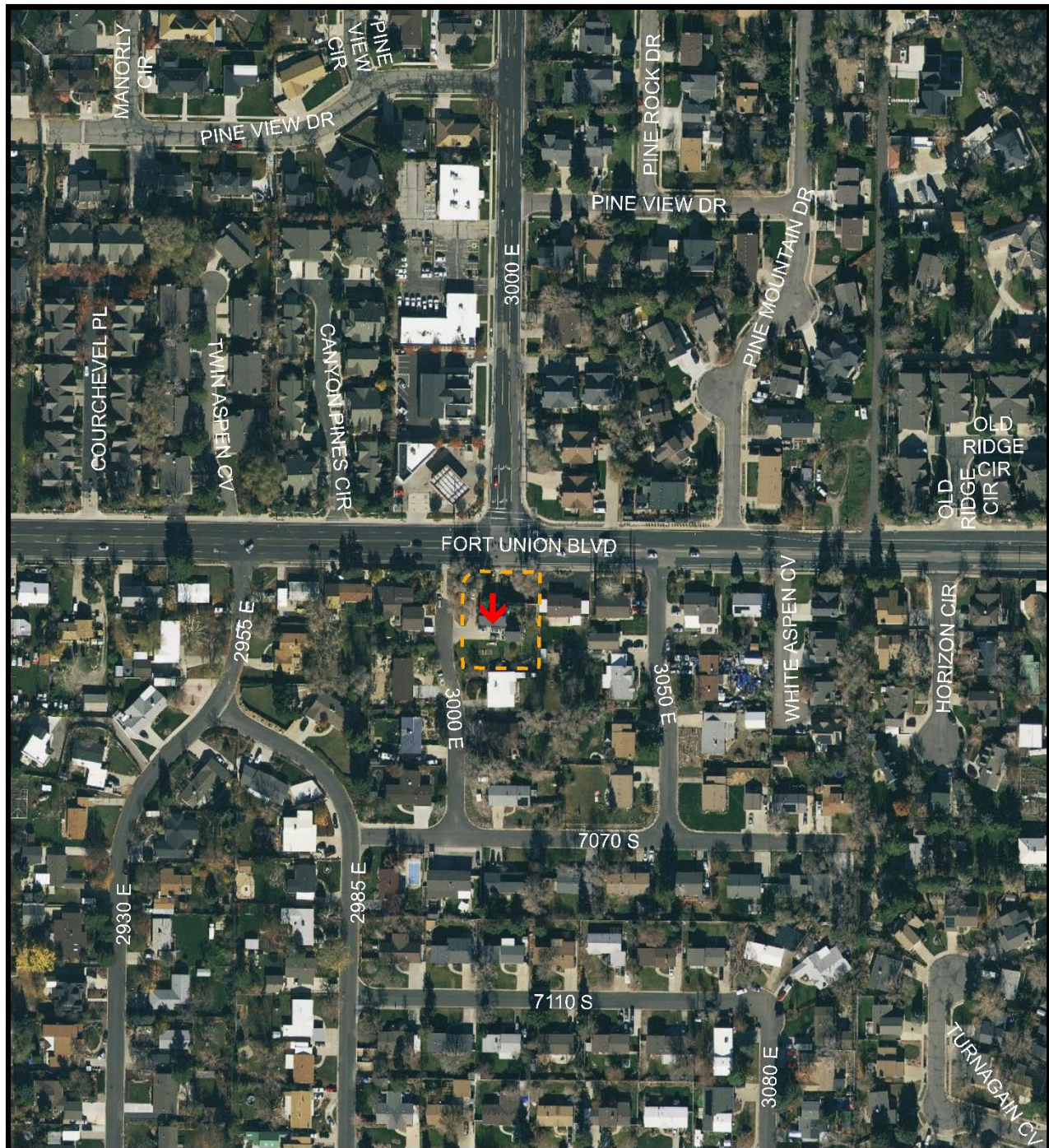
In 1946, the estate of Carlos Ashby Badger sold the house and farm to Wilford D. Gygi, who immediately sold to a group of Salt Lake City investors: W. E. Ramshaw, F. C. Packard, and C. G. Salisbury. Three years later, Ramshaw sold his share to Packard and Salisbury. They sold the property to Bradford Realty & Investment Company in 1954. During this period, the house was occupied by renters.³ On the 1950 census, the house was probably occupied by Melvin and Ruth Wilkinson, their two teenage sons, a twelve-year-old daughter, and married daughter, Margey with her husband, Reed Oliver. Melvin worked as a mechanic for the Greyhound bus line. Reed was a farm laborer.

In 1954, a large portion of the land around the house was subdivided into the Bradford Ranchos Subdivision. The house property was designated Lot 27 within the subdivision plat. Before the subdivision, the farm had a barn, milk barn, granary, stable, wash house, pig pen, nine chicken coops, and sixteen turkey shelters. The outbuildings and orchards disappeared as the remaining farm property became part of the subsequent subdivisions. Between 1954 and 1974, the property changed hands eleven times with no long-term owners until Nathan and Marilyn Barney, who purchased it in 1974. The Barneys sold to the current owners, Ronald and Barbara Black in 1983.

¹ Rosalie Badger Ford, “A Biography, Part 2,” unpublished TMs, 1995: 23. This house was located at the end of a private lane at 3101 E. Fort Union Boulevard. This building was much smaller than the summer home and was also built in the late 1920s. Its exterior walls were almost completed faced with cobblestones except for the window level, which was frame. The flat roof originally featured an trellis that was later enclosed. The building was demolished in 2017 for the construction of a new house.

² Ibid.

³ The city directories did not include this area until the late 1950s.

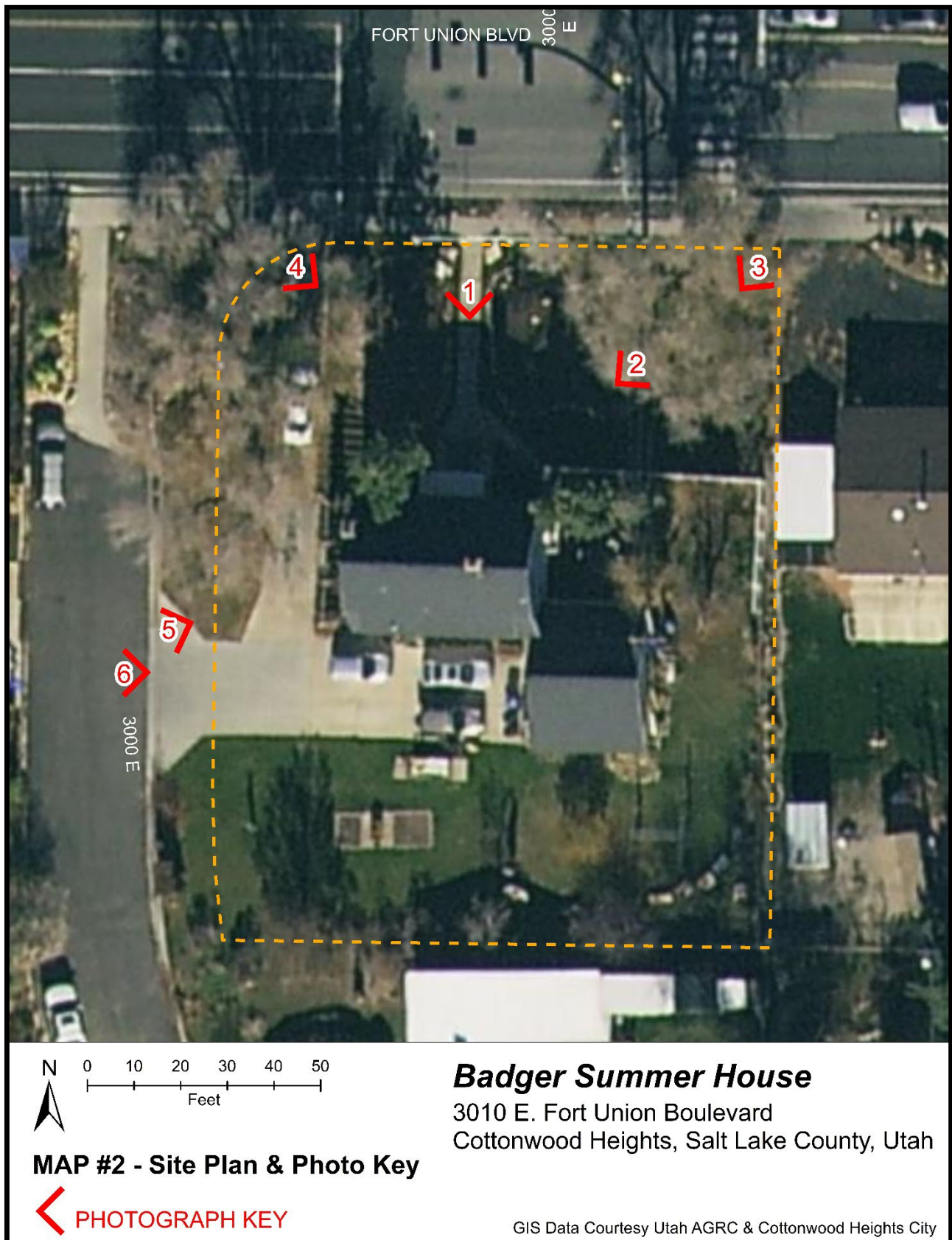
**MAP #1 - Neighborhood Map**

↓ Latitude: 40.623665° Longitude: -111.807760°

Badger Summer House

3010 E. Fort Union Boulevard
Cottonwood Heights, Salt Lake County, Utah

GIS Data Courtesy Utah AGRC & Cottonwood Heights City





Photograph 1
North elevation of house. Camera facing south.



Photograph 2
North and east elevations of house. Camera facing southwest.



Photograph 3
East yard with house on right. Camera facing southwest.



Photograph 4
North and west elevations of house. Camera facing southeast.



Photograph 5

East and north elevations of house. Camera facing east.



Photograph 6

East elevation of house and semi-attached garage. Camera facing east.

**FIGURE 1**

3010 E. Fort Union Boulevard
Cottonwood Heights, Salt Lake County, Utah

circa 1938 tax assessor's photograph
courtesy Salt Lake County Archives

**FIGURE 2**

3010 E. Fort Union Boulevard
Cottonwood Heights, Salt Lake County, Utah

Family photographed on porch, 1930
courtesy Badger/Ford Family Photograph Collection