

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1349

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 Anderson, Y. Martin and Hannah Nelson, House
other names/site number _____

2. Location

street & number 8832 South 90 East N/A not for publication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.)

Walter M. [Signature] 11/2/99
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): _____

[Signature] 12/9/99
Signature of the Keeper Date of Action
Edson H. Beall

Anderson, Y. Martin and Hannah Nelson, 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	
2	0	buildings
		sites
		structures
		objects
2	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 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: central block with projecting bays

Materials
(Enter categories from instructions)

foundation STONE, CONCRETE

walls STUCCO, BRICK

roof ASPHALT

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

Anderson, Y. Martin and Hannah Nelson. 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.)

X 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)

SOCIAL HISTORY

Period of Significance

c. 1910-1940s

Significant Dates

c. 1910

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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

X See continuation sheet(s) for Section No. 9

Anderson, Y. Martin and Hannah Nelson, House
Name of Property

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

10. Geographical Data

Acreege of property 0.23 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/5/0/0/0 4/4/9/3/5/4/0 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.)

LOTS 1 14 15 & 16, BLK 59, SANDY STATION PLAT.

Property Tax No. 28-06-162-005

 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 Michael Charlier
street & number 8832 South 90 East telephone (801) 566-0834
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 Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Anderson, Y. Martin and Hannah Nelson, House, Sandy, Salt Lake County, UT

Narrative Description

The Y. Martin and Hannah Nelson Anderson house, built c. 1910, is a single-story brick house. The house type is a modest example of the Victorian form described as a central block with projecting bays. The style of the house is Victorian Eclectic. The brick has been stuccoed, and the house rests on a stone foundation encased in concrete, with an asphalt-shingled roof. The house is located on a corner lot near Sandy's historic downtown at 8832 South 90 East.¹ The property includes a c. 1930 garage. The house is in excellent condition and historic resources of Sandy.²

The foundation of the Y. Martin and Hannah Anderson is granite. The walls are brick with what appears to be four projecting courses at the water table. According to the tax card, the brickwork was covered in stucco in 1935 and the foundation was probably encased in concrete at the same time. The enclosed or screened porch at the southwest corner of the house may have been added at the same time. The stuccoed portions of the house are painted white, while the foundation was painted red. The most prominent feature of the house is the projecting wing on the east elevation. This wing has a simple gabled-roof with diamond and half-round shingled gable trim. The shingles have been painted in an alternating pattern of dark green and red. Other wood features such as the cornice and the frame of the diamond-shaped window in the gable are painted dark green. The window in the projecting wing is a large single pane window replacing the original window and transom (date unknown, probably 1950s). This window and other windows on the house have arched hood moldings and lug sills. There is a parlor door to the wing.

Behind the projecting wing is a hipped roof with a short ridge perpendicular to the facade of the house. The roof has been covered with asphalt shingles. The metal hip knobs and brick chimney shown in the c. 1938 photograph has been removed (date unknown). The front door is set back from the projecting wing under a shallow porch roof supported on two full and one engaged Tuscan columns. The columns have been painted white. The porch deck is wood over concrete. Next to the front door is large single-pane window with transom.

On the north elevation, the house has a pair of one-over-one, double-hung windows. There are two similar windows on the south elevation, and one slightly shorter version. Two original windows can be seen at the north corner of the west elevation. The c. 1935 screen porch replaced a smaller porch shown on the 1911 Sanborn map. The porch is on a concrete deck, and is frame sheathed in six inch drop siding. The porch has a hipped roof and a ribbon of fixed-pane windows on two sides. The back door is in the center of the west side.

¹In 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 280 South 200 West.

²Some information provided by David R. Haws' *Intensive Level Survey of the Y. Martin Anderson House*, prepared for the Sandy City Community Development Department, 1989.

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Anderson, Y. Martin and Hannah Nelson, House, Sandy, Salt Lake County, UT

The interior of the house has five rooms with 996 square feet of space. The kitchen is behind the parlor on the south side, a bedroom is on the north; the bathroom was added to the rear of this bedroom (date unknown). The entire interior received an extensive remodeling in the 1950s. Closets were added and interior hopper windows were blocked. A door from the kitchen to the rear pantry was also blocked. The cellar consists of crawl space only and the attic space is minimal.

The house faces east on a 0.23 acre corner lot. The garage at the southwest corner of the property was built c. 1935, and faces south with one large auto door. A smaller door is on the north end and a window is on the east side. The garage is frame, covered in siding similar to the screen porch, and has a simple gable asphalt-shingled roof. The garage is accessed via two strips of concrete. A sidewalk installed (and stamped) in 1924 is found along the east and south sides of the property. An irrigation ditch runs parallel to the sidewalk. The landscaping consists of lawn and several shrubs on all four sides; there is a garden plot to the northwest. One large conifer and several mature deciduous trees are also on the lot. The notched (picket) fence is a recent addition to the east and south sides property, as is the lamp post. There is a chain link fence along the west side, and a wood fence to the west and north. The neighborhood contains a mix of late nineteenth-century and early-twentieth century homes, with some later additions. The Y. Martin and Hannah Nelson Anderson house is in excellent condition and contributes to the resources of the neighborhood.

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Anderson, Y. Martin and Hannah Nelson, House, Sandy, Salt Lake County, UT

Narrative Statement of Significance

The Y. Martin and Hannah Nelson Anderson house, built c. 1910, is significant under Criterion A for its association with the second period of Sandy City's development: the *Specialized Agriculture, Small Business, and Community Development Period (1906-1946)* part of the multiple property submission, *Historic Resources of Sandy City*. Several members of the Anderson family were influential business owners in Sandy during this period. Y. Martin Anderson owned and operated a butcher shop-meat market in the city for many years. The Anderson House is a small version of the central-block-with-projecting-bays house type and has Victorian Eclectic details. The house is in good condition and contributes to the historic resources of Sandy.

Historical Significance

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-c. 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 1940.³ However, the city was defining itself as the political, economic, civic and social center for a major portion of the southeast Salt Lake Valley.

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, dairy and poultry. Many Sandy residents continued to work in the mining and smelter industries in nearby communities after Sandy's smelters closed down. Y. Martin Anderson owned and operated a meat market and butcher shop in Sandy during this period.

The land on which the Alfred and Annie Anderson home sits was originally owned by LeGrand and Grace Young. The Youngs sold the property to Chloe Benedict in 1891. Albert E. Cowdell acquired the property in 1906. Albert and his wife Hattie took out a mortgage for \$400 in 1909. In 1910, they

³Martha 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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Anderson, Y. Martin and Hannah Nelson, House, Sandy, Salt Lake County, UT

sold the property to Albert and Anna Larson for \$1,800. The large increase in the selling price may indicate the house was built sometime between 1909 and 1910.⁴

The Cowdells probably never lived in the home since they owned a home elsewhere in Sandy. The only information available for Albert and Anna Larson was a Polk directory listing for the year 1914. Albert Larson was a miner at the time and may have left the area soon after he sold the property in 1913. The owner most closely associated with the home is Y. Martin Anderson, who purchased the property on May 5, 1913 and lived in the home until 1950.

Yalmer Martin Anderson was born March 31, 1880 in Norway. Mart, as he was called, was the third child of Karl Ludvik and Maren Christopherson Anderson. The Anderson family joined the Church of Jesus Christ of Latter-day Saints (LDS Church) and immigrated to Utah around 1887. The family first lived in Salt Lake City and later moved to a farm in West Jordan where they stayed until 1897. When Mart about seventeen, he went to Cardston, Canada with his father and older brother Alfred to work on a church-sponsored canal and sugar factory. While spending the winter in Salt Lake City, Mart met Hannah Nelson and they were married April 20, 1909. Hannah (Johanna) Nelson was born in Sweden, on October 24, 1885 to Nils Peter and Ingrid Hokanson Nelson. Mart and Hannah lived in Raymond, Canada for a time. Their daughter Ruth was born there in May of 1910. Soon after Ruth's birth, the family moved to Sandy, Utah. Mart found work at the United States Smelting and Refining Company in Midvale, but wanted to open his own butcher shop. In 1911, he opened his meat and grocery business on the ground floor of the Sandy Opera House.

Mart and Hannah's second daughter Vera was born in Sandy, in February of 1913. Mart eventually went into a partnership with his brother Alfred. They built a brick shop at 123 East Main Street in 1914. Within a few years, the partnership broke up. Alfred became a grocer and Mart move the meat market and butcher shop to a new location at 115 East Main Street.⁵ Hannah Nelson died of a rheumatic heart condition on June 9, 1919.⁶ On the 1920 census for Sandy, Mart Anderson was living with his young daughters, a housekeeper Eunice [sp?] Jorgensen and her daughter Virginia. In 1920s, Mart had a partnership with W.A. Nelson, but his business was still known as Anderson's Meat Market. Between 1930 and 1948, the last location of the meat market was at the corner of 120 East and Main Street.

⁴The tax card gives a construction date of 1911.

⁵The shop at 123 East Main Street later became the Sandy City Post Office. It still stands and is currently used as offices. The building at 115 East Main Street has been altered substantially.

⁶Family records indicate Martin Anderson was married a second time to a woman named Ethel Jarvis (or Garius) and later divorced. Ethel is not mentioned in either Martin Anderson's obituary or the biography written by his daughter Vera and it is unclear when the marriage took place or how long it lasted.

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Anderson, Y. Martin and Hannah Nelson, House, Sandy, Salt Lake County, UT

Mart Anderson retired in 1948 after more than thirty years as a butcher in Sandy. He sold his house to his daughter Vera Anderson Squires in 1950. After her father's death on May 5, 1952, Vera sold the house to Telesphare and Maxine Charlier. The house remains in the Charlier family. It is currently owned by Michael Charlier. Michael and his wife Linda have recently been restoring many historic features of the house.

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.

The Y. Martin and Hannah Nelson Anderson 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 more and larger 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 permanent and elaborate homes.

Victorian forms were popular in Utah 1885-1915. The central-block-with-projecting-bays house type was an important basic form of the Victorian house. Projecting bays were added to the principal rooms to achieve a desired external irregularity of design and make the rooms larger and brighter. This house form is characterized by a roughly square central section punctuated by bays to one or several sides. The main roof is hipped or pyramidal, while the bays are usually gabled. In the case of the Y. Martin and Hannah Nelson Anderson house, the only projecting bay is the one on the facade giving the house a look which strongly suggests a cross wing. On the interior, the Anderson home is also indicative of the smaller, less expensive versions which usually had an entry leading directly to the living room or parlor.⁷

⁷Thomas Carter and Peter Goss, *Utah's Historic Architecture, 1847-1940: A Guide*, Salt Lake City, Utah: University of Utah Press, 1988, 44.

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Anderson, Y. Martin and Hannah Nelson, House, Sandy, Salt Lake County, UT

The style of the house also illustrates the early-twentieth-century changes that were occurring in Utah. Victorian Eclectic details were 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.⁸ There are two local builders which may have constructed the Anderson house. One is William Christopherson (1863-1917) whose own home at 8847 South 360 East is very similar to the Anderson house. Another is August M. Nelson (1876-1944), a Sandy native who is credited with building over forty homes in the area. Nelson was a very active builder during the time period when the Anderson house was constructed.

⁸Carter and Goss, 110-111.

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Anderson, Y. Martin and Hannah Nelson, House, Sandy, Salt Lake County, UT

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Section No. PHOTOS Page 1

Anderson, Y. Martin and Hannah Nelson, House, Sandy, Salt Lake County, UT

Common Label Information:

1. Anderson, Y. Martin and Hannah Nelson, House
2. Sandy, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: 1998
5. Negative on file at Utah SHPO.

Photo No. 1:

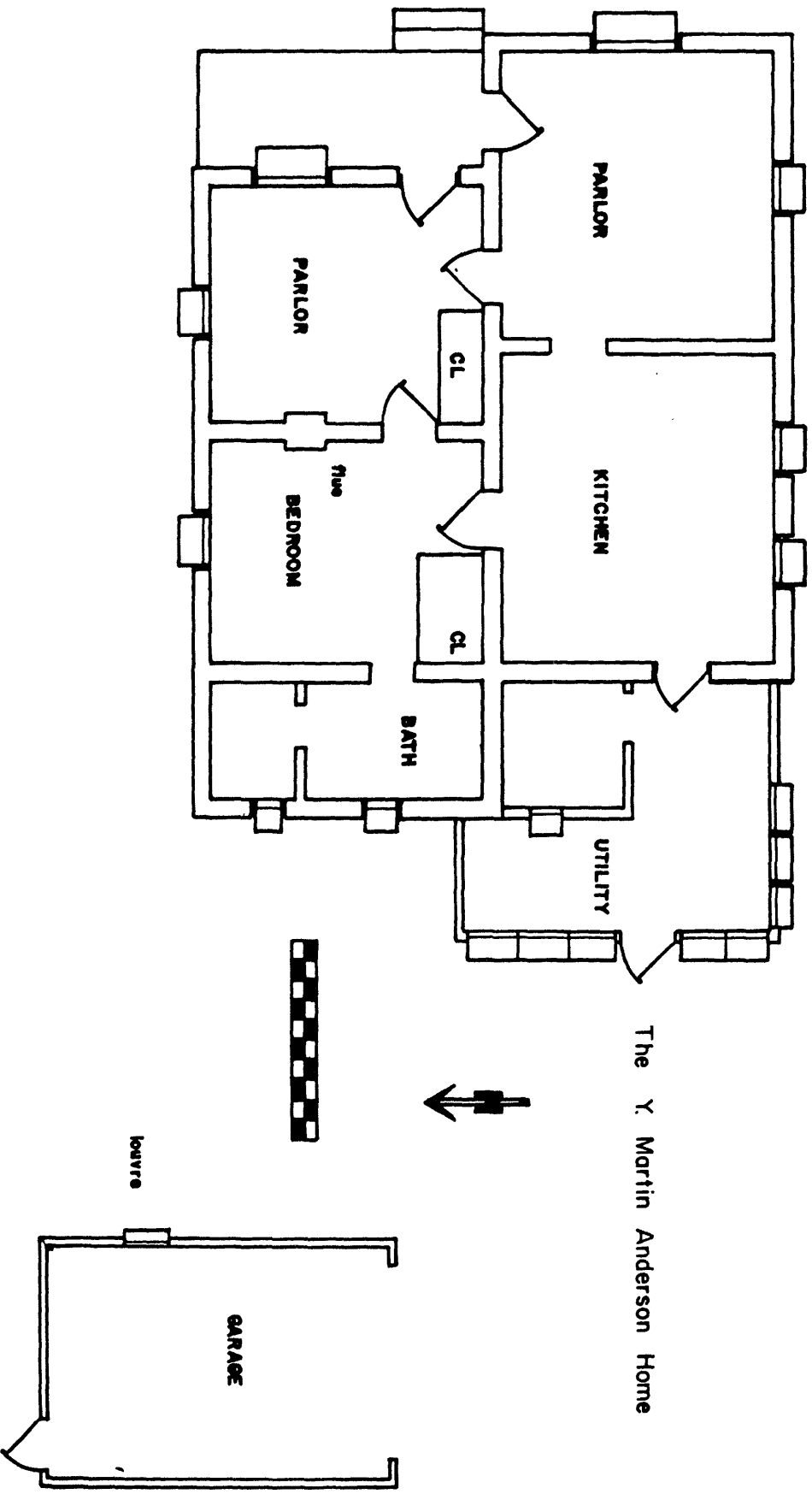
6. East elevation of building. Camera facing west.

Photo No. 2:

6. East and south elevations of building. Camera facing northwest.

Photo No. 3:

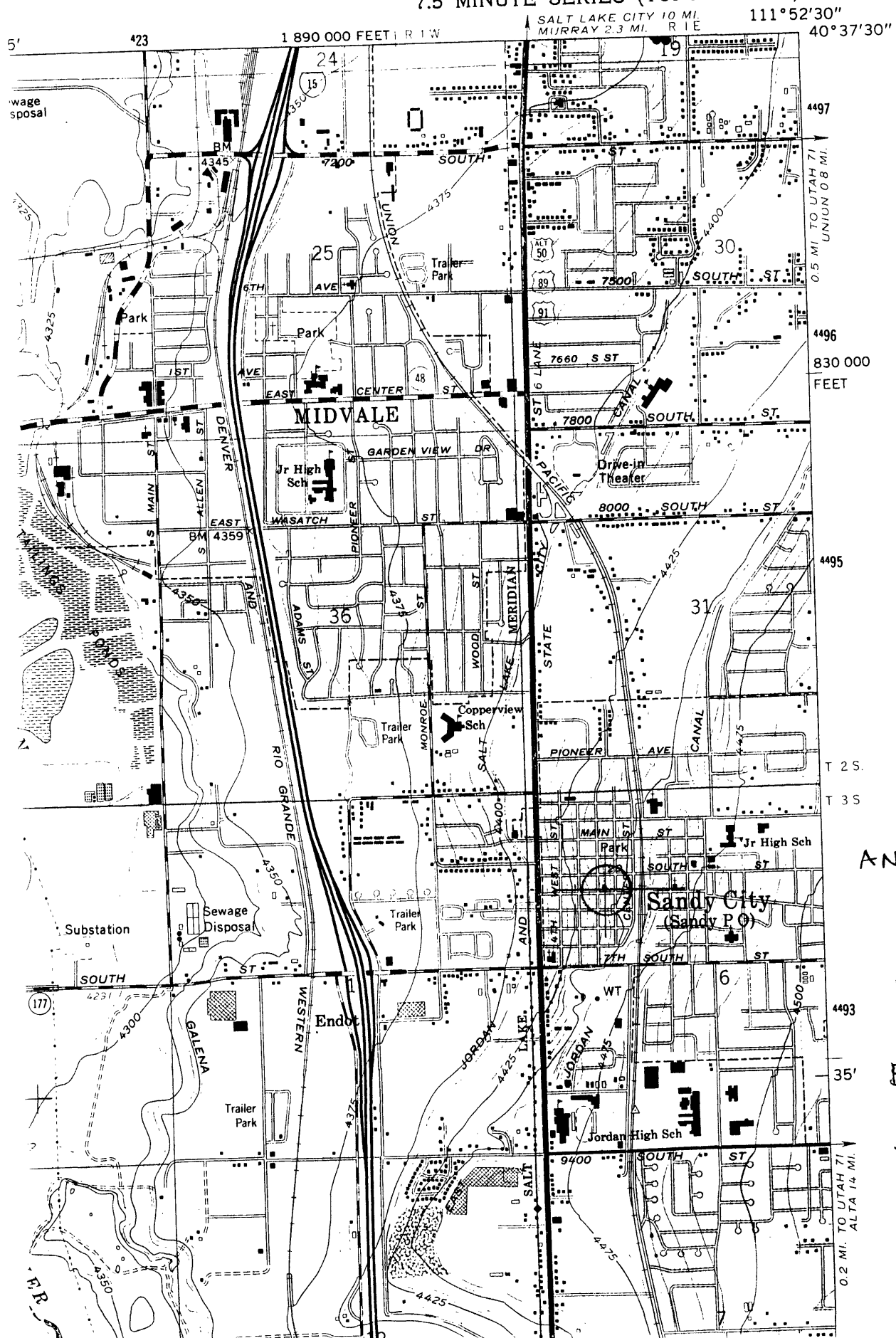
6. South and west elevations of building with garage. Camera facing northeast.



The Y. Martin Anderson Home

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

3665 111 NE
 (SUGAR HOUSE)



ANDERSON,
 Y. MARTIN &
 HANNAN, HOUSE

8832 S. 90 EAST
 SANDY, UT
 E 425000
 N 4493540
 Zone 12