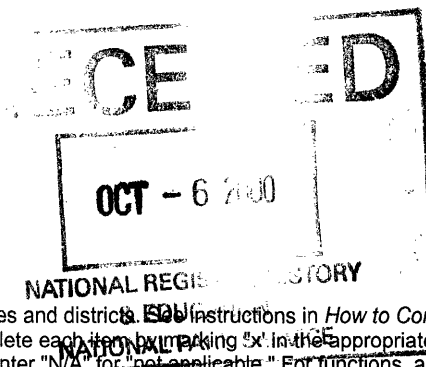


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1205

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration 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 HANNAH NASH DOWDING HOUSE

other name/site number 280 South 300 West

2. Location

street & town 8830 South 60 East not for publication

city or town Sandy 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.)

[Signature] _____ Date 9/27/2000

Signature of certifying official/Title
Deputy Commissioner for Historic Preservation

State of 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 the 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:)

[Signature] _____ Date of Action 11/6/00

Signature of the Keeper

Hanah Nash Dowding House
Name of Property

Sandy, Salt Lake County, Utah
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

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

Category of Property
(check only one box)

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

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing

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

Historic Resources of Sandy

Number of contributing resources previously listed in the National Register

N / A

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC / single dwelling

Current Function

(Enter categories from instructions)

DOMESTIC / multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: Vernacular classicism

OTHER: Hall Parlor

Materials

(Enter categories from instructions)

foundation CONCRETE, STONE

walls WOOD/weatherboard

roof ASPHALT/shingle

other

Narrative Description

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

See continuation sheet(s) for Section No. 7

Hannah Nash Dowding House
Name of Property

Sandy, Salt Lake County, Utah
County and State

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes 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" in all the boxes 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.)

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 # _____

Areas of Significance

(enter categories from instructions)

COMMUNITY PLANNING & DEVELOPMENT

SOCIAL HISTORY

Period of Significance

c.1898 - 1910

Significant Dates

c.1898

Significant Persons

(Complete if Criterion B is marked above)

N / A

Cultural Affiliation

N / A

Architect/Builder

architect: unknown

builder: unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

See continuation sheet(s) for Section No. 9

Hannah Nash Dowding House
Name of Property

Sandy, Salt Lake County, Utah
County and State

10. Geographical Data

Acreage of Property 0.24 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/2 4/2/4/7/6/0 4/4/9/3/5/4/0
Zone Easting Northing

2 / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.) Property Tax No. 28-06-157-004
Lots 1 – 4 and the East 10'-0" of Lot 5, Block 58, Sandy Station Plat

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that were historically, and continue to be, associated with the property

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Lisa M. Miller / Preservation + Planning
organization Sandy City Certified Local Government date September 8, 2000
street & number 1382 Perry Avenue telephone 801 / 355-8611
city or town Salt Lake City state UT zip code 84103

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 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/title Pamela H. Jensen
street & number 8830 South 60 East telephone 801
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.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Hannah Nash Dowding House, Sandy, Salt Lake County, Utah

NARRATIVE DESCRIPTION

The Hannah Dowding House is a simple one-story, wood-frame, vernacular classical hall-parlor cottage with some applied Victorian details that has had several additions to the west elevation. The walls of the cottage and first addition are finished with wood drop siding; both have gable roofs, which intersect to form a cross-wing or "T" cottage. There is a small, covered entrance porch in the center of the façade, with a second larger "sitting" porch on the south elevation. The house is located in the historic core of Sandy City where the narrow streets and small-scale homes offer a distinct and cohesive character to the neighborhood. The house is located on a corner, the south elevation runs parallel to 8840 South Street and the façade looks east onto 60 East Street. West of the cottage is the most recent addition. This has a main level of living space with a short, steep driveway to access a garage below. The property is in fair condition; the recent addition is clearly differentiated from the historic home.

The classical, symmetrical façade of the house has a central door with a transom; on each side of the door are tall double hung windows. The wood window sashes are present in a 1991 photograph, but have since been replaced with aluminum units. The entrance porch is sheltered with its own roof, supported by wood columns anchored to a concrete slab. The four porch columns are turned wood; they do not appear to be original to the house. The wood trim on the porch is very simple and utilitarian in style. On the north elevation there is one double-hung window similar to those on the main façade. The south elevation of the hall-parlor cottage has a projecting bay window. According to the 1911 Sanborn Map, the footprint of the house does not include this bay window; however it is documented on the 1938 Tax Assessment Card. The center section has a wood sash, fixed-pane window with a transom above, a common Victorian stylistic element. The wood sashes on the side windows have been removed and replaced with aluminum. The ridgeline of the gable roof of the first addition runs perpendicular to the ridgeline of the hall-parlor cottage. There is a brick chimney at the far west end of the addition, as well one at the east end; the east chimney appears to belong to the hall-parlor cottage. There is an entrance door in the center of the south elevation, with a corner window to the left. There is a full-width concrete slab porch; the 1911/1930 Sanborn map as well as a 1991 photograph reveal that there used to be a shed roof over the porch.

The 1911/1930 revised Sanborn map documents the first addition to the cottage as being well within the historic period. This map also shows a small second addition that was built onto the west-end of the first addition (in the current location of the large, recent addition). The notations on the 1938 Tax Assessment Card footprint sketch label this small second addition a "wash house"; it was added to the card on an update to the assessment. A notation on the front of the tax card adds value to the property for "1953 plumbing," most likely the aforementioned 10' X 16' wash house addition.

Although no outbuildings currently exist, the 1938 Tax Card lists several that were once on the property. By 1958, those buildings were gone, as the 1958 Tax Card lists none; however the washhouse is still noted which indicates the recent, large addition was built after 1958. The Record of Assessment of Improvements (1958-1969) shows a dramatic increase in the appraised value of the property in 1967; this may indicate the most recent addition was built at that time.

The most recent addition has a simple, split-level, rectangular footprint with a concrete foundation, aluminum siding and aluminum sliding windows. A two-car garage is located below grade directly beneath the living

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Hannah Nash Dowding House, Sandy, Salt Lake County, Utah

spaces. The shed roof slopes down toward the back yard, or north elevation. A c.1978 tax photo reveals that this addition is not directly connected to the historic house. In addition to this physical separation, the historic house is a separate dwelling unit; the current owner rents the historic house while living in the most recent addition. The addition has two bedrooms and a bath, with a combined kitchen/living room.

National Register of Historic Places
Continuation Sheet

Section No. 8 Page 1

Hannah Nash Dowding House, Sandy, Salt Lake County, Utah**NARRATIVE STATEMENT OF SIGNIFICANCE**

Built c.1898, the Hannah N. Dowding House is significant under Criterion A as part of the multiple property nomination *Historic Resources of Sandy City*. Under Criterion A, the house is significant for its association with *The Mining, Smelting and Small Farm Era* of community development in the history of Sandy. The hall-parlor house was a ubiquitous in Utah, having been the most common form of dwelling during the nineteenth century. It is also a typical example of a residence for the earliest working class citizens of Sandy. The house has retained its historic integrity, and is a contributing historic resource of Sandy City.

HISTORY

Located twelve miles south of Salt Lake City, Sandy City was founded in the 1850s as a farming settlement. The majority of these early farmers were members of the Church of Jesus Christ of Later-day Saints (LDS or Mormon Church) who were encouraged by their church leaders to pursue agricultural activities and establish self-sufficiency. When work on the Salt Lake LDS Temple began in 1852, Sandy became an essential way station as the granite for the building was cut from Little Cottonwood Canyon, located just east of Sandy. During the 1860s and 1870s settlers came to Sandy with the promise of easy land grants in the less crowded south valley. In 1863 precious metals were discovered in the canyons located just east of town, and the early history and development of Sandy parallels the history of the mining industry. The farming town soon changed to suit the clientele; hotels, saloons and brothels dominated Main Street. Sandy became an important diversified hub for farming, granite cutting, mining and smelting. In 1873, LDS church leader Brigham Young christened the town "Sandy" for its thirsty soil.

The first major period of development in Sandy is known as the *Mining, Smelting and Small Farm Era, 1871-c.1910*.¹ In 1871, a 160-acre town site was platted²; a number of sampling mills and smelters were built and Sandy became a strategic shipping point. While the dominant economic force during the 1870s through the 1890's was mining, a local agricultural community also developed. New business enterprises arose to support the local agricultural community, new schools were built, and in 1893, the city was incorporated.³ By 1930, production in the mines had ceased; without the presence of miners, Sandy City began to clean up the saloons and brothels, and concentrate on civic improvements.⁴

The *Specialized Agriculture, Small Business, and Community Development Period, 1906-1946* is the second period of development in Sandy. The mining, smelting and small farm era was gradually replaced by a more diversified economy. The population of Sandy remained at approximately 1,500 between 1900 and 1940.⁵ During this time the city was defining itself as the political, economic, civic and social center for the southeast Salt Lake Valley. This second period of Sandy's history laid the groundwork for the city's eventual transformation from small town to suburb.

One of the earliest signs of community development was the creation of subdivisions from large farm parcels. During the first four decades of the twentieth century the majority of Sandy residents continued to live on farms. Most of these residents survived economically by combining subsistence

¹ Balle, Wayne, *Historic Resources of Sandy City*, Multiple Property NR Nomination, 1992.

² Rich Roxie, N, *The History and People of Early Sandy*, 1975.

³ Daughters of the Utah Pioneers, *Tales of a Triumphant People: A History of Salt Lake County*, 1947.

⁴ Sillitoe, Linda *A History of Salt Lake County*, USHS & SLCC, 1996.

⁵ Bradley, Martha Sonntag *Sandy City: The First 100 Years*, Sandy City Corporation, 1993.

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National Park Service**

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2Hannah Nash Dowding House, Sandy, Salt Lake County, Utah

farming with other occupations, primarily cottage industries and mercantilism; other farmers created large specialized agricultural enterprises such as sugar beet, poultry and dairy farms. Sandy residents also continued to work in the mining and smelter industries in nearby communities even after the smelters in Sandy closed down.

The core of the initial settlement in Sandy has several unique characteristics. The width of the residential streets is significantly smaller than most Utah towns laid out with the requisite ten-acre blocks as directed by LDS Church leader and founder Joseph Smith. The residences are primarily one-story residences with modest floor plans. The Hannah Nash Dowding House is located in the square-mile core of historic Sandy where the combination of small-scale homes and narrow streets lend a distinctive quality to the neighborhood.

COMMUNITY DEVELOPMENT & SOCIAL HISTORY

By 1863, there were only four homes in this area of the Salt Lake Valley.⁶ Thomas Hill Allsop was a farmer from Yorkshire, England, who joined the LDS church and immigrated to Utah in 1857. Allsop settled in Sandy where he claimed a homestead of 240 acres, nearly half of the land that comprises present day Sandy; the other half belonged to LeGrand Young.⁷

Although he never lived in Sandy, LeGrand Young was one of the first two major landowners in what is now Sandy City. He was a corporate attorney and prominent citizen of Salt Lake City. LeGrand was born in Nauvoo Illinois; and in 1850 immigrated with his family to Utah. At the age of 24 LeGrand began to study law; he became a student in the Salt Lake City law firm of Hoge & Johnson; he later attended the University of Michigan Law School and graduated in 1874. Young served as the attorney for the Union Pacific Railroad Company, the Utah Southern Railroad, and the Deseret National Bank. In 1895, he was elected judge of the Third Judicial district Court, opening the first term of the district court in Utah. He later resigned as he felt the salary was inadequate. Young was president of the State Bar Association, and served two terms on the City Council. In 1907, Young and his business partners began construction on the Emigration Canyon Railroad.

According to the title abstract, the land on which this house was built was first owned by LeGrand and Grace Young. The 1938 Tax Assessment Card indicates the house was built in approximately 1898. This information was supplied by the owner, which at that time was the State Building & Loan Association. City directories reveal the residents in 1938 were Roy V. and Myrtle Peterson. The type, style and materials used to build the house support the construction date of 1898. A sale is not recorded for the property on which this house is built until 1904; however as evidenced by the construction materials and style, the house was most likely built between 1895 and 1898. It is surmised that LeGrande Young may have entered into an unrecorded contract with the purchaser, and held the property in his name until paid in full. During this time the purchaser went forward with building a house.⁸ An advertisement in the 1892-93 Utah Gazetteer reads:

"RURAL REAL ESTATE CO.,
Lots for Sale on Easy Terms, Choice
Farm Bargains.
Houses Built on Installments. Buy
And Sell on Commission.

⁶ Bradley, Martha Sonntag, *Sandy City the First 100 Years, 1893*.
⁷ Bradley, Martha Sonntag, *Sandy City the First 100 Years, 1893*.
⁸ see Mary Parmley House, 8850 South 220 East, Sandy.

National Register of Historic Places
Continuation SheetSection No. 8 Page 3Hannah Nash Dowding House, Sandy, Salt Lake County, Utah

Rural Real Estate Co., P.O. Box 101, Sandy, Utah”

Hannah Dowding may have responded to such an offer made by LeGrande Young.

On October 3, 1904, the sale of the property to from LeGrand Young to Hannah Dowding was recorded. Hannah Nash Dowding was born on May 1, 1830, in Great Chevorell, Wiltshire, England. She and her husband Thomas were married in 1848 and had ten children, not all lived to be adults.⁹ Their first seven children were born in England; their eighth child was born in Wyoming in 1866, during their emigration to Utah with the William Henry Chipman Company.¹⁰ Their last two children were born in 1868 and 1869, in West Jordan, Utah; both died soon after their birth. Thomas Dowding passed away in Sandy on February 2, 1890. By the time the house was built c. 1898, Hannah was a widower, and her youngest child Martha was 32 years old. The modest hall-parlor cottage was most likely a home built for Hannah as a place to spend her last years. In April 1905, Hannah sold the property to H. W. Charter and his wife Eddley for \$500.00. Hannah passed away in December 1906.

Henry Willard (Hank) Charter was born in Michigan in April 1845; he came to Utah to work in the mines. Charter was a veteran of the Civil War; he reportedly shook hands with President Abe Lincoln while recovering from battle wounds.¹¹ Hank was an extremely patriotic man; a story is told about a parade that was held for President Woodrow Wilson (1913-1921) during his visit to Salt Lake City, Hank Charter reportedly stopped the parade and asked the President to move as he was sitting on the American flag. He later received a letter of apology from the president, who commended him for his initiative.¹² In May 1875, Henry married Eddley Hansen; they had five children. In approximately 1900 the family moved from Bennion to Sandy in order for the children to attend school; in 1905 they purchased the house. Henry was employed for a time with the Mingo Smelter in Sandy. Eddley was active in the LDS church, she was a member of the “Sandbur Camp” of the Daughters of Utah Pioneers and served as the Primary (children’s religious instruction) president for her LDS church ward for many years.¹³ Eddly’s eldest two boys both passed away at young ages in 1908. Henry passed away in August 1926; in May 1928 Eddly deeded 1/4 interest of her house to each of her four heirs: two daughters Irene and Mabel, and her remaining son Elmer and his wife Katherine. One year later, in April 1929, the house was quitclaimed to Elmer and Katherine; they immediately secured a \$1,200.00 loan against the property.

Elmer Donzello Charter was born in December 1896, in West Jordan, Utah. He served in World War I and was sent to France to cook for the troops.¹⁴ The 1930 city directory indicates Elmer’s profession as a “heater for Western Steel & Foundry.” Elmer and Katherine must have encountered financial trouble in the year following the 1929 stock market crash, as in 1931 the house was repossessed by the State Building & Loan Association.

The house was next sold to Roy and Myrtle Peterson. The city directories for 1928 through 1930 list Roy V. Peterson’s profession as miner, residence in Sandy; the 1931 directory indicates he is a laborer, residing at 232 Sixth East, Sandy. In the 1938 city directory Roy and Myrtle’s home is listed as 280 South 3rd West, Sandy; the historic address for the subject house. The abstract of title does not reflect the sale from State Building & Loan Association to Roy and Myrtle Peterson until February

⁹ FamilySearch.com, Family Group Record.
¹⁰ Eschom, Frank. Pioneers and Prominent Men of Utah, 1966.
¹¹ Rich, Roxie N. The History and People of Early Sandy., 1975.
¹² Rich, Roxie N. The History and People of Early Sandy., 1975.
¹³ Rich, Roxie N. The History and People of Early Sandy., 1975.
¹⁴ Rich, Roxie N. The History and People of Early Sandy., 1975.

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National Register of Historic Places Continuation Sheet

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1947. In 1959, the Petersons sold the house to Clinton and Hazel Olsen. The house remained in the Olsen family until 1977, when it was sold to Vern and Helen Enniss. In 1988, the house was repossessed by Veterans Affairs and in 1989 sold to the current owner Pamela Hansen Jensen.

The Hannah Nash Dowding House meets the registration requirements as outlined in the 1992 National Register Multiple Property Documentation Form, *Historic Resources of Sandy City*. Built c.1898, the house is associated with the history and development of Sandy City between 1871 and c.1910. The original architectural features have been maintained; however there have been minor alterations to the hall-parlor/cross wing cottage. These include the removal of historic wood windows, and replacement with aluminum. In removing and replacing the windows, the rough openings were not altered in size. The c.1967 addition to the west side of the T cottage is easily distinguishable from the historic house, and cannot be seen when looking at the primary façade from the street; however, this being a corner lot, it is visible from the side. The additions to the residence describe the growth in Sandy City at the turn of the century, which in turn represents a new level of prosperity in the economic development of the community.

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National Park Service

National Register of Historic Places Continuation Sheet

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National Park Service**

National Register of Historic Places Continuation Sheet

Section No. Photo Labels Page 1

Hannah N. Dowding House, Sandy, Salt Lake County, Utah

PHOTOGRAPH LABELS

For All Photographs:

1. Hannah N. Dowding House
2. Sandy, Salt Lake County, Utah
3. Photographer: Lisa M. Miller
4. Date: September 2000
5. Negative on file at the Utah SHPO

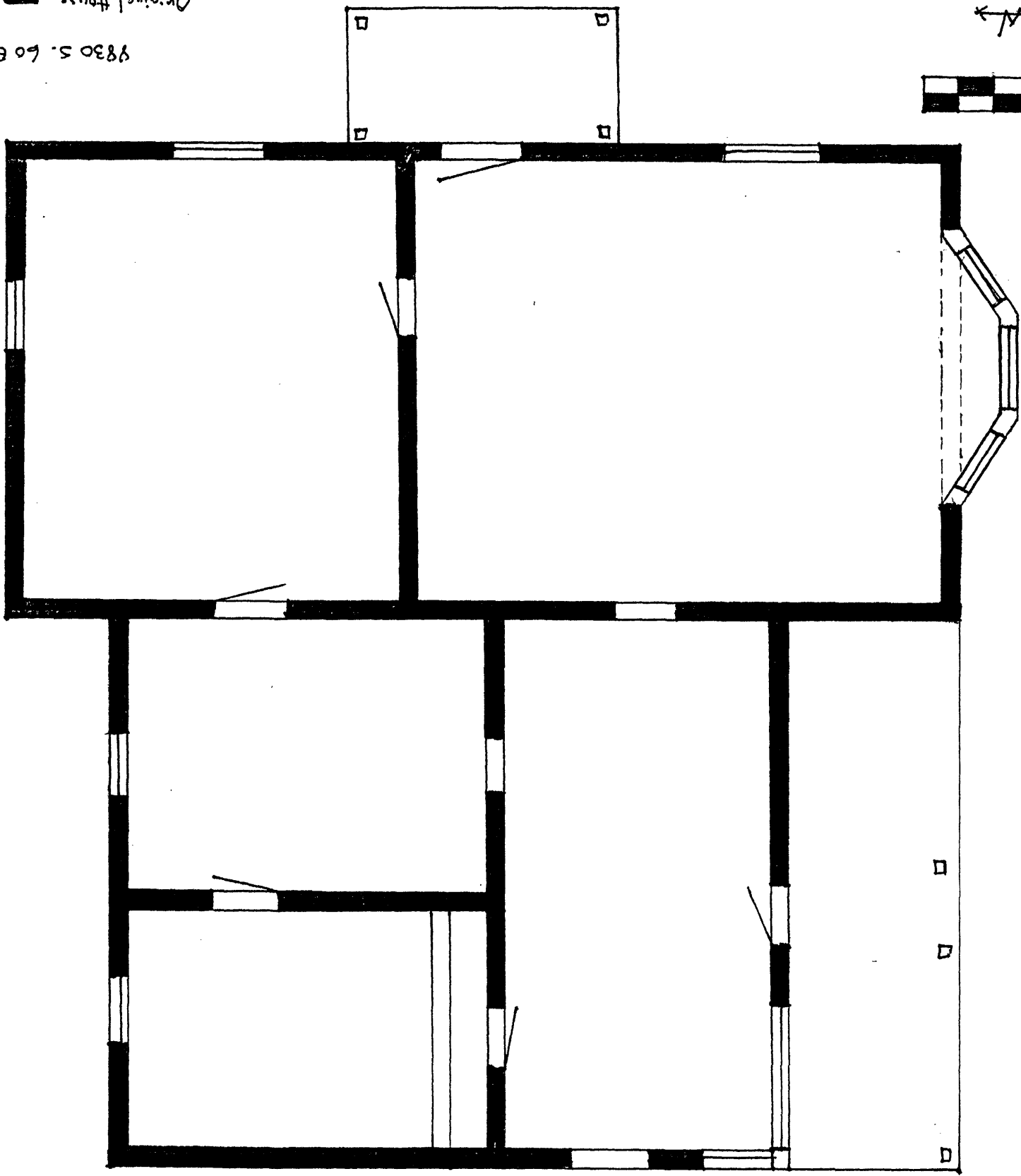
Photo 1: East elevation. Camera facing west.

Photo 2: North & east elevationS. Camera facing southwest.

Photo 3: South & east elevations. Camera facing northwest.

Photo 4: North elevation. Camera facing south.

9830 S. 60 E.
Original House
--- Wall removed



New addition