

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 *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name FARRER, BENJAMIN AND JANE COOK, HOUSE
other names/site _____

2. Location

street & number 530 East 8800 South N/A not for publication
city, town Sandy N/A vicinity
state Utah code UT county Salt Lake code 035 zip code 84070

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	contributing	noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
Name of related multiple property listing: <u>Historic Resources of Sandy City</u>		<u>1</u>	<u>1</u> Total
		No. of contributing resources previously listed in the National Register <u>0</u>	

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

[Signature] July 10, 1992
Signature of certifying official 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.

Signature of commenting or other official Date

State or Federal agency and bureau

5. 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:) _____

Antoinette A. Pece 8/28/92

fa Signature of the Keeper Date of Action

6. Functions 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

Materials
(enter categories from instructions)

foundation STONE / Granite
walls BRICK

roof ASPHALT
other _____

Describe present and historic physical appearance.

Built in 1900, the Benjamin Farrer house is a single story Victorian Eclectic brick structure which employs the crosswing or "T" cottage floorplan. The traditional crosswing plan which joins projecting and flanking wings, typically one room deep, has been expanded in this example to include a two-room deep flanking wing. In order to access this double-pile room arrangement, a central passage which extends through the first room is included in the design.

The exterior brick walls are laid in a common or American bond which employs one course of stretchers with each sixth course of headers. They are accented above the random rubble granite foundation with a projecting two course brick water table. The walls then rise to the cornice where a wide frieze board provides a transition from wall to cornice. The design of the exterior of the building employs a number of regionally familiar picturesque and Victorian Eclectic themes. The window piercings are accented with elaborate segmental brick hoods and 4" wooden lug sills. The gable end of the projecting and flanking wings contains patterned shingling within a full return of the cornice. The projecting gable end also contains a lunette window and an intricate geometric stick applique at the raking cornice. The rear gable of the projecting wing has a partial return of the cornice allowing the exterior brick to run continuous to the raking cornice.

The deck and roof structure of the front porch has been replaced at an unknown date. The ghosting evidence would indicate that the original porch had a more shallow pitched hip roof. The porch posts are original and indicate that the railing (now missing) was set at a height of 2'-2". The ornamental scroll-cut bracket supports at the front porch columns are composed of laminated 1" boards. The window sashes are predominantly one-over-one, double hung. The leaded transom at the main entry is a recent addition, as is the colored glass at the transom of the parlor sash at the projecting bay. Altered sashes are limited to those at the southwest corner of the building which were originally identical to the paired double hung sashes located directly to the north.

An out-of-period kitchen addition extends from the rear of the original structure which is easily distinguishable as a modern addition. The wood framed walls are covered with rough-sawn vertical wood siding and the roof is a hipped structure which softens its impact on the original structure.

___ See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:
___ nationally ___ statewide X locally

Applicable National Register Criteria X A ___ B X C ___ D

Criteria Considerations (Exceptions) ___ A ___ B ___ C ___ D ___ E ___ F ___ G

Areas of Significance

(enter categories from instructions)	Period of Significance	Significant Dates
ARCHITECTURE	1900	1900
COMMUNITY PLANNING & DEVELOPMENT		

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

John W. Farrer (son of Benjamin and Jane Farrer)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Built in 1900, the Benjamin Farrer House is significant under Criterion C as a distinct and important example of the crosswing, a house type common to Sandy, the surrounding area, and throughout Utah from 1880 to 1910.¹ Among the best preserved examples of this version of the crosswing in Sandy, this structure retains a vast majority of its Queen Anne and Victorian Eclectic detailing. It is also expressive of the level of craftsmanship attained locally on the construction of such structures, including the use of native materials, such as the granite employed on the foundation. Under Criterion A, this house type is significant for its association with an important period of development in Sandy's history. The house provides an example of one type of dwelling which was commonly built in Sandy by and for its residents during the Mining, Smelting, and Small Farm period of 1871-1905.

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 surrounding canyons, Sandy's early history and development either boomed or declined based on these mining operations.

Sandy's first major period of development, known as the "Mining, Smelting, and Small Farm Era, 1871-c.1910", closely coincided with the discovery and mining of precious metals in nearby canyons beginning in 1863, and with the arrival of the transcontinental railroad to Utah in 1869. Extending south from Salt Lake City, the Utah Southern Railroad reached the Sandy area in 1871,² placing Sandy at a crossroads between Salt Lake City, Bingham Canyon, and Big and Little Cottonwood Canyons.³ Railroad spurs were subsequently extended to the mouths of these canyons,³ allowing materials to be shipped to and from the mining operations.

X See continuation sheet

¹Carter, Thomas and Goss, Peter, Utah's Historic Architecture, 1847-1940. University of Utah Press, Salt Lake City, Utah, 1988. pp.37-43.

²Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900. Compiled and published by Daughters of Utah Pioneers of the Salt Lake County Company. p.276.

³Porath, Joseph H. "Materials gathered for a history of Big Cottonwood Canyon & Little Cottonwood Canyon" USHS Call # MSS, A, 435-16, p.17.

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National Register of Historic Places Continuation Sheet

Section number 8 Page 1 Farrer, Benjamin and Jane Cook, House, Sandy, Salt Lake County, Utah

Since Sandy was a strategic shipping point, it is only logical that needed sampling mills and smelters were built in the area.⁴ Also in 1871, a 160 acre townsite was platted,⁵ and the construction of a "boom town" shortly followed. The boom period of the 1870s was short lived with the failure of several mining concerns which fed Sandy's economy,⁶ leading to the closure of several smelting and sampling concerns beginning in 1876. Mining, however, continued to have a large impact on the town in the years following this initial slow down.

While the dominant force in the economy of Sandy during the 1870s, '80s, and '90s was undoubtedly that of mining, the local agricultural community continued to develop. A series of wells and ditches were dug beginning as early as 1869 to supply the city, smelters, and farms with water. Early agricultural pioneers, who generally established small, family type farms, were but forerunners of a later agriculturally oriented lifestyle which was to dominate Sandy's economy. During the 1890s, despite a downturn in the mining industry, Sandy continued to establish itself as a permanent community in the Salt Lake Valley. New business enterprises came into being to support the local agricultural economy, new schools were built, and the city was incorporated in 1893.⁷ With the relocation of sampling and smelting concerns to other locations, Sandy's impact as a mining town diminished.⁸ Many of the mines that once supported Sandy's mining industry either played out, or their refining operations were relocated.⁹ By soon after the turn of the century, Sandy had lost much of the mining component of its economy, marking an end to its initial phase of development. The agricultural component also shifted at this time away from small family farms toward larger, more specialized farming operations, inaugurating a new phase of development in the city.

Benjamin Farrer, born on January 17, 1841, in Lancashire, England, emigrated to the United States with his widowed mother and three siblings upon their conversion to the Church of Jesus Christ of Latter-day Saints. The family migrated with the Saints from Nauvoo to Salt Lake City in 1846-7. On Oct. 17, 1868, Farrer married Jane Cook who had immigrated from England in 1863. According to family histories and genealogical information, the Farrer family lived in a variety of locations prior to the erection of this, their last home in Sandy in 1900. The locations

X See continuation sheet

⁴Ibid. p.16.

⁵Rich, Roxie N., The History and People of Early Sandy (no publisher listed). ca. 1975. Copy in possession of Sandy City Planning Dept. p.87.

⁶Robertson, Frank Co., Boom Towns of the Great Basin. Sage Books, Denver Co., 1962. pp.72-73.

⁷Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900. Compiled and published by Daughters of Utah Pioneers of the Salt Lake County Company. p.280.

⁸"The Cottonwood Canyons." USHS Call # MSS, A, 4324.

⁹Bailey, Lynn R., Old Reliable, A History of Bingham Canyon, Utah. Westernlore Press, Tucson, Arizona, 1988, p.278.

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Section number 8 Page 2 Farrer, Benjamin and Jane Cook, House, Sandy, Salt Lake County, Utah

include Salt Lake City, Alta, West Jordan, and land south and east of the original Sandy City Plat. Farrer worked as a candy maker in Salt Lake City prior to his marriage, an ox team driver (crossing the plains three times) during the 1860s, and a carpenter from 1868 to 1872. He then worked as a miner at Alta in 1872 followed by a stint at a smelter in Murray in 1875. Farrer then homesteaded a 160 acre farm in 1880 south east of Sandy City where he worked as a farmer until the Farrer home in Sandy City was built. John W. Farrer, a son of Benjamin and Jane Farrer and a local builder, was responsible for the construction of the house. Although the house was built late in the historic context under discussion, it is a product of the work of a man and family which experienced nearly all facets of the economy and life in the area including mining, smelting, and farming. Upon completion of the house, Benjamin and his wife Jane separated. Benjamin relocated to Salt Lake City where he lived in a boarding house until his death in 1909. Jane continued to occupy the home until approximately 1910 when the home was sold to Alva J. Butler. Jane Farrer died on Oct. 16, 1925.

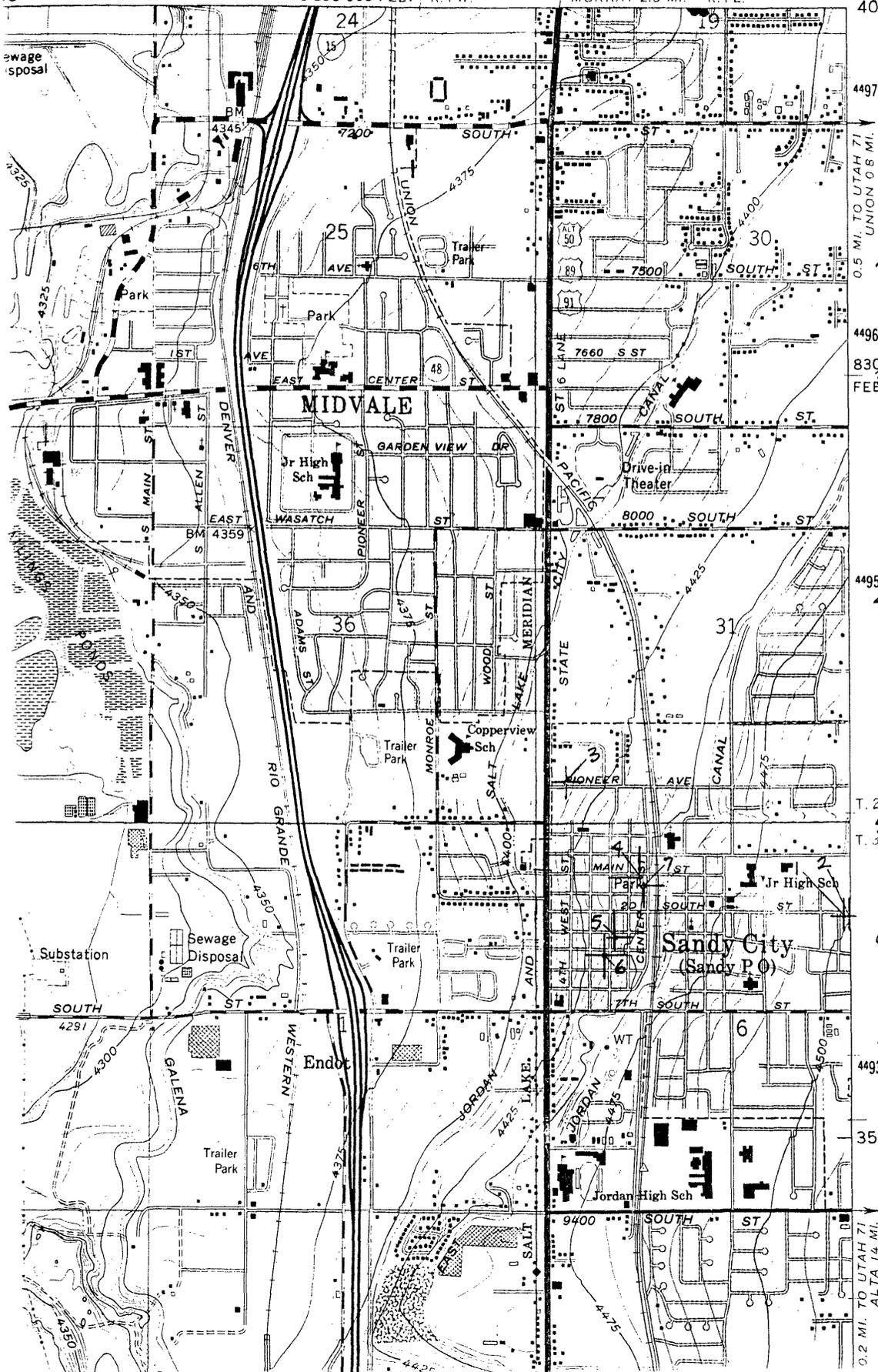
Alva John Butler worked as a teacher and salesman and served as a member of the Jordan Stake High Council. He was working as a travel agent and salesman for Studebaker Bros. at the time that he purchased the Farrer home. He also functioned as a justice of the peace, school trustee, and member of the Sandy City Council. Bulter became president and manager of the Farmer's Implement Company (1915-1920). In 1921 he became an insurance agent and appears to have moved from Sandy the following year¹⁰. The property was subsequently sold to Louis Van Dam in 1929. Van Dam was a son-in-law of James Jensen, a prominent Sandy City businessman, and worked as a bookkeeper for his lumber and hardware business (Jensen and Kuhre). Louis also served as Sandy City Recorder for various terms after 1930.

¹⁰Jenson, Andrew, Latter-Day Saint Biographical Encyclopedia. Western Epics, Salt Lake City, Utah, 1971 (reprint of 1901 publication). pp.312-313.

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

3665 III NE
 (SUGAR HOUSE)

5' 23 1 890 000 FEET R. 1 W. SALT LAKE CITY 10 MI. 111°52'30" 40°37'30"
 MURRAY 2.3 MI. R. 1 E.



ALL SITES LOCATED IN:
 SANDY, SALT LAKE
 COUNTY, UTAH

1. ANDERSON, JOHN A.
 HOUSE
 UTM: 12 E 425860
 N 4493550
2. FARRER, BENJAMIN
 HOUSE
 UTM: 12 E 425900
 N 4493550
3. FARRER, JOHN W.
 HOUSE
 UTM: 12 E 424820
 N 4494120
4. HOLMAN, ABBA R.
 BLOCK
 UTM: 12 E 425110
 N 4493710
5. NELSON, NELA A.
 HOUSE
 UTM: 12 E 425010
 N 4493465
6. PETERSON, CHARLES
 HOUSE
 UTM: 12 E 424945
 N 4493590
7. SANDY CO-OP
 BLOCK
 UTM: 12 E 425130
 N 4493680

0.5 MI. TO UTAH 71 UNION 0.8 MI.
 4497
 4496
 830,000 FEET
 4495
 T. 2 S
 T. 3 S
 4493
 35'
 0.2 MI. TO UTAH 71 ALTA 14 MI.