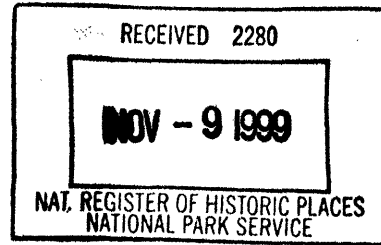


United States Department of the Interior  
National Park Service

1559



# 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 Graves, Riley H. and Sarah Ann Russell, House

other names/site number \_\_\_\_\_

### 2. Location

street & number 8585 South 100 East N/A not for publication

city or town Sandy N/A vicinity

state Utah code UT county Salt Lake code 035 zip code 84070

### 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.)

Walt Mat 11/2/95  
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:)

Edson B. Beall 12/9/99  
Signature of the Keeper Date of Action

Graves, Riley H. and Sarah Ann Russell, House  
Name of Property

Sandy, Salt Lake 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	Non-contributing	
<u>1</u>	<u>1</u>	buildings
		sites
		structures
		objects
<u>1</u>	<u>1</u>	Total

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

Historic Resources of Sandy City

**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)

LATE VICTORIAN: Victorian Eclectic  
Other: cross wing  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation STONE  
walls STUCCO  
roof ASPHALT  
other BRICK  
\_\_\_\_\_

**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

Graves, Riley H. and Sarah Ann Russell, House, Sandy, Salt Lake County, UT

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## Narrative Description

The Riley and Sarah Graves house, built c. 1892, is a one-story cross-wing house with Victorian Eclectic details. The house is located near Sandy's historic downtown at 8585 South 100 East<sup>1</sup> The brick house is covered in stucco, sits on a stone foundation and has an asphalt-shingled roof. Though the house has been now somewhat modified, it retains many of its Victorian eclectic features. The Graves house is on a semi-secluded side street with many mature trees and shrubs. The house is in good condition and contributes to the historic resources of Sandy.<sup>2</sup>

The main facade faces west with a projecting wing to the north. The tax photo (c. 1938) shows the original brick laid in a running bond with two courses projecting at the water table above a rock-faced stone foundation. The walls and foundation were covered with stucco sometime after the 1938 tax assessment, probably during the 1953 remodeling indicated on the tax card. The tax photo shows a one-over-one double-hung window with an arched brick hood in the projecting wing. This window was replaced by a picture window divided into eight horizontal lights with a concrete lug sill (c. 1953). To the south, the parlor door was blocked and the original hipped-roof porch with lathe-turned posts was replaced with a shed-roofed porch with simple square wood supports on a concrete deck (c. 1950s). The front door and window on the cross wing have also been slightly modified. The decorative gable trim of the projecting wing is original and features alternating circle and square-butt shingles, a dentillated wood string course, and a small diamond-shaped window.

The south elevation features a picture window similar to the one on the front. To the rear of the south elevation is a projecting brick lean-to (built c. 1900 and covered with stucco c. 1953) with two windows. The west window appears to have been altered (date unknown), but the east window is original with six lights. The north elevation has one original window and a c. 1953 chimney stack. At the rear (east elevation) of the house, the lean-to extends the full width of the house.<sup>3</sup> It has a shed roof and two small windows. There is a small square window visible in the south gable of the original house (date unknown). Extending from the southeast corner of the lean-to is an arbor with concrete-block supports and knee-wall, and a flat roof. The arbor was constructed in 1977.

On the interior, the house has 1107 square feet of space. Besides the living room and parlor, there are two bedrooms, one located in the original house and one in the lean-to portion. The bathroom, kitchen and a small pantry are also in the lean-to. During the c. 1953 remodeling, the ceilings were lowered in

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<sup>1</sup>In 1986, Sandy changed its address system in its historic district to conform with the Salt Lake County system. The original address of the house was 312 North 200 West. The street the houses faces was probably called Cushing Avenue at the time the house was built.

<sup>2</sup>Intensive level survey of the Graves House prepared by David R. Haws, 1989.

<sup>3</sup>It appears from the Sanborn maps that the original kitchen lean-to was either rebuilt or extended between 1911 and 1930.

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**National Register of Historic Places  
Continuation Sheet**

Section No. 7 Page 2

Graves, Riley H. and Sarah Ann Russell, House, Sandy, Salt Lake County, UT

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the original house and a fireplace was added to the north end of the parlor. The basement is partially excavated with concrete floor and accessed at the southeast corner of the lean-to. The attic has minimal space.

The house faces west on a 0.13 acre lot where 100 East bends to the west. The street is semi-secluded and the property borders a canal on the south. There are many mature deciduous trees and shrubs on the lot. A few conifers are on the south side. A chain link fence separates the rear of the property from its neighbor. To the north is a vacant lot where another historic house once stood. This lot also has several mature trees and contributes to the secluded atmosphere. A short concrete sidewalk connects the street to the front porch. A driveway runs along the south side of the house. At the rear of the property is a c. 1950 garage. The garage is constructed of metal, with a metal roof, and concrete floor. Other outbuildings on the property, such as a small barn and shed were probably demolished when the garage was built. The house is in good condition and in spite of changes, contributes to the historic resources of Sandy.

Graves, Riley H. and Sarah Ann Russell, House  
Name of Property

Sandy, Salt Lake 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.

### Narrative Statement of Significance

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

## 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 # \_\_\_\_\_

### Areas of Significance

(Enter categories from instructions)

SOCIAL HISTORY

### Period of Significance

c. 1892-1940s

### Significant Dates

c. 1892

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Unknown

See continuation sheet(s) for Section No. 8

### Primary location of additional data:

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

Name of repository:

Utah State Historic Preservation Office

See continuation sheet(s) for Section No. 9

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Graves, Riley H. and Sarah Ann Russell, House, Sandy, Salt Lake County, UT

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## Narrative Statement of Significance

The Riley H. and Sarah Ann Russell Graves House, built c. 1892, is significant under Criterion A for its association with two important periods of development in Sandy's history, the *Mining, Smelting, and Small Farm Era, 1871-c. 1910*, and the *Specialized Agriculture, Small Business, and Community Development Period (1906-1946)*, part of the multiple property submission, *Historic Resources of Sandy City*. Riley and Sarah Graves were farmers and early settlers of Sandy. Their cross-wing home was a common house type during this period. Despite some modifications from the 1950s, the Graves house retains a majority of its historic integrity.

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## Historical Significance

Located 12 miles south of Salt Lake City, Sandy is at the crossroads of what was once a busy series of mining districts. Paralleling to a large extent the history of mining in Bingham Canyon to the west and Big and Little Cottonwood Canyons to the east, Sandy's history and development either boomed or declined based on these mining operations. Sandy's first major period of development is known as the *Mining, Smelting, and Small Farm Era, 1871-c. 1910*. During this period Sandy became a strategic shipping point and a number of sampling mills and smelters were built in the area. While the dominant force in the economy of Sandy during the 1870s through the 1890s was undoubtedly that of mining, the local agricultural community continued to develop. The majority of those involved in agriculture were members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon church) who were encouraged to pursue agriculture instead of mining.<sup>4</sup> The Riley and Sarah Graves were among those early settlers who worked on subsistence-level small family farms.

The *Specialized Agriculture, Small Business, and Community Development Period (1906-1946)* is the second period of development in Sandy. It encompasses the first half of the twentieth century and was a period of transition for the city. The mining, smelting and small farm era (1871-circa 1910) was being replaced by a more diversified economy. In some ways the town still resembled the earlier predominantly agricultural community founded by Mormon settlers in the 1860s, especially as the "boom town" economy created around the mining industry waned. The population of Sandy remained around 1,500 for the four decades between 1900 and 1940.<sup>5</sup> However, the city was defining itself as the political, economic, civic and social center for a major portion of the southeast Salt Lake Valley.

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<sup>4</sup>See *Multiple Property National Register Nomination: Historic Resources of Sandy City*, prepared by Wayne Balle.

<sup>5</sup>Martha Sonntag Bradley, *Sandy City: The First 100 Years*, (Sandy, Utah: Sandy City Corporation, 1993), 205. The population totals in Sandy for census years 1880 to 1950 are as follows: 1880 - 488; 1900 - 1,632; 1910 - 1,716; 1920 - 1,208; 1930 - 1,436; 1940 - 1,487; 1950 - 2,095.

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

Section No. 8 Page 2

Graves, Riley H. and Sarah Ann Russell, House, Sandy, Salt Lake County, UT

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This period of Sandy's history laid the groundwork for city's eventual transformation from small town to suburb. One of the earliest signs of community development was the creation of subdivisions from large farming parcels. During the first half of the twentieth century, the majority of Sandy residents continued to live on their farms, however most managed to survive economically by combining subsistence farming with other occupations, primarily cottage industries and mercantilism. Other farmers created large specialized agricultural enterprises such as sugar beets and poultry. Many Sandy residents continued to work in the mining and smelter industries in nearby communities after Sandy's smelters closed down.

The property on which the Graves house sits was originally patented to Andrew Hansen. After changing hands a couple of times, the property was deeded to Riley H. Graves in May of 1892. There is no indication the house was constructed before that time, so it is assumed the Graves family built the house soon after they purchased the property. Riley Henderson Graves was born May 10, 1852 in Indiana. His parents were Henderson and Elizabeth Stone Graves. He married Sarah Ann Russell on October 31, 1888, in Salt Lake City. Sarah was a native of Utah. She was born to Thomas Wilson and Elizabeth Ann Russell in Salt Lake City's Mill Creek area on October 13, 1854.

Riley and Sarah Graves moved to Sandy soon after their marriage. Their first son, James, was born in Sandy in 1890. Two more sons, Corwin and Rulon, were also born in Sandy in 1893 and 1899 respectively. Riley and Sarah Graves were farmers, and Riley Graves also served on the Sandy police force between 1898.<sup>6</sup> He was serving a term as justice when he died on April 9, 1900. Riley Graves had deeded to property the Sarah in 1898. Sarah was still living in Sandy with her three young sons at the time of the 1900 census. She moved from Sandy to Salt Lake City around 1909, and lived there until her death on February 18, 1939 at the age of eighty-four.

It is not known who lived in the house immediately after Sarah Graves moved out. On August 7, 1920, Sarah sold the house to George W. Turpin. George Washington Turpin was born at Council Bluffs, Iowa, on March 16, 1852. His parents were William and Elizabeth Tidwell Turpin. George grew up in the nearby West Jordan area. He married Ellen Booth on February 16, 1881. Ellen Booth was born in England in 1859 and emigrated to Utah as a child. The couple lived in West Jordan where nine children were born to them. Ellen died on December 12, 1918.

After the death of his wife, George W. Turpin moved to Sandy to live with his daughter Effie Turpin Farnsworth. He was listed with Effie's family on the 1920 census in January. Later that year he married his second wife Marie Jorgensen Rasmussen Pierson (born c. 1856-died 1940s?). In August, they probably moved to the Graves' house where they lived the rest of his life. George died on February 26, 1926, in Sandy. Marie Turpin continued to live in the home at least until 1937, though the house was deeded to George's son LeRoy in 1926. LeRoy Turpin (1886-1963) had a poultry farm in

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<sup>6</sup>A listing for an establishment called the Damphino Saloon, owned and operated by "Graves and Stuart," is listed in the 1892-1893 Utah State Gazetteer for Sandy. However, it is not known whether Riley H. Graves was Stuart's partner.

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# National Register of Historic Places Continuation Sheet

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Graves, Riley H. and Sarah Ann Russell, House, Sandy, Salt Lake County, UT

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Midvale for many years and did not live in the house. It was probably rented after Marie Turpin's death. LeRoy Turpin sold the house to L.J. and Hazel Farnsworth in 1943. The Farnsworths sold the home to Noal and Evelyn Bolliger in June of 1952. The Bolliger family still owns the home today.

## Architecture

The center of Sandy's initial settlement possesses a unique character due to several components. First, the width of the residential streets remain consistently smaller than many towns in Utah that were laid out with wide streets and ten-acre blocks. Although Sandy employed the grid pattern of development, the streets, other than the major thoroughfares such as Main Street, are relatively narrow. Secondly, the scale of the residences are consistent, mostly one or one-and-a-half story homes with a modest footprint. Third, the earliest buildings are sporadically placed within the city's core. The buildings built prior to 1910 provide the street scape with a strong sense of historic association as they are located among homes that date from the 1920s through the 1940s. The blending of pre-1910 buildings within the narrow streets of smaller-scale residential structures provide a distinctive quality to Sandy's historic core.

This house is representative of a major shift in Sandy community architecture. When the Sandy mining boon ended in 1893 and local commerce turned to agricultural business, construction slowed and the quality of houses improved. The homes built at the turn-of-the-century in Sandy were permanent, substantial structures made of brick, stone, adobe, or frame with drop siding, and adorned with decorative woodwork of trained craftsmen. This house is expressive of the level of craftsmanship attained locally during this turn-of-the-century shift to more substantial and elaborate homes.

The cross-wing house type with Victorian eclectic styling is important in describing the end of isolation of Utah in the late nineteenth century. Rural areas were less isolated from stylistic developments occurring on both the national and local levels. The pattern book styles and standardized building components were available and easily adapted for use with local materials. The former isolation of rural areas was no longer an obstacle to building well and the quality of design and workmanship were also affected during the Victorian era.<sup>7</sup> As originally constructed the Graves had much more Victorian Eclectic ornamentation, however in its present form, the remaining details still illustrate the above statements.

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<sup>7</sup>Thomas Carter and Peter Goss, *Utah's Historic Architecture, 1847-1940: A Guide*, (Salt Lake City, Utah: University of Utah Press, 1988), 110-111.



Graves, Riley H. and Sarah Ann Russell, House  
Name of Property

Sandy, Salt Lake County, Utah  
City, County, and State

## 10. Geographical Data

Acreeage of property 0.13 acres

### UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/5/3/6/0 4/4/9/4/0/2/0 B 1 11111 111111  
Zone Easting Northing Zone Easting Northing

C 1 11111 111111 D 1 11111 111111

### Verbal Boundary Description

(Describe the boundaries of the property.)

COM 16.29 CHS E & N 17.16 FT FROM SW COR OF SEC 31, T 2S, R 1E, S.L.MER.; N 56.76 FT E 1.58 CHS S 56.76 FT W 1.58 CHS TO BEG.

Property Tax No. 22-31-355-005

     See continuation sheet(s) for Section No. 10

### Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those which are currently and which were historically associated with the property.

     See continuation sheet(s) for Section No. 10

## 11. Form Prepared By

name/title Korral Broschinsky  
organization Sandy City Community Development Department date October 8, 1999  
street & number 1049 University Village telephone (801) 581-1497  
city or town Salt Lake City state UT zip code 84108

## 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 Evelyn Bolliger  
street & number 8585 South 100 East telephone (801) 255-4636  
city or town Sandy state UT zip code 84070

**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.

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National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section No. 9 Page 1

Graves, Riley H. and Sarah Ann Russell, House, Sandy, Salt Lake County, UT

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National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section No. 9 Page 1

(name), (city), (county) County, UT

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**National Register of Historic Places  
Continuation Sheet**

Section No. PHOTOS Page 1

Graves, Riley H. and Sarah Ann Russell, House, Sandy, Salt Lake County, UT

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**Common Label Information:**

1. Graves, Riley H. and Sarah Ann Russell, House
2. Sandy, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: 1998
5. Negative on file at Utah SHPO.

**Photo No. 1:**

6. West and south elevations of building. Camera facing northeast.

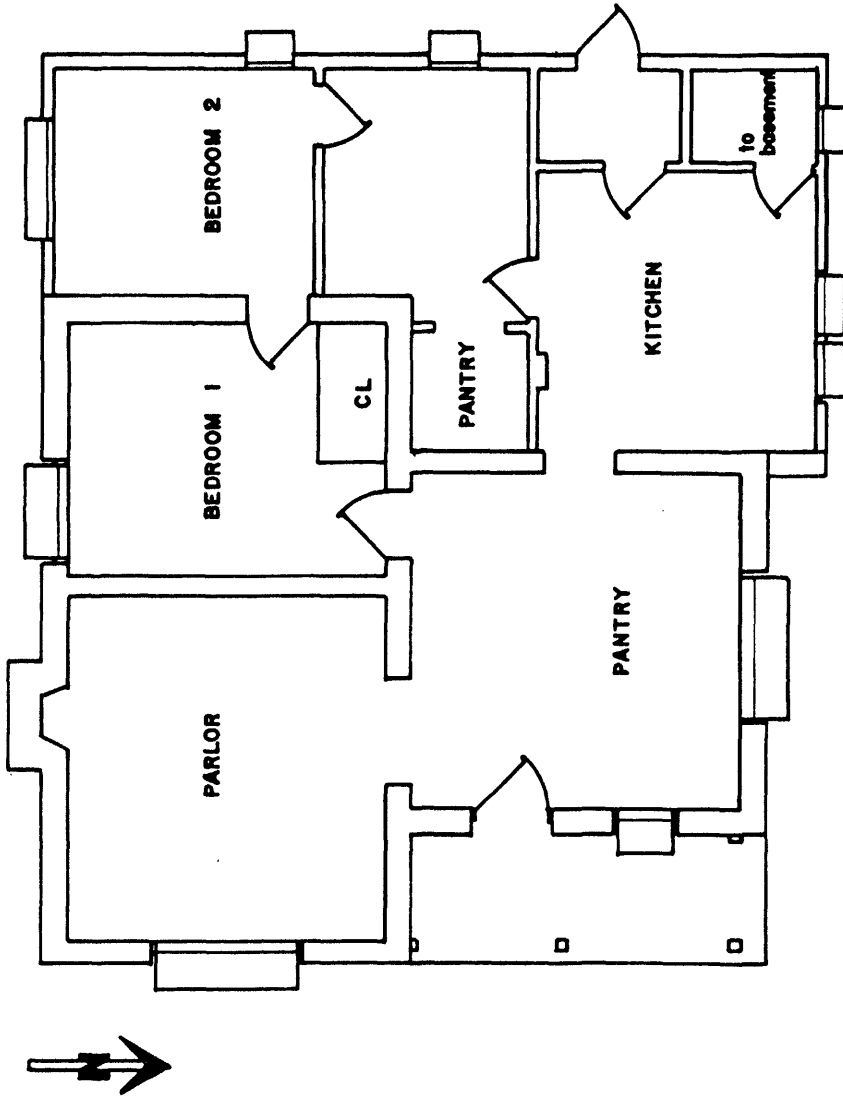
**Photo No. 2:**

6. West elevation of building. Camera facing east.

**Photo No. 3:**

6. North elevation of building. Camera facing south.

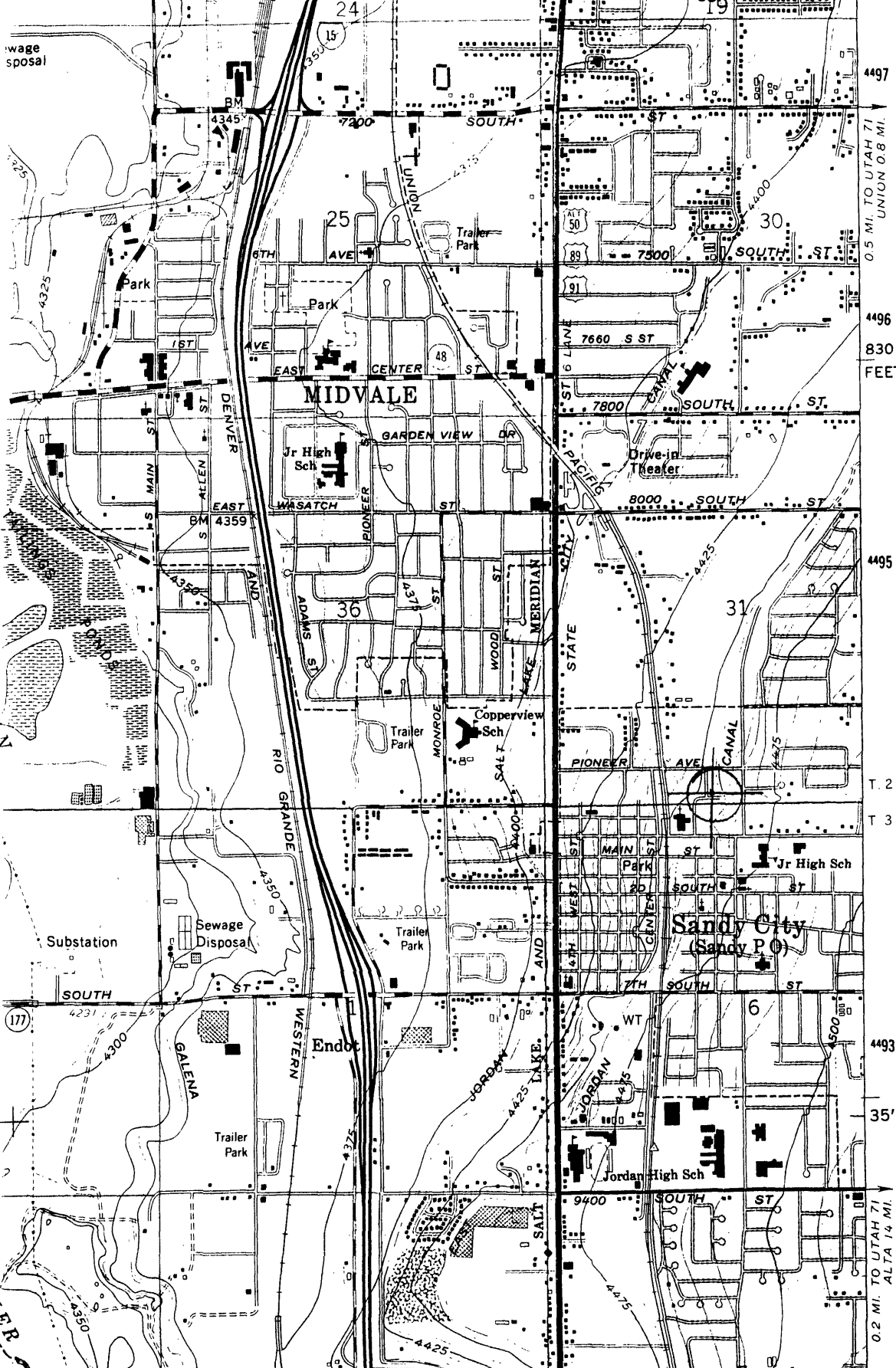
The Riley & Sarah Graves Home



MIDVALE QUADRANGLE  
 UTAH-SALT LAKE CO.  
 7.5 MINUTE SERIES (TOPOGRAPHIC)

3665 III NE  
 (SUGAR HOUSE)

5' 423 1 890 000 FEET R 1 W SALT LAKE CITY 10 MI. MURRAY 2.3 MI. R 1 E 111° 52' 30" 40° 37' 30"



4497  
 0.5 MI. TO UTAH 71 UNION 0.8 MI.  
 4496  
 830 000 FEET  
 4495  
 T. 2 S.  
 T. 3 S.  
 4493  
 35'  
 0.2 MI. TO UTAH 71 ALTA 1.4 MI.

GRAVES,  
 RILEY + SARAH  
 HOUSE

8585 S. 100 E  
 SANDY, UT  
 E 425360  
 N 4494020