

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 Sandy City Bank

other names/site number _____

2. Location

street & number 212 East Main Street N/A not for publication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.)

[Signature] 5/22/97
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] 7/9/97
Signature of the Keeper Date of Action

Sandy City Bank
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>0</u>	buildings
		sites
		structures
		objects
<u>1</u>	<u>0</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) (Enter categories from instructions)

COMMERCE/TRADE/financial institution

Current Functions

OTHER: day care

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH & EARLY 20TH CENTURY REVIVALS
Italian Renaissance

Materials
(Enter categories from instructions)

foundation CONCRETE
walls BRICK

roof METAL/copper
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

Sandy City Bank
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)

COMMERCE
SOCIAL HISTORY
ARCHITECTURE

Period of Significance

1907-1946

Significant Dates

1907

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

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
- 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
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

See continuation sheet(s) for Section No. 9

Sandy City Bank
Name of Property

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

10. Geographical Data

Acreage of property .04 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/5/3/7/0 4/4/9/3/6/9/0 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.)

Commencing at the northeast corner of block 85, Sandy Station Plat; thence south 68 feet; thence west 29 feet; thence north 18 feet; thence east 7 feet; thence north 50 feet thence east 22 feet to the point of beginning.

Property Tax No. 28-06-137-003

See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that were historically and continue to be associated with the building.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Korral Broschinsky

organization _____ date January 1997

street & number 1049 University Village telephone (801) 581-1497

city or town Salt Lake City state UT zip code 84108-3453

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 Larry and Debbie Rowe; Colleen Utley, jt.

street & number 181 East 8960 South telephone (801) 567-0106

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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Sandy City Bank, Sandy, Salt Lake County, UT

Narrative Description

The Sandy City Bank is a one part block commercial style building at the corner of Main Street (8720 South) and 220 East. The current address of the bank is 212 East Main Street.¹ Built in 1907, the structure is a one-part commercial block in the Second Renaissance (Italian) Revival style. Two major alterations have been made to the building. The first was the removal of a high, ballustrated parapet sometime between 1938 and the 1960s.² The second was a brick addition on the south side of the building, probably added during the 1970s. The interior was extensively remodeled when the building was converted to a day care facility.

The brick walls are set in a running bond and rise from the concrete grade beam of the foundation. Brick pilasters frame the bays. The pilasters rise from a concrete grade beam approximately 12 inches higher than the grade at the walls. There are four principal bays. One on the north elevation, two on the south elevation, and the main entrance which is set at a 45° between the two. The building has no setback and abuts the public sidewalk.

The bays which flank the entrance are similar with a pair of large windows and semicircular arched transoms. These arches feature soldier brick and an accentuated keystone which rises three courses above the arch. There are over-sized brick at the impost of the arches and flanking the main door. The windows sit on a continuous concrete lugsill between the pilasters. A corbeled string course also runs between the pilasters. These decorative details have been painted dark brown to contrast with the off-white paint on the walls. The building appears to have been painted a light color originally, but the decorative features were not delineated.

During the recent restoration, the windows were replaced with twelve-over-eight sliding windows. The lights are not individual panes, but defined by aluminum muntins. The arched windows are divided by similar "spokes." Ironically, the historic windows were not multiple panes but single sheets of glass. Three of the windows were boarded up during the 1960s and 1970s. The transom of the main entrance, under a segmental arch, is still blocked and the main door has been replaced. A second entrance is on the east elevation, under a semicircular arch.

To the rear, on the east elevation is a small brick annex. The room was probably original since it appears on the 1911 Sanborn map of Sandy. However the parapet and original decorative elements did not extend to the annex. Here, the segmentally arched window and the cellar window below it were bricked in about 1970. Sometime after 1938, a second addition was made to the building. (This portion of the building appears to be older since the bricks are laid in a common bond, but the addition does not appear in the 1938 tax card photo.) A small six-over-six window is on the east side of this addition.

¹The city of Sandy converted their address system to the county system in 1986. The original address of the bank was 16 South 200 East.

²See tax card photos.

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Sandy City Bank, Sandy, Salt Lake County, UT

To the rear, the south elevation, there is a similar window and a back entrance.

Approximately 1½ feet of the original four foot parapet remains above the crown molding. The ballustrated sections and letters spelling BANK were removed in the 1960s. The cyma recta crown molding runs just above the corbeled capitals of the pilasters. A narrow blank frieze is just below the molding. The remaining parapet steps down at the storage room and the addition, where there is no molding. The roof material is corrugated metal, copper with a green patina, and there is a metal coping along the parapet.

The interior of the bank was altered significantly when the building became a day care center in 1970s. The cabinets, teller windows, and vault were all removed. The only original woodwork left in the building are the window sills, door frames and a portion of the baseboards. According to the Sanborn map, the building was originally divided into three spaces: bank, office and storage.

Today the space used by the day care has been divided into four units. A lobby/playroom and a galley kitchen in the bank portion, and two sleeping/play areas in the office, storage and addition space. The building also has two bathrooms, a furnace room, and a storage room. There is currently no access to the cellar. In the bank portion, the ceilings have been dropped from 10 ft. to 8 ft. 8 in., though the dropped ceiling is cut away from the main entrance and the arched windows on the east elevation. The window arches on the north have been blocked on the inside.

The site consists of very little except a small grassy area at the rear. This has been enclosed in chain link fence as a playground for the children.

To the south, the bank shares a wall with another commercial building. This building at 208 East Main Street was constructed around 1903 and is actually two buildings which housed separate businesses in the early 1900s. The building currently presents a blank wall to the north, or street, side. The facade has been faced with pink roman brick and glass blocks. The Sandy City Bank and this structure, which is currently a warehouse, are the only remaining buildings from a row of seven businesses on this block.³ Though the warehouse has been altered beyond recognition, it does not severely impact the historic integrity of the bank. As a separate entity, the bank retains its exterior integrity and contributes to the historic resources of Sandy.

__ See continuation sheet

³See 1911 Sanborn Fire Insurance map of Sandy.

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Sandy City Bank, Sandy, Salt Lake County, UT

Narrative Statement of Significance

The Sandy City Bank is a one-part block commercial building constructed in 1907 in the Italian Renaissance or the Second Renaissance Revival style. The building is significant under Criterion C as a unique example of this style in the area. The Sandy City Bank is being nominated as part of the multiple property submission, Historic Resources of Sandy City, the Specialized Agriculture, Small Business and Community Development Period (1906-1946). It is significant under Criterion A for its contributions to the economic history of Sandy. During this period the Sandy City Bank held the largest deposits of any bank in the southern Salt Lake Valley. The bank contributed to the economic stability of the city by keeping funds in the community and by employing a number of Sandy residents. Although several alterations have occurred, it has recently undergone a notable exterior restoration. Today the building retains its historic integrity and is currently being used as a day care.

HISTORY OF SANDY:

The first half of the twentieth century was a period of transition for the city of Sandy. The mining, smelting and small farm era 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 1940.⁴ However, during that time 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.

As sampling and smelting plants shifted to other locations, Sandy's impact as a mining town diminished. During the first decade of the twentieth century, the closure of smelters in the Salt Lake Valley was a hotly debated issue. While the dominant force in the economy of Sandy during the 1870s, 1880s and 1890s was undoubtedly that of mining, the local agricultural community had not ceased to develop. The establishment of the local agricultural economy saw Sandy through the mining boom and subsequent depression.⁵

⁴Martha Sonntag Bradley, Sandy City: the first 100 years (Sandy, Utah: Sandy City Corp., 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.

⁵Balle.

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Sandy City Bank, Sandy, Salt Lake County, UT

The community was also seeing a great deal of civic development. The city of Sandy was incorporated on September 26, 1893. By 1911 the city was managing its own water resources and had a volunteer fire brigade of twenty-five, complete with two fire trucks.⁶ Utah Power and Light began servicing Sandy in 1913, and by 1914 the city was managing a park and a cemetery.⁷

Economically, the city was changing dramatically. The depletion of the mineral resources in the Alta area and the loss of the smelting and sampling industries had changed the economic structure of Sandy City significantly. Moreover, a series of national and local depressions beginning in 1893 and continuing to the onset of World War II had made small-scale single-crop agricultural enterprises nearly impossible.⁸ Sandy farmers had an especially difficult time, needing to overcome the additional challenges of water scarcity and the arid, sandy soil.

Fortunately irrigation methods improved steadily through these years, and several Sandy farmers were able to successfully continue to raise hay and grain. A few farmers converted their fields to the raising of sugar beets. However, despite the success of these specialized agricultural industries, most farming in Sandy during the first half of the twentieth century was purely subsistence level. Between 1900-1920, the number of farms doubled, but nearly all were very small scale. Eighty-five percent of the farms were smaller than forty-nine acres. Six farms were between two hundred and one-thousand acres, and one farm was 1,217 acres.⁹

During the first half of the twentieth century, the majority of Sandy residents continued to live on their farms. Most managed to survive economically by combining subsistence farming with other occupations, primarily cottage industries and mercantilism. In the 1927-1928 statewide gazetteer, the last one published exclusively for Utah, not one resident listed farmer as their occupation. The only agricultural occupations listed were poultry, dairy, and a single flour mill. The majority of occupations were highly diversified. Sandy appeared to have at least one resident involved in occupations associated with early urbanization: a physician, a dentist, a barber, a plumber etc. Although the most common business listed was dry goods, more recreational service industries such as soft drinks and pool halls were also represented. The Sandy City Bank founded in 1907, employed four, and had the largest deposits of any bank in the southern portion of the Salt Lake valley. Several residents listed

⁶Sanborn map, 1911.

⁷Bradley, 58-59.

⁸Richard Poll et al., Utah's History, (Logan, Utah: Utah State University Press, 1989), 465-466.

⁹Bradley, 109.

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Sandy City Bank, Sandy, Salt Lake County, UT

their civic responsibilities: city treasurer, postmaster, marshal, justice of the peace.¹⁰

Though the population remained static for this period, the community continued to construct new buildings. The 1927-28 gazetteer lists seven contractors. Several new schools were built during this period, the Central Elementary (1908), Jordan High School (1914), Crescent Elementary (1926), Sandy Junior High School (1927). The city had three city halls during this period, and also managed to finance a number of civic amenities, including a large recreation hall built in the 1930s.

In the decades between 1906 and 1946, social and recreational opportunities for Sandy residents increased dramatically. Several clubs were chartered during this time and motion pictures were shown in various recreation halls until 1935 when a movie theater built in the town.

As the non-Mormon or "Gentile" population moved out of Sandy with the decline of the mining industry, Mormonism continued to be the dominant religion. By the 1920s, the LDS population had grown large enough to require the construction of two new ward buildings.

Before the 1900s, transportation between Sandy and other towns in Salt Lake County had been limited to pedestrian or horse traffic on rutted, dirt roads. Several railroad lines and mining related spurs had converged at Sandy by the 1880s, but the service they performed was primarily freight. The extension of the State Street streetcar line from Murray to Sandy on July 4, 1907 gave Sandy residents easier access to the shops and recreations of Salt Lake City. A few residents may have commuted to work in Salt Lake, but the city generally remained self-contained.¹¹ Buses began to replace streetcars in the 1920s, at about the same time State Street's south end was paved for automobile traffic. The last streetcar to operate in the Salt Lake Valley was discontinued in the 1946.¹² By that time, automobiles were becoming increasingly more common, even in Sandy.

At the west boundary of the city, commercial buildings as well as bungalows and period cottages appeared along State Street, the main artery to Salt Lake City. The businesses located on State Street were able to take advantage of automobile traffic, including a couple of motor inns. In the downtown area, the early false-front businesses were replaced by more permanent brick structures, often with classical details. The institutional buildings, both civic and religious, were also made of brick and exhibited a variety of popular styles and decorative elements. Of the remaining large commercial and institutional buildings, examples ranged from the Renaissance Revival to PWA Moderne.

The Specialized Agriculture, Small Business, and Community Development Period in Sandy was a time

¹⁰Utah State Gazetteer and Business Directory. (R.L. Polk & Co., 1927-1928), 298-299.

¹¹Rich, 146.

¹² Don Strack, "Railroads in Utah", in *Utah History Encyclopedia*, ed. by Allen Kent Powell, (Salt Lake City, Utah: University of Utah Press, 1994), 455.

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Sandy City Bank, Sandy, Salt Lake County, UT

of transition from farmlands and mining industries to quiet neighborhoods and small town civic pride. The architecture of the historic square mile of Sandy, as it is called, illustrates this transition, and stands in marked contrast to later development. In the years since World War II, Sandy has platted nearly 300 subdivisions and annexed over 10,000 acres, making it one of Salt Lake's largest "bedroom" communities.¹³ Though Sandy's city center has been moved adjacent to the mall, the city's historic downtown is a distinctive reminder of Sandy's small town past.

ARCHITECTURE:

The one-part commercial block was a common building type in the late nineteenth and early twentieth centuries in Utah. These single story street-level structures were ubiquitous in the smaller communities of the Western United States. They were often constructed with large plate-glass display windows for use as retail stores.

"Block" was a common turn-of-the-century term for even the smallest of commercial structures.¹⁴ One-part public and institutional buildings are also widespread in Utah, including libraries and office. The Second Renaissance Revival style was inspired by various Italian buildings and sought to impart a greater simplicity and order than the earlier revival (1840-1860).¹⁵ The Sandy City Bank is a good example of the style used with a small one-part block commercial building for a local community and the design of the building would have been considered especially appropriate for the dignified business of banking.

HISTORY OF THE SANDY CITY BANK:

The Sandy City Bank opened for business in May 1907 on land purchased from C.C. Crapo & Sons. The importance of the bank for the community of Sandy is best described by a newspaper advertisement published not long after the bank opened:

This substantial bank was organized in 1907 and today is one of the leading institutions of its kind in Salt Lake county. They do a general banking business and solicit the accounts of farmers and merchants.¹⁶

¹³Bradley, 134.

¹⁴Thomas Carter and Peter Goss, Utah's Historic Architecture: 1847-1940, (Salt Lake City, Utah: University of Utah Press), 60.

¹⁵Ibid., 134. According to Carter and Goss, no examples of the earlier revival have survived in Utah.

¹⁶Source unknown. Photocopy on file with the USHS.

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Sandy City Bank, Sandy, Salt Lake County, UT

Before this time, Sandy's early businessmen had deposited their earnings at banks in Midvale or Salt Lake City, "literally sending their money outside the community."¹⁷ Numerous Sandy citizens were able to obtain loans from the bank for both home mortgages and business ventures. Not only did the Sandy City Bank serve to keep funds in the community, but deposits came from all over the southern portion of the Salt Lake Valley. There is every indication that the bank prospered even through the economic uncertainty after the Great Depression. The bank continued to be listed in the Salt Lake area Polk directories through the 1930s.¹⁸

The Sandy City Bank employed several residents during its history, four people were associated with the bank for a lengthy period: W.W. Wilson, Heber A. Smith, Archibald Gardner, and Pearl Wilson.

William Walker Wilson, born 1856, was one of a number of Sandy citizens who held various business positions as well as managing a small family farm. In 1907 he was named as the vice-president of the Sandy City Bank. Four years later he was named the president. Wilson also a number of political positions: postmaster, justice of the peace, state legislator, Salt Lake County commissioner, and mayor of Sandy for ten years. During his four years as county commissioner he is credited with consolidated 36 separate school districts in Salt Lake County to two. He was a member of the Sandy City volunteer fire brigade and in conjunction with his banking business sold fire insurance. "He was regarded as a wise and prudent financial advisor and his policies and investments proved to be conservative and sound."¹⁹

Archibald R. Gardner (1882-1940) was cashier from 1907 to 1934. For 25 years Archibald Gardner was the recorder and a councilman for the city of Sandy and served two terms as mayor. He organized the Sandy City Lion's Club and was a member of the Volunteer Firemen's Association.

Heber A. Smith served as the vice president and later president of the bank after W.W. Wilson. Pearl Wilson, a daughter of W.W. Wilson was the assistant cashier for many years. Several other prominent members of the Sandy community served as officers of the bank: C.C. Crapo; August M. Nelson and Heber Burgon.

In the early 1950s, while Heber Burgon was president, the bank moved to 8765 South State Street. On January 22, 1952, an open house was held in the new building with LaVerne Benson serving Reginald White as the first customer. On December 10, 1957, the building was sold by the Walker Bank Trust Co. (successor to Sandy City Bank) to Leslie F. and Hattie C. Smith. In the 1970s, the building was used by the Toddletime Day Care. The current owners are Larry and Debbie Rowe, and

¹⁷Bradley, 73.

¹⁸R.L. Polk directories, 1931, 1932 and 1939.

¹⁹Rich, 694-698.

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Sandy City Bank, Sandy, Salt Lake County, UT

Colleen Utley. They bought the building on July 22, 1986 and operate the Frog and Toad Child Development Center for Infants and Toddlers on the property.

 See continuation sheet

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

Haws, David R. Intensive level survey, 1988. Photocopies on file at the Sandy City Planning Department and the Utah State Historical Society.

Rich, Roxie N. The History and People of Early Sandy. (n.p. [1975]). Copy in possession of Sandy City Planning Department.

Rowe, Larry and Colleen Utley. Interviews conducted by Korral Broschinsky, July 1996, Sandy, Utah.

Salt Lake County title and tax records. Salt Lake County Recorder's Office and Salt Lake County Archives.

"Walking Tour of Historic Sandy", Sandy Community Development Department, 1991.

__ See continuation sheet

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Sandy City Bank, Sandy, Salt Lake County, UT

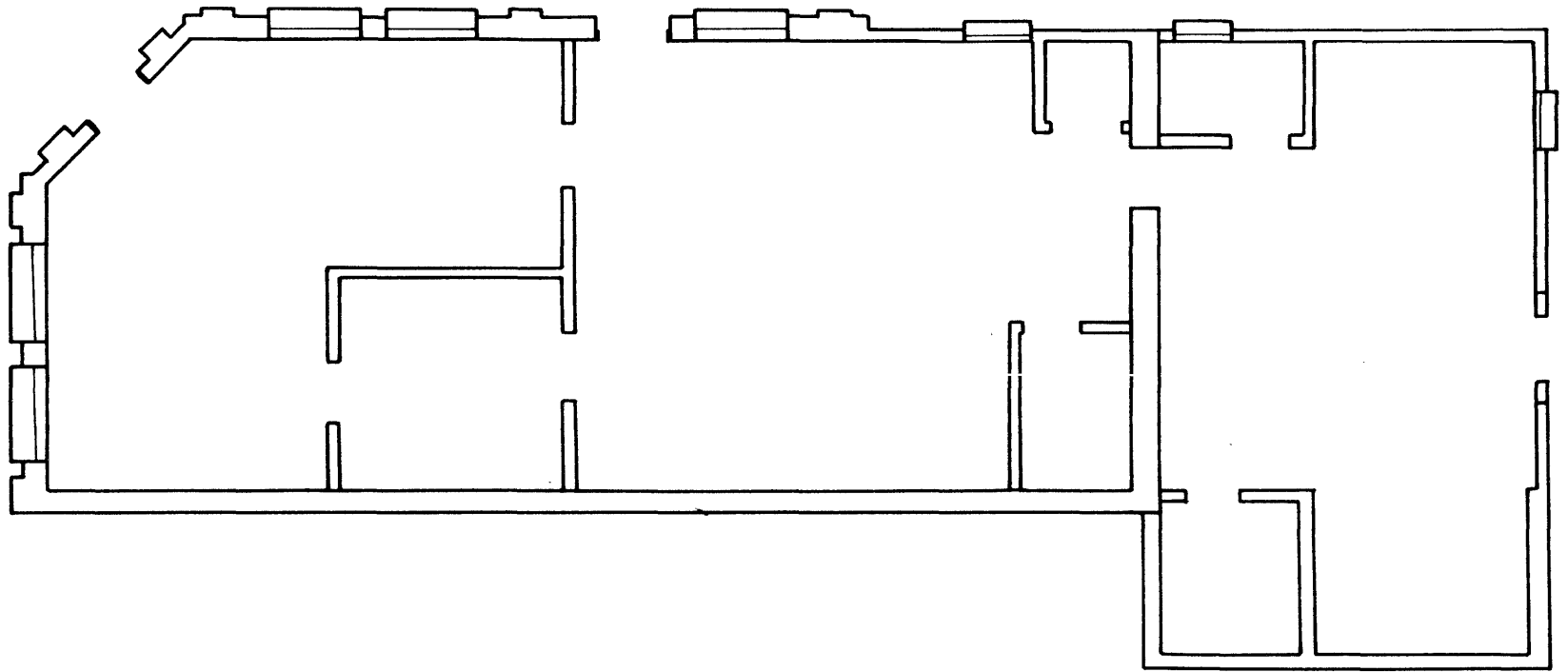
Photo No. 1

1. Sandy City Bank
2. Sandy, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: July 1996
5. Negative on file at Utah SHPO.
6. East elevation of building. Camera facing west.

Photo No. 2

1. Sandy City Bank
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



The Sandy City Bank

