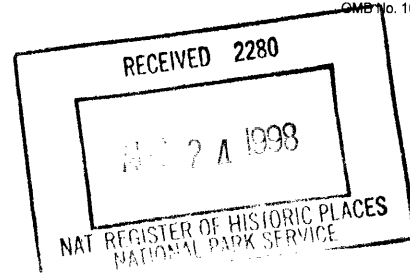


United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

## 1. Name of Property

historic name Davis/Ercanbrack Farmstead  
other names/site number \_\_\_\_\_

## 2. Location

street & number 2044 South Main Street N/A not for publication  
city or town Orem N/A vicinity  
state Utah code UT county Utah code 049 zip code 84058

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)

Wilson S. McA 8/17/98  
Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

## 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register.  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

<sup>for</sup> Signature of the Keeper Date of Action  
Wilson S. McA 10/2/98

Davis/Ercanbrack Farmstead  
Name of Property

Orem, Utah County, Utah  
City, County, and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>6</u>	<u>2</u>	buildings
		sites
		structures
		objects
<u>6</u>	<u>2</u>	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

Historic and Architectural Resources of Orem, Utah

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

Historic Functions  
(Enter categories from instructions)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions  
(Enter categories from instructions)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

MID-19TH CENTURY  
OTHER: Classical  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation CONCRETE  
walls STUCCO, BRICK, CONCRETE, METAL  
\_\_\_\_\_  
roof ASPHALT SHINGLES, METAL  
other \_\_\_\_\_  
\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

X See continuation sheet(s) for Section No. 7

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National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Davis/Ercanbrack Farmstead, Orem, Utah County, UT

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## Narrative Description

The Davis/Ercanbrack Farmstead house, original portion built c.mid-1870s, is a stucco and possibly log construction, classical-style, hall-parlor house with several historic additions (Photos 1-4). The original house still portrays some of the basic elements of the Classical movement, i.e. rectangular facade with symmetrically placed fenestration (although one window has been covered), modestly pitched gable roof with cornice, and little other adornment. Over time several phases of additions were constructed on the house and alterations performed on the main section, thus, very little of the original building is recognizable. The house is located in a large working orchard and is part of a complex containing six historic farm buildings and structures.

Although the original house is not easily identified because of alterations, the main form is still set apart from the many historic additions which are attached to two sides of the building. The original portion of the house was constructed probably sometime c .mid-1870s,<sup>1</sup> possibly of log construction, and later covered with stucco. Major alterations were made on the house which appear to have been completed from the 1920s to the 1950s. The roof was rebuilt of dimensioned lumber, retaining the original pitch, but extending out at the gables approximately one foot. The rafters were left exposed in the Craftsman manner and bead board used for soffits. If there was a roof cornice and frieze, they were probably removed at this time. A small gabled porch supported on 6"x 6" wooden posts for the front entry was added at this time as well. All of the windows on the original section were altered in the c.1950s which included infilling the right front window and enlarging the left one to receive a single sheet of glass. The side windows were widened to receive aluminum sliders.

Additions to the house abound and cover several periods. Sometime around the turn of the century a small wing was constructed onto the rear (south facade) and probably contained a kitchen. This is constructed of brick and rests on a concrete and fieldstone foundation. There is one rectangular, arched window at the gable end of the addition which was later bricked halfway up. In the c.1950s a lean-to addition was constructed on the east side of the wing and projects beyond the east facade of the original house approximately three feet. This is constructed of concrete block and sits on a concrete foundation. A wing of similar construction was probably built at the same time to connect the house with a brick cellar to the west. The cellar, which only has one visible brick wall was enlarged by means of layers of poured concrete. The extended addition has a hipped roof with exposed rafters and a brick chimney. The original brick portion has an arched window in it and appears to have been constructed c.1900 when the wing was added to the house. The concrete extension was probably constructed c.1915. The entire building is painted white and is in good condition, being occupied by family members.

Although the property on which the house sits is separate from the rest of the orchard property for tax reasons, there are several outbuildings remaining which are associated with the house.

### Box Making Building:

To the southwest of the house are three large, connected corrugated-metal storage buildings (No. 5 on

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<sup>1</sup>According to W. Morris Ercanbrack, the current owner, a farm implement calendar from the year 1873 was

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Davis/Ercanbrack Farmstead, Orem, Utah County, UT

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map), the center one of which was a box-making facility built c.1920. The original iron framing remains although the siding has been replaced. The two larger buildings connected on either side are not historic.

### Apple Storage Building and Smokehouse:

Between these and the house is a poured concrete apple storage building (No. 6 on map). This building has a hipped roof and a full-length covered porch. Next to this building to the southeast is an approximately 8' x 8' poured concrete smokehouse (also No. 6 on map) with a flat concrete roof and a brick chimney. There is also a well next to this building.

### Granary/Vinegar Cellar:

North of the house is a granary/vinegar cellar (No. 7 on map), approximately 8' x 12' of poured concrete construction. Built c. 1915, it has a simple wood frame and a corrugated-metal, gable roof with a single chimney. The upper entrance is on the west facade, and the cellar entrance is through a bulkhead door on the south end.

### Cabin/Shed:

Northwest of the granary is another concrete building (No. 8 on map), approximately 10' x 20'. This has a hipped roof and is now covered in corrugated metal. A full-length lean-to of poured concrete was added to the rear (south) and has two open bays on either end, one still retaining the wooden doors, and a center bay with two regular size door openings. This building was possibly used for apple storage and was built c.1905.

### Stable/Shed and Barn:

To the north of the shed/cabin, is a large metal warehouse on a concrete foundation (No. 9 on map) which is not historic. On the west side of this building is a large log post-and-beam stable (No. 10 on map), and west of this is a large, open barn built c. 1920 (No. 11 on map). This is of dimensioned lumber construction with a corrugated metal roof. The frame portion is partially constructed over an approximate 20' x 20' poured concrete storage facility. The barn is not in use and is becoming dilapidated and overgrown with trees.

All of these buildings, according to the owner, were constructed by Charles Ercanbrack probably between 1905 and 1920.

The complex is situated at the northeast end of a large orchard containing several different kinds of fruit trees. The current orchard is not original and does not date back to the period of the buildings. There is a cottonwood tree to the northwest of the house which does date from before the turn of the century. According to the owner, the tree was last officially measured in the 1960s and had a 19 foot circumference then. It appears to be well over 20 feet now, and could possibly be the oldest living tree in the city.

\_\_ See continuation sheet

Davis, Ercanbrack, House  
Name of Property

Orem, Utah County, Utah  
City, County, and State

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" on all that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

### Areas of Significance

(Enter categories from instructions)

AGRICULTURE

SOCIAL HISTORY

### Period of Significance

c.mid-1870s-1941

### Significant Dates

c.mid-1870s-1941

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Unknown

## Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 8

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

### Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

\_\_\_\_\_

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Davis/Ercanbrack Farmstead, Orem, Utah County, UT

## Narrative Statement of Significance

The Davis/Ercanbrack Farmstead, built c. mid-1870s and altered at various times through the 1950s, is significant for its association with the "Settlement and Agricultural Expansion: Mid-1870s-1913", and "Establishment of Orem: 1914-1941" categories of the Historic and Architectural Resources of Orem, Utah, Multiple Property Submission. This farmstead is an example of the very basic, vernacular dwellings that were constructed during the establishment of the Provo Bench. Although the house has been altered and added to many times over the years, its significance lies in the construction date of the house as probably the oldest surviving house in Orem. It and the other buildings on the site are significant as one of only a few remaining fruit orchards in a city which almost thoroughly depended on the fruit industry. This farmstead retains its association and feeling with the fruit industry of Orem and contributes to the historic qualities of the city.

The "Agricultural Expansion" period of Orem was one of the greatest growth periods in the early days of the Provo Bench. Prior to this period seasonal landholders would attempt to raise crops on the bench, but could not live there because there was little water. After the construction of the Provo Bench Canal in 1864, more people settled on the bench and subsequent irrigation ditches and canals allowed for greater farm production and the ability to sustain the landowners all year. Fruit trees were found to be the best cash producing crops and by the turn of the century those who had become involved in raising fruit started to realize great success which, in turn, encouraged others to move here and raise fruit orchards.

During the "Establishment of Orem" period, the Provo Bench saw more changes associated with growth than in the previous periods. After the first decade of the 20th century, fruit growers on the bench realized that if their prosperity was to continue they must market their produce outside of the area and outside of Utah. With the establishment of a rail line in Orem, the "Orem Line," plus the increasing popularity of the automobile, the fruit and produce industries were able to market their products all over the western United States. With the increased prosperity, the Provo Bench soon became Orem Town in 1919 (in honor of Walter Orem who brought the railroad to the area), and eventually, in 1941, Orem City.

Although the property on which the house and outbuildings are located received a patent in August 1883, the house was probably built much earlier, possibly 1876,<sup>2</sup> by Albert M. Davis. According to written history, he acquired a farm which he sold in 1890 to purchase his father's homestead. This corresponds with the title history. Albert was born in Provo on December 10, 1855 to Joshua and Susan Cole Davis. He worked on his father's farm until he purchased this property. He married Annie Haws, of George and Elizabeth Haws, on July 20, 1882. They had two children, but Annie died in

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<sup>2</sup> According to the history of the Lake View Ward, Charles Ercanbrack moved to the property in 1915 on "land [that] was first owned by Birdell (sic) Davis and had been cleared of brush by him and his young bride in 1876." Burdell was Albert's brother and probably helped Albert with the farm. The date is significant in that it helps pinpoint

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Davis/Ercanbrack Farmstead, Orem, Utah County, UT

October 1889. In December of that same year Albert sold the property to Lafayette Holbrook.<sup>3</sup>

Lafayette Holbrook held title to the property for one year, but probably never resided here. Holbrook was a prominent businessman and entrepreneur in Utah who was involved in mining, mercantile, and utilities, among other things. He was mayor of Provo for two terms in the 1890s. Holbrook sold the property to Verne L. Halliday in November 1890. Halliday was the Utah County Clerk for fourteen years and his signature on the deed shows him as acting in this position. Because of this, his occupancy of the house is uncertain as well. Halliday was a friend of Senator Reed Smoot, as was Holbrook, and it is unlikely that these prominent businessmen would have resided on farmland. Their obituaries state nothing about farming.

Halliday sold the property in October 1905 to Charles F. Ercanbrack who was the first person to grow fruit on the land. Charles was born in Goshen, Utah, September 10, 1871 to William T. and Ruth Ann Seabury Ercanbrack. Charles worked at various jobs before moving to the Lake View area of the Provo Bench. He ran mercantile stores at Silver City and Bingham Canyon for over twenty years. He also worked in the agricultural and horticultural departments for the State of Utah. In July 1896 he married Lena Jensen. Lena was born in Payson to Frederick and Lena Peterson Jensen October 10, 1876. After they moved to the bench they began raising fruit on the land. He was well known for his fine apples which he sold to a wholesaler in Salt Lake City. Along with apples, Ercanbrack raised peaches and strawberries. He developed a system of fire baskets and sheet iron stoves which he would fire up during a freeze to keep the buds warm on the trees during the spring frosts. He also had an extensive chicken raising operation. Later he joined the Board of Directors for the West Union Canal Company. Ercanbrack died on November 17, 1947; one year after Lena died. The land was then deeded to his brother Weldon who ran the orchard business until passing it on to his son W. Morris Ercanbrack who is the current owner.

The various architectural styles that make up the Classical category were the first forms used during the settlement period of Utah (1847-1890). These styles originated in the late 18<sup>th</sup> century as the newly independent nation sought Classically-inspired ideas as a national style. Popular on the East coast following the Revolutionary War, the Classical styles filtered West with the expanding population during the 1830s and '40s. The Georgian, Federal, and Greek Revival were the three principal styles, although there are Classical types which do not contain stylistic elements for any one of these particular formats. These styles were based on Classical principles including geometrical, rectangular composition and symmetrical balance. These elements could be found in every type of architecture, from small, single-room log or adobe cabins, to large stone mansions and meetinghouses.<sup>4</sup> The Davis/Ercanbrack house is an example of Classical architecture that describes this period of settlement in Orem. This house, along with the outbuildings that comprise a farmstead, describes the fruit industry in Orem and is significant to the city.

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<sup>3</sup> The deed of sale lists Albert as an "unmarried man." Albert then purchased his father's homestead and another farm on the bench and later married Mary Jane Broadbent. They had five children and went on to become one of the more prominent farmers on the Provo Bench.

<sup>4</sup> Thomas Carter & Peter Goss. *Utah's Historic Architecture: 1847-1940, A Guide*. Salt Lake City: Center for Architectural

Davis/Ercanbrack Farmstead  
Name of Property

Orem, Utah County, Utah  
City, County, and State

## 10. Geographical Data

Acreage of property 8.065 acres

### UTM References

(Place additional UTM references on a continuation sheet.)

A 12 4/4/0/9/4/0 4/4/5/6/6/0 B 1 11111 11111  
Zone Easting Northing Zone Easting Northing

C 1 11111 11111 D 1 11111 11111

### Verbal Boundary Description

(Describe the boundaries of the property.)

COM N 12.83 FT & W 551.35 FT FR NE CORNER SEC 34, T6S, R2E, SLM; ALONG A CURVE TO R (CHORD BEARS: S 21 DEG 25' 39"E 433.59 FT, RADIUS=1845 FT) ARC LENGTH=434.59 FT; W 923.43 FT; N 421.51 FT; S 88 DEG 40'0"E 765.21 FT TO BEG.

Property Tax No.  
19:047:0112:233

\_\_ See continuation sheet(s)

### Boundary Justification

(Explain why the boundaries were selected.)

Boundaries are those that were historically, and continue to be, associated with the buildings.

\_\_ See continuation sheet(s)

## 11. Form Prepared By

name/title J. Cory Jensen/Preservation Consultant

organization \_\_\_\_\_ date January 1998

street & number 671 South 560 East telephone (801) 224-0955

city or town Orem state UT zip code 84097

### Additional Documentation

Submit the following items with the completed form:

- **Continuation Sheets**

- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and/or properties having large acreage or numerous resources.

- **Photographs:** Representative **black and white photographs** of the property.

- **Additional items** (Check with the SHPO or FPO for any additional items.)

### Property Owner

name Ercanbrack Family Limited Partnership

street 2044 South Main Street telephone (801) 225-7395

city or town Orem state UT zip code 84058

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.



**United States Department of the Interior  
National Park Service**

# **National Register of Historic Places Continuation Sheet**

Section No. 9 Page 5

Davis/Ercanbrack Farmstead, Orem, Utah County, UT

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## **Bibliography**

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Portrait: Genealogical and Biographical Record of the State of Utah. Chicago: National Historical Record Co., 1902.

Salt Lake Tribune. January 2, 1941, p.24; February 11, 1941, p.9; October 25, 1946, p.19; November 18, 1947, p.19; November 19, 1947, p.22.

   See continuation sheet

**United States Department of the Interior  
National Park Service**

# **National Register of Historic Places Continuation Sheet**

Section No. PHOTOS Page 6

Davis/Ercanbrack Farmstead, Orem, Utah County, UT

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Common Label Information:

1. Davis/Ercanbrack Farmstead
2. Orem, Utah County, Utah
3. Photographer: J. Cory Jensen
4. Date: May 1997
5. Negative on file at Utah SHPO.

Photo No. 1:

6. Northeast elevation of house. Camera facing southwest

Photo No. 2

6. Southeast elevation of house. Camera facing northwest

Photo No. 3

6. Partial north elevation of house. Camera facing south

Photo No. 4

6. Southwest elevation of house and outbuilding. Camera facing northeast

Photo No. 5

6. East elevation of box making building. Camera facing west

Photo No. 6

6. South elevation of apple storage building and southeast elevation of smokehouse. Camera facing northwest

Photo No. 7

6. Southwest elevation of granary/vinegar cellar. Camera facing northeast

Photo No. 8

6. Southeast elevation of cabin/shed. Camera facing northwest

Photo No. 9

6. Southwest elevation of building. Camera facing northeast

Photo No. 10

6. South elevation of stable/shed. Camera facing north

Photo No. 11

6. Southeast elevation of barn. Camera facing northwest

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

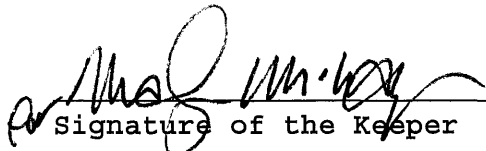
SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 98001213                      Date Listed: 10/2/98

Davis--Ercanbrack Farmstead                      Utah                      UTAH  
Property Name    County                      State

Orem, Utah, MPS  
Multiple Name

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
\_\_\_\_\_  
Signature of the Keeper

October 2, 1998  
Date of Action

=====  
Amended Items in Nomination:

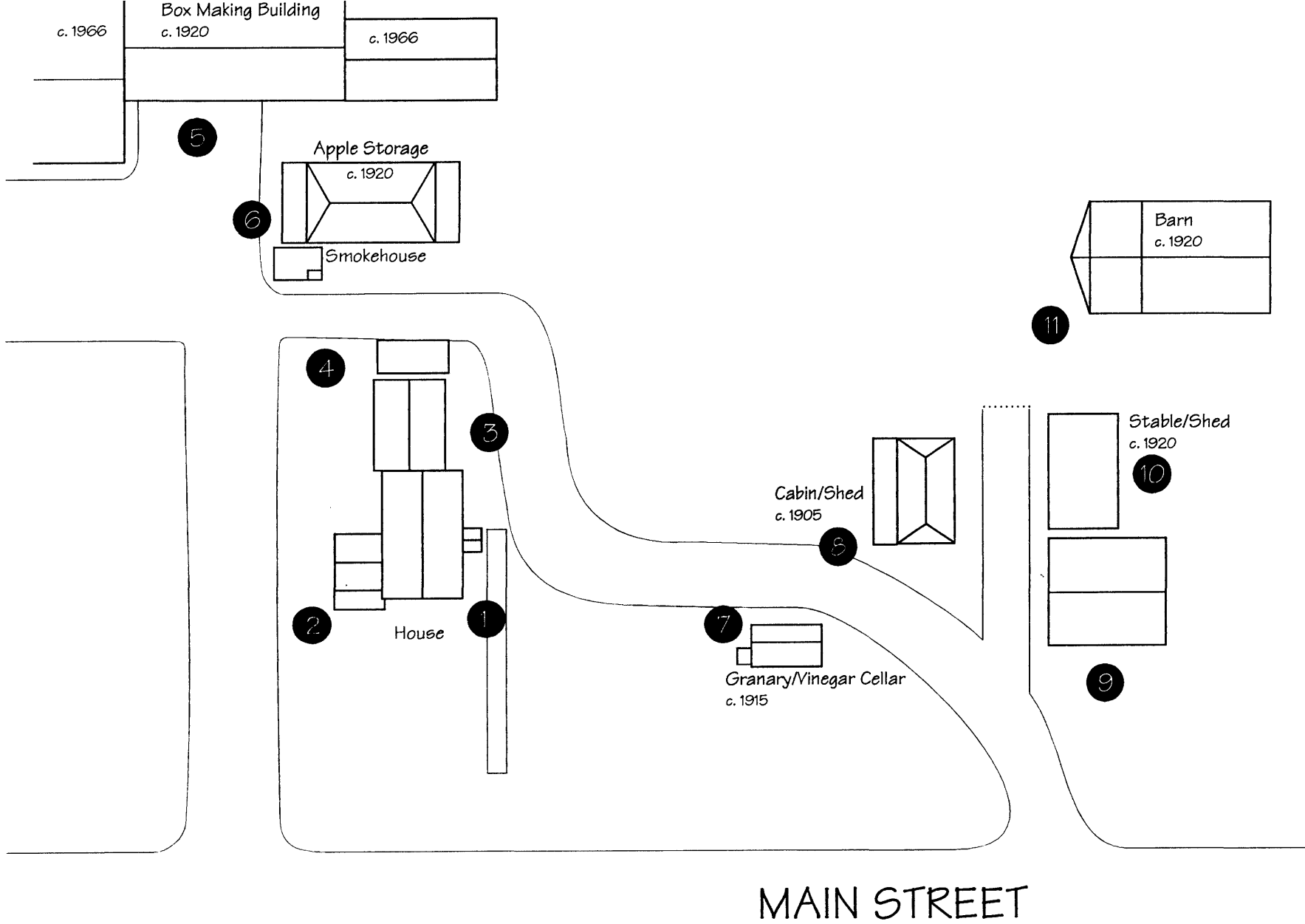
Section No. 8

This nomination is amended to begin the period of significance in 1905. Although the core of the house may date to the 1870s, subsequent alterations have destroyed its ability to convey that early association. 1905 is the year that fruit was first grown on the property.

This change has been confirmed with the Utah SHPO.

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DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)



Davis/Ercanbrack Farmstead  
 Orem, Utah County, Utah  
 July 1998



Not to Scale  
 Numbers Keyed to Nomination Photos