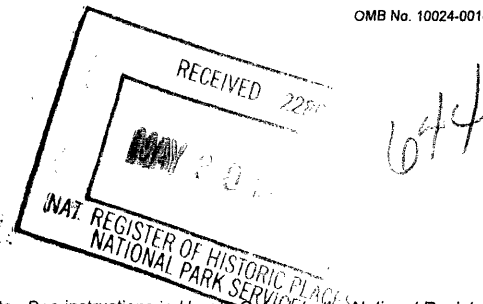


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



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

1. Name of Property

historic name Vincent, William Tyler and Amorillis Gammet, House

other names/site number _____

2. Location

street & number 92 East Pioneer Avenue (8530 South) N/A not for publication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.)

WLS Mat 5/22/07
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 of the Keeper Edson H. Beall Date of Action 7/9/07

Vincent, William T. and Amorillis Gammet, 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	Noncontributing	
<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

DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

Queen Anne

Materials
(Enter categories from instructions)

foundation STONE

walls BRICK

roof ASPHALT SHINGLE

other STUCCO

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

Vincent, William T. and Amorillis Gammet, 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.

Areas of Significance

(Enter categories from instructions)

SOCIAL HISTORY

Period of Significance

1893-1910

Significant Dates

1893

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Unknown

Narrative Statement of Significance

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

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

See continuation sheet(s) for Section No. 9

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National Park Service

National Register of Historic Places Continuation Sheet

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Vincent, William T. and Amorillis Gammet, House, Sandy, Salt Lake County, UT

Narrative Description

The William Tyler and Amorillis Gammet Vincent house, built in 1893, is located on Pioneer Avenue, a street north of the Sandy's historic downtown. The landscaping of the site consists of several mature trees and grass to the north and east of the house.¹ This two-story Victorian house type, a central block with projecting bays. The house features a prominent tower and several Queen Anne details. Though the house has been altered on the exterior (the roof of the tower has been changed and the brick stuccoed) much of the original gable trim remains. On the interior, the house has been converted to a duplex and substantially altered. Overall the house is in fair condition and retains much of its historic integrity.

The foundation is granite. The house is constructed of common bond courses of red-orange brick, although the stucco obscures the original material. The forms and openings remain and the historic association and feeling of the house continue to contribute to the historic qualities of Sandy. The brick was originally accented by white mortar joints. The house was partially stuccoed by 1958 and has been completely stuccoed since the 1980s.² The roof line consists of one projecting gable intersected by two truncated hipped roofs. There are three small dormers on the north, west and south elevations. The entire roof surface has been shingled in asphalt. There are two chimney stacks, one in the parlor and one at the rear. The most prominent feature of the house is the two story octagonal tower at the northeast corner. There is also an octagonal bay at the rear.

The original long, narrow double-hung windows remain with painted sandstone lintels and sills. The large window in the front bay has a leaded glass transom. Another smaller decorative transom is found on the rear bay. There is a multiple pane picture window on the east elevation. The front porch roof is intact, but the scrollwork and lathe-turned posts have been removed. The front door appears to be original, but the door at the southeast entrance is from a later date.

The lean-to addition on the southwest corner of the house was built between 1911 and 1938: there is a small porch entrance at that location on the 1911 Sanborn map and the frame/clapboard lean-to appears on a 1938 tax card drawing. Another alteration was the replacement of the tower's original onion dome with a hexagonal hipped roof, date unknown.

¹The current address of the house is 92 East Pioneer Avenue (8530 South). In 1986 the city of Sandy converted their address system to match the system for Salt Lake County. The original address of the house was 217 West Pioneer. Originally Pioneer Avenue was commonly called Cushing Avenue, because a number of members of the Cushing family built homes on the street. However, it was called Pioneer Avenue on the 1911 Sanborn map of Sandy, and Cushing Avenue was the cross street which is currently 100 East.

²Tax card. Salt Lake County Archives.

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Section No. 7 Page 2 Vincent, William T. and Amorillis Gammet, House, Sandy, Salt Lake County, UT

The interior of the house was altered when the property was converted from a single family residence to a duplex. The house is currently separated into two apartments. The upper apartment is accessed from the front entry and original staircase. The lower apartment is accessed via the east door. The lower apartment consists of the kitchen, bathroom, the family room (converted to a bedroom) and the dining room. The upper apartment consists of a kitchen, family room, bedroom and bathroom. The living portions of the house have been paneled and portions of both apartments were remodeled in 1992.

The cellar, which is about three-fourths excavated, has a floor which is part concrete and part dirt. The attic is only a crawlspace. The only other structure on the property is a cinder block garage built in 1948.³ The garage has also been converted to apartments and does not contribute to the historical significance of the house. The garage is located in the southwest corner of the property at the end of a gravel driveway.

__ See continuation sheet

³Ibid.

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National Park Service**

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Vincent, William T. and Amorillis Gammett, House, Sandy, Salt Lake County, UT

Narrative Statement of Significance

Built in 1893, the William T. and Amorillis Gammet Vincent house is significant under Criterion A for its association with an important period of development in Sandy's history. William Vincent was a railroad conductor and a foreman at the Pioneer Ore Sampling Mill during this period. The house is one of a few examples of large and elaborate homes built by prosperous Sandy residents during the Mining, Smelting, and Small Farm period of 1871-1910. The Vincent house has been altered, but retains much of its historic integrity and is being nominated as part of the multiple property submission, Historic Resources of Sandy City.

HISTORY OF SANDY:

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, known as the "The Mining, Smelting, and Small Farm Era, 1871-c.1910". This period 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 Ogden, the Utah Central Railroad reached Salt Lake City in 1870. From there the Utah Southern Railroad extended south from Salt Lake City reaching the Sandy area in 1871.⁴ This placed Sandy at a crossroads between Salt Lake City, Bingham Canyon, and Big and Little Cottonwood Canyons. Soon after the arrival of the railroad to Sandy, spurs were constructed to Bingham and to the mouth of Little Cottonwood Canyon, allowing mrials to be shipped to and from the mining operations.

Since Sandy was a strategic shipping point, it was only logical that sampling mills and smelters were built in the area. Three smelters were built in Sandy between 1872 and 1873. These smelters treated those ores which generally came from Little Cottonwood and Bingham, though small lots came from the Big Cottonwood, Tintic, and other districts.⁵ The existence of these operation, as well as several sampling mills in Sandy was directly linked to the successes of the mining operations.

With the increase in population due to the coming of the railroad and the expanded mining operations,

⁴Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900. Compiled and published by the Daughters of Utah Pioneers, Salt Lake County Company, 276.

⁵Ibid., 16.

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Vincent, William T. and Amorillis Gammett, House, Sandy, Salt Lake County, UT

a 160 acre townsite was platted in 1871.⁶ The construction of a "boom town" followed with the associated hotels, stores, saloons, and brothels. The population of Sandy likely peaked during the mid 1870s with hundreds of miners, smelter workers, teamsters, and railroad men working or passing through Sandy.

The boom period of the 1870s was short lived with the failure of several mining concerns which fed Sandy's economy. With the failure of the Big Emma Mine at Alta and the demise of the city of Alta, as well as the failure of other mining operations, the smelting and sampling concerns of Sandy began to close, first the "Saturn" in 1876 and then the "Flagstaff" in 1877.⁷ With this came a drop in the population which in 1880 fell to 488. Mining, however, continued to have a large impact on Sandy in the years following this initial slow down.

While the dominant force in the economy of Sandy during the 1870s, 1880s and 1890s 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 and smelters, as well as farms, with water. In 1880 the Salt Lake City Canal was dug through the area and in 1883 the East Jordan Canal reached Sandy.⁸ These and other sources of water aided greatly in the establishment of the local agricultural economy which saw Sandy through the mining boom and subsequent depression. 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.

By 1882, after the mining boom had passed and many of the "gentile" population had removed from the region, there was a sufficient number of Saints who had located in the area to organize the Sandy Ward, which had heretofore been a branch of the Union Ward.⁹ These early agricultural pioneers, which generally established small, family type. farms, were by 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 1893.¹⁰ With the relocation of sampling and smelting concern to other sites, Sandy's impact as a mining town diminished. 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

⁶Rich, Roxie N., The History and People of Early Sandy. (n.p. [1975]), copy in possession of the Sandy City Planning Dept., 87.

⁷Frank C. Robertson, Boom Towns of the Great Basin, (Denver, Colo.: Sage Book, 1962), 73.

⁸Tales, 279.

⁹Lerona Carpenter, "Sandy Ward Vignettes, 1882-1982," (n.p. [1982]), 14. Copy in possession of the Sandy City Planning Department.

¹⁰Tales, 280.

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Vincent, William T. and Amorillis Gammett, House, Sandy, Salt Lake County, UT

at this time away from small family farms toward larger, more specialized farming operations, inaugurating a new phase of development in the city.

ARCHITECTURE:

Built in 1893, towards the end of the Sandy mining boom, the Vincent house is an example of only a handful of elaborate homes built by prosperous Sandy citizens during the mining period. This brick house foreshadows the shift the Sandy residential architecture at the turn-of-the-century when homes became more permanent, substantial structures. The large size and unusual design indicates there were trained craftsmen in Sandy during this period.

The Victorian style was popular in Utah between 1885-1905. The style represents 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.¹¹

However, as a rural community Sandy was still isolated enough for a Victorian house of this size and detailing to be unique. The Vincent home was so unique in the community it was called the "castle house" by the local children.¹²

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 footprints. 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, 30s and 40s. The blending of pre-1910 buildings within the narrow streets of smaller-scale residential structures provide a distinctive quality to Sandy's historic core.

HISTORY OF THE VINCENT HOUSE:

The property at 92 East Pioneer Avenue was purchased by William T. Vincent in 1888. He bought the property from two couples, Isaac & Catherine Harrison and Charles & Ellen Cushing, who also owned the property directly across the street. In 1893, at about the time the house was being built, Vincent

¹¹Carter and Goss, 112.

¹²Rich, 689.

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Vincent, William T. and Amorillis Gammett, House, Sandy, Salt Lake County, UT

purchased another portion of the property from L.E. Anderson.¹³

William Tyler Vincent (1864-1921) was born in England and immigrated to Utah at the age of seven. He met Amorillis Gammett (1857-1931) in Salt Lake City. They moved to Sandy shortly after their marriage on November 1, 1875. William Vincent was a railroad conductor at the time. The couple's first home in Sandy was a small adobe house across from the Pioneer Ore Sampling Mill. Vincent became a foreman at the mill. He later also owned a saloon in town.¹⁴

The Vincents lived in several homes in Sandy before building the large home on Pioneer Avenue. They had seven children. As prominent citizens of the community, the couple hosted many social events, such as dances held on the floor of the sampling mill. They also hosted events at their home which was considered a "showcase with its beautiful hall entry, polished stairway and light-struck rooms with extensive views".¹⁵ Amorillis Gammett Vincent was an avid gardener and the flower gardens which surrounded the house were especially elaborate.

William Vincent died in 1921, leaving the property to his widow. In 1934, three years after the death of Amorillis Gammett Vincent, the property was deeded to a daughter of William and Amorillis, Mildred Vincent O'Brien and her husband William W. O'Brien. The O'Briens sold the property to John and Elva Turner in 1954. According to the tax card, the house was being used as a rental property by 1958. Since the 1950s, the property has changed hands nine times. It is not clear which owner converted the house into a duplex. The current owner is Boyd Johnson, a contractor, who purchased the property in 1986.

__ See continuation sheet

¹³Title abstract, Salt Lake County Recorder's Office.

¹⁴Rich, 687-689. See also "Sandy City Historic Walking Tour, 1991", 12.

¹⁵"Walking Tour", 12.

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Vincent, William T. and Amorillis Gammet, House, Sandy, Salt Lake County, UT

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__ See continuation sheet

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Section No. PHOTOS Page 8

Vincent, William T. and Amorillis Gammet, House, Sandy, Salt Lake County, UT

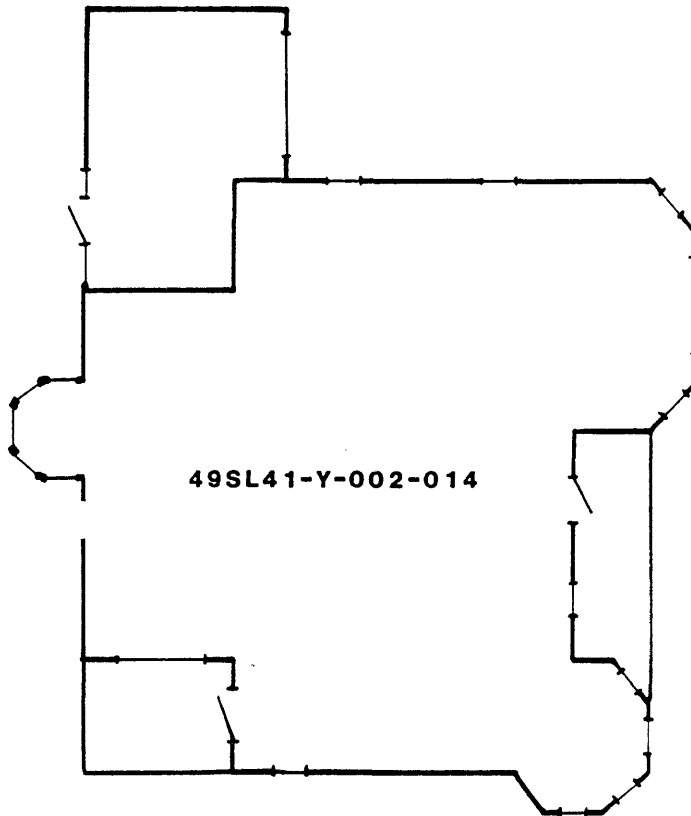
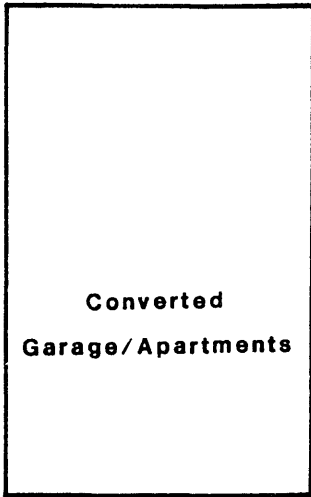
Photo No. 1

1. William T. and Amorillis Gammet Vincent house
2. Sandy City, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: July 1996
5. Negative on file at Utah SHPO.
6. Northeast elevation of building. Camera facing southwest.

Photo No. 2

1. William T. and Amorillis Gammet Vincent house
2. Sandy, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: July 1996
5. Negative on file at Utah SHPO.
6. Southeast elevation of building. Camera facing northwest.

__ See continuation sheet



Pioneer Avenue



10 Ft

100 E

SITE MAP
92 East Pioneer Avenue
Sandy, Utah