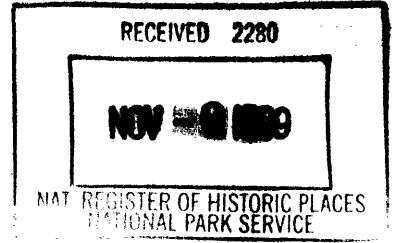


United States Department of the Interior
National Park Service

1558



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 Anderson, Charles M. and Fannie M. Allsop, House

other names/site number _____

2. Location

street & number 498 East Locust Street N/A not for publication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.)

William M. ... 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): _____

Edson H. Boell 12/9/99
Signature of the Keeper Date of Action

Anderson, Charles M. and Fannie M. Allsop, 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 19TH AND EARLY 20TH CENTURY
MOVEMENTS: Bungalow / Craftsman
Prairie School

Materials
(Enter categories from instructions)

foundation CONCRETE
walls BRICK
roof WOOD shingle
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, Charles M. and Fannie M. Allsop, 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.)

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

ARCHITECTURE

Period of Significance

c. 1914-1940s

Significant Dates

c. 1914

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

August Nelson

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

See continuation sheet(s) for Section No. 9

Anderson, Charles M. and Fannie M. Allsop, House
Name of Property

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

10. Geographical Data

Acreage of property 0.24 acres

UTM References

(Place additional UTM references on a continuation sheet.)

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

C 1 1/1/1/1 1/1/1/1 D 1 1/1/1/1 1/1/1/1

Verbal Boundary Description

(Describe the boundaries of the property.)

LOT 37 MINGO PARK SUBDIVISION.

Property Tax No. 28-06-256-004

 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 Tommy and Carrie Booms
street & number 498 East Locust Street telephone (801) 561-4166
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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Anderson, Charles M. and Fannie M. Allsop, House, Sandy, Salt Lake County, UT

Narrative Description

The Charles and Fannie Anderson House, built c. 1914, is a one-story, brick bungalow on a raised concrete foundation. The house is located at 498 East Locust Street in Sandy.¹ The roof is hipped and covered with wood shingles. Although not a fully-developed Prairie School-style building (it contains some Arts-and-Crafts elements), the house retains enough of the overall form to be classified as such. The house faces south on a small lot with chain-link fence on the sides and to the rear. There are a few dispersed deciduous trees and shrubbery on the site. The house is in good condition and contributes to the historic resources of Sandy.²

The house is constructed of a reddish-tan brick in running bond. The front facade (north elevation) features a full-width porch with the overhanging hipped roof supported on three piers. The piers are square, constructed of brick and placed at uneven intervals. Also supported on top of the piers is a Classical-style cornice and frieze. The porch is enclosed by a 3' high brick wall with a concrete cap, and an opening for the concrete stairs is located to the west of center. The porch ceiling and soffits surrounding the house retain the original beadboard. The front entryway appears to be original with a large, rectangular beveled glass panel in the door. A transom is located above the door, and there are leaf-pattern-glass sidelights on either side. The single window opening on the front contains a square fixed-pane window with a leaded glass transom and narrow, rectangular, double-hung, one-over-one wooden sashes on either side. The other windows on the original portion of the house are wooden, one-over-one, double-hung sashes, except for two small, square, leaded-glass windows located toward the front of the east and west facades. Over all the openings are heavy, one-foot thick, concrete lintels. The sills are slightly smaller.

Projecting from the roof on the front of the house is a small hipped-roof dormer with an aluminum sliding window (c. 1975). This window replaced the original multiple fixed-pane window. A similar window is found in the slightly narrower dormer at the rear of the house. The date this dormer was added is unknown, however the tax records indicate it was not original. Also projecting from the hip points on the house and north dormer are the original metal ornamental hip knobs. These, along with the leaded-glass transoms, leaf-patterned sidelights, and small, arched drain holes at the base of the porch lend a slight Arts-and-Crafts influence to the house. But the low-pitched, hipped roof with broad, overhanging eaves, square brick piers, rock-faced brick water table, and the overall form of the house exhibit more of a Prairie School influence.

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 1002 East Locust Street.

²Large portions of the narrative in sections 7 and 8 were written by J. Cory Jensen. See Jensen's *Intensive Level Survey of the Charles and Fannie Anderson House*, prepared for the Sandy City Community Development Department, April 1998.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. 7 Page 2

Anderson, Charles M. and Fannie M. Allsop, House, Sandy, Salt Lake County, UT

The house has had some alterations and additions made to it. Most visible is a large brick chimney added to the west facade (c. 1975). The chimney projects out from the wall approximately two feet below the roof line, and probably replaced the original chimney. There is an original chimney located to the rear of the house on the east facade. At the rear of the house (south elevation) is an enclosed porch which originally ran two-thirds the width of the house, but was extended to the full width in 1987. At the same time the enclosed porch was covered with plywood siding. An aluminum vertical sliding window was also installed in 1987. The original portion of the porch probably dates near to the construction of the house. The beaded soffit and the two pairs of twelve light windows at the southeast corner probably date from the early 1920s.

On the interior, the house has 1040 square feet of space on the main floor. The front door leads to a small square foyer with a closet. The living room measures approximately 12.6' x 21' and may have been two rooms originally. The fireplace was added around 1975. This is the same time that the staircase was enlarged at the end of the room. The dining room is on the east side. A hall leads to the bathroom and to the rear where the kitchen is located. The kitchen and bathroom were remodeled in the 1980s, although an archway in the kitchen, dating to the 1920s or 1930s, is still intact. The enclosed porch is currently used as a utility room. The two original windows facing the rear of the house have been blocked (date unknown). The staircase leads to two bedrooms in the attic space. The north room was finished c. 1960, while the south room was finished in the 1970s. The basement is one-half excavated with a concrete floor and partially finished.

There is one outbuilding on the property located approximately ten feet behind the house. This is a concrete and shiplap siding storage shed, approximately 6' x 8'. This is most likely the coal house listed on the tax records (c. 1940s) and should be considered a contributing building. The records also indicate there were two coops and a garage which no longer remain. There is also a small plywood tool shed c. 1980 on the property. The house is set slightly at an angle to Locust Street with a narrow sidewalk running between two large shrubs to the porch steps. There is lawn in the front yard and some grass behind the chain-link fence in the back. A concrete driveway is located on the west side of the house. There is a concrete pad just behind the house. The Charles and Fannie Anderson house is the only brick bungalow among the scattered turn-of-the-century homes on Locust Street. It is in good condition and contributes to the historic resources of the neighborhood.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Anderson, Charles M. and Fannie M. Allsop, House, Sandy, Salt Lake County, UT

Narrative Statement of Significance

The Charles and Fannie Anderson house, built c. 1914, is significant under Criterion A for its association with an important period of development in Sandy's history. The home is an example of the more substantial brick homes built by second generation residents of Sandy during the *Specialized Agriculture, Small Business, and Community Development Period (1906-1946)*. The house may also be considered significant under Criterion C as a bungalow-type house with a blend of Prairie School and Craftsman influence. The house is being nominated as part of the multiple property submission, *Historic Resources of Sandy City*. The house is in good condition and contributes to the historic resources of Sandy.

Historical Significance

Located 12 miles south of Salt Lake City, historic 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 is known as the *Mining, Smelting, and Small Farm Era, 1871-c. 1910*. During this period Sandy became a strategic shipping point and a number of sampling mills and smelters were built in the area. While the dominant force in the economy of Sandy during the 1870s through the 1890s was undoubtedly that of mining, the local agricultural community continued to develop. 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.³

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-circa 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 1940.⁴ 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

³See *Multiple Property National Register Nomination: Historic Resources of Sandy City*, prepared by Wayne Balle.

⁴Martha 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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National Park Service**

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Anderson, Charles M. and Fannie M. Allsop, House, Sandy, Salt Lake County, UT

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 and poultry. Many Sandy residents continued to work in the mining and smelter industries in nearby communities after Sandy's smelters closed down. The Charles and Fannie Anderson house is located on property which was first patented in February 1874 to Fannie's father Thomas Allsop. Thomas Allsop was an early settler who homesteaded the eastern half of Sandy.⁵ A portion of the property was deeded to Charles Anderson through the Allsop estate on September 21, 1909. According to tax records, the house was constructed on the property c. 1914.

Unfortunately, except for a short obituary, little information is available on Charles M. Anderson. He was born in Sweden in 1867. He immigrated to the United States between 1882 and 1883, and settled in Sandy around 1888. He was employed by the Fisher Brewing Company and was a member of the Knights of Pythias. Charles Anderson married Fannie Maria Allsop on May 15, 1888, in Sandy where they resided the rest of their lives.

Fannie Maria Allsop was born on October 28, 1869, in a tent on the bank of the Jordan River in West Jordan, Utah, thereby acquiring the nickname "Tent." It appears she went by her middle name, Maria, in her younger years, and by Fannie as she grew older. Her parents were English immigrants who arrived in Utah in 1854 to settle with other members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church). After moving from West Jordan to Sandy, her father planted a large group of trees, known as "Allsop's Grove," which was Sandy's first recreation area. Allsop also surveyed the area, and dug the first irrigation ditch and a large reservoir of the Mingo smelter.⁶

Charles and Fannie Anderson do not appear on the 1900 census of Sandy, but they do appear on the 1910 census renting a home at an unspecified address. They are listed with their four children ages nineteen through thirteen: Wallace C., Laura M., Hazel L., and Ross R. Anderson. Charles Anderson's occupation was listed as freight teamster, the same as his son Wallace. By the 1920 census, the couple was living on Allsop Lane (Locust Street) and Charles' occupation was listed as farmer on an "irrigated farm" presumably around their home. In the 1922-1923 Utah State Gazetteer, Charles M. Anderson is listed as a marshal. The house and property were deeded to Wallace Anderson just prior to Charles' death on December 29, 1934. Fannie Anderson moved out of the house sometime after Charles' death. She spent the remainder of her life living just a couple of blocks away on Locust Street. She died on April 13, 1958. She was well-respected in the LDS Church and was a member of the Pythias Sisters.

⁵Roxie N. Rich, *The History and People of Early Sandy*, (n.p. [1975]), 365.

⁶ibid.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Anderson, Charles M. and Fannie M. Allsop, House, Sandy, Salt Lake County, UT

Wallace Charles Anderson was born on August 18, 1891 in Sandy. He married Clara Venus Streadbeck on September 17, 1913 in Sandy. Clara was born on December 26, 1891 in Salt Lake City to Peter Abraham and Kersti P. Olsson Streadbeck. Wallace and Clara had four children. Wallace preceded his wife and mother in death on November 7, 1944. His obituary states he was a farmer in Sandy all of his life. Clara was the Sandy City Recorder from 1948-1950. In 1945 the property was distributed to Wallace's wife and children, but when the area was made into the Mingo Park subdivision on December 22, 1950, the title chain becomes unclear, so it is uncertain when the family moved out. Clara Anderson moved to Los Angeles and passed away there on May 20, 1973.

Between 1950 and 1987, the house was owned by at least three different families after the Andersons left. The current owners are Tommy and Carrie Booms who purchased the house on December 31, 1987.

Architectural Significance

This house is representative of a major shift in Sandy community architecture. When the Sandy mining boom 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 permanent, substantial structure made of brick, stone, or adobe brick with shiplap siding, and adorned with decorative woodwork of trained craftsmen. This house is expressive of the level of craftsmanship attained locally during this shift to more substantial and elaborate homes.

The Charles and Annie Anderson house, built c. 1914, is an excellent example of the bungalow style as constructed in Sandy by a local builder. The full-width porch and hipped roof on simple brick bungalows were constructed throughout Salt Lake City and surrounding communities between 1905 and the start of World War I. The bungalow was popularized by pattern books and home-improvement magazines of the era. These pattern-book styles, together with standardized building components, made the bungalow style available to local builders, who could easily adapt the plans for use with local materials.⁷

The Anderson house appears to be a hybrid of the two popular styles used by bungalow builders: the Prairie School and the Arts and Crafts movement. The leaded-glass transoms, leaf-patterned sidelights, and arched drain holes at the base of the porch are indicative of an Arts-and-Crafts influence, however the low-pitched, hipped roof with broad, overhanging eaves, and the square brick piers with the horizontal brick half-wall on the porch suggests the builder was more influenced by the brick Prairie bungalows ubiquitous in Salt Lake City at the time.

⁷Thomas Carter and Peter Goss, *Utah's Historic Architecture, 1847-1940: a guide*, (Salt Lake City, Utah: University of Utah Press, 1988), 54.

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Section No. 8 Page 4

Anderson, Charles M. and Fannie M. Allsop, House, Sandy, Salt Lake County, UT

The builder of the Anderson home was August Matts Nelson, a native of Sandy. Nelson was born in Sandy on December 12, 1876. He is credited with building at least forty homes in the area and the Sandy Recreation Hall in the 1930s.⁸ As a young man, he moved several times trying different occupations, but soon acquired a reputation as a carpenter and contractor. He is listed as a contractor in the 1927-1928 Utah State Gazetteer.⁹ He also served on the Sandy City Council, and as Vice President of the Sandy City Bank. He retired in 1936, but continued to work for the Jensen & Kuhre Company. August Nelson died in November of 1944.

August Nelson favored brick, often yellow, as a material, although he also built frame houses. His homes are all one and one-and-one-half residences. As a group they represent a local builder's transition from Victorian house types to the twentieth century. He built several homes using traditional Victorian house types, such as the cross wing and central block with projecting bays, with a modest amount of Victorian ornamentation. However, at the same time he built homes which resemble the much simpler (and relative modern) twentieth-century bungalows popular in Salt Lake City. The floor plans of these homes exhibit characteristics of both styles, sometimes as a hybrid. For example, the exterior of Charles and Fannie Anderson home is undoubtedly a bungalow; however in plan the front door leads to a foyer, a rare occurrence in the less formal bungalow. The hip knobs on the Anderson house were one of Nelson's trademarks. Though there was a certain amount of experimentation in Nelson's career as a local builder, according to his daughter, he also had a reputation for methodical quality work.¹⁰

⁸Bradley, 69.

⁹Rich, 582-586. Polk Utah State Gazetteer 1927-1928, 299.

¹⁰Rich, 583.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. 9 Page 1

Anderson, Charles M. and Fannie M. Allsop, House, Sandy, Salt Lake County, UT

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOS Page 1

Anderson, Charles M. and Fannie M. Allsop, House, Sandy, Salt Lake County, UT

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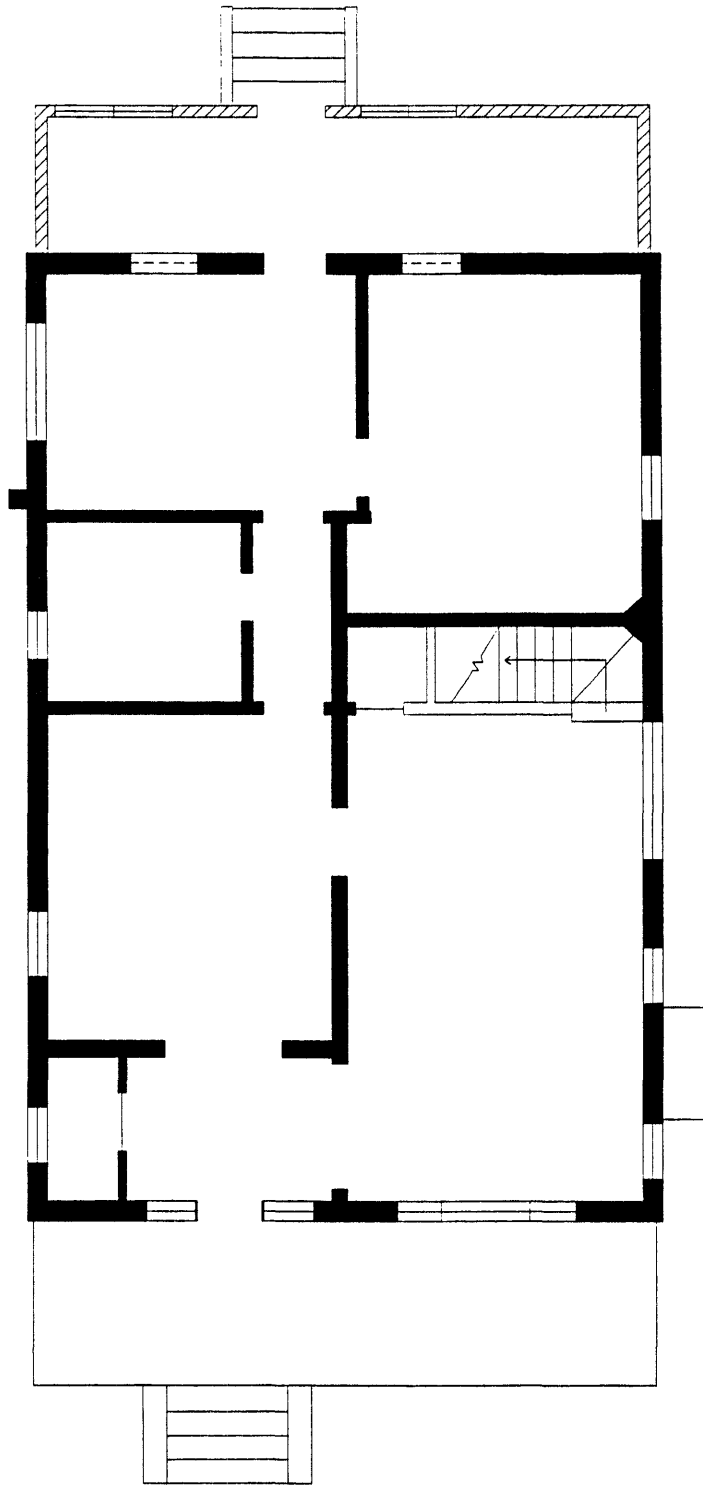
1. Anderson, Charles M. and Fannie M. Allsop, House
2. Sandy, Salt Lake County, Utah
3. Photographer: J. Cory Jensen
4. Date: March 1998
5. Negative on file at Utah SHPO.

Photo No. 1:

6. North & west elevations of building. Camera facing southeast.

Photo No. 2:

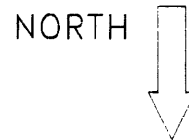
6. South & east elevations of building. Camera facing northwest.



CONSTRUCTION PHASES

- 1914
- ▨ circa 1920
- circa 1975
- blocked windows

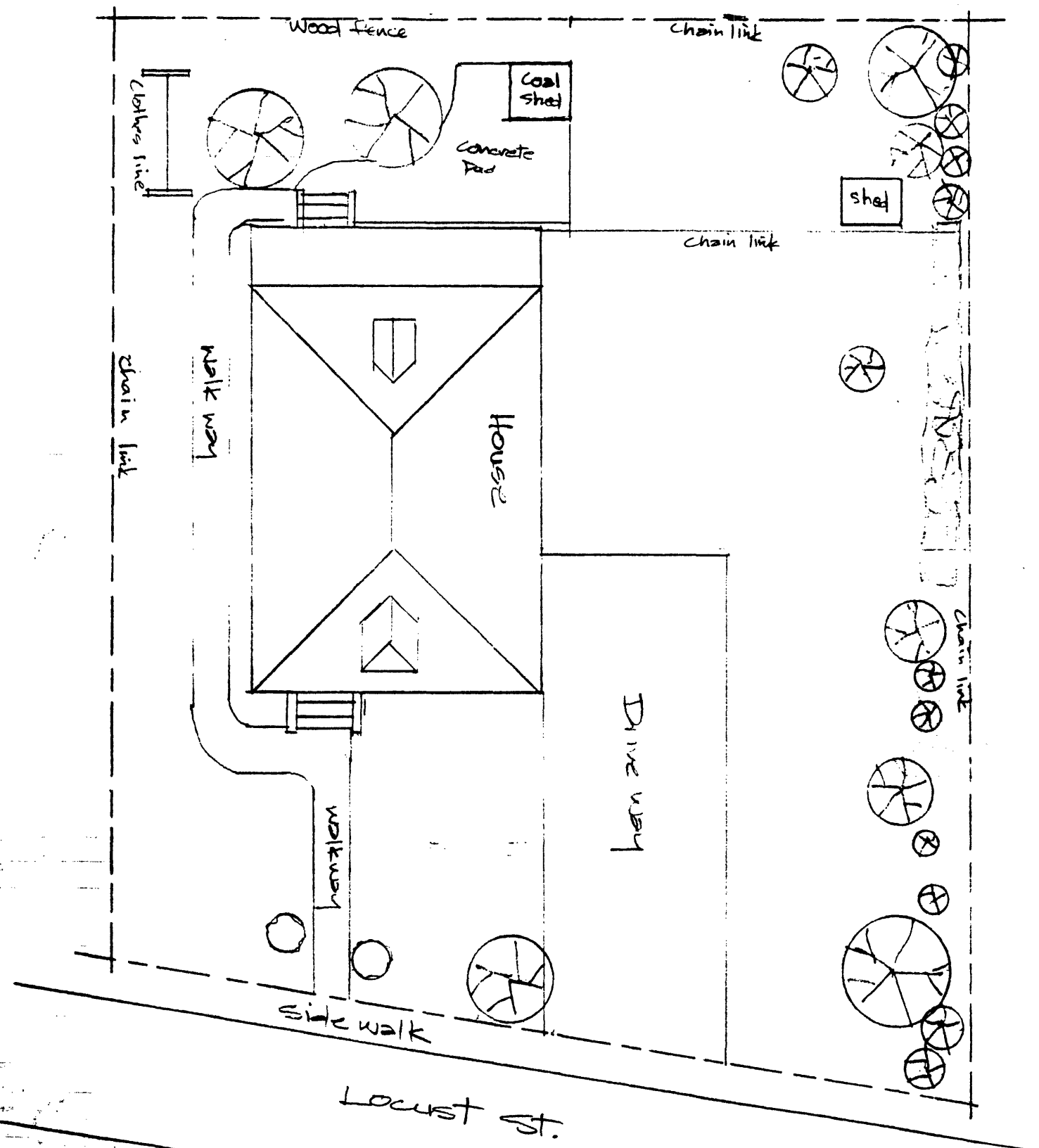
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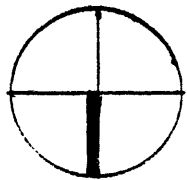
DRAWING DATE: JUNE 12, 1998

CHARLES M. & FANNIE M. ALLSOP
ANDERSON HOUSE

498 East Locust Avenue, Sandy, Utah

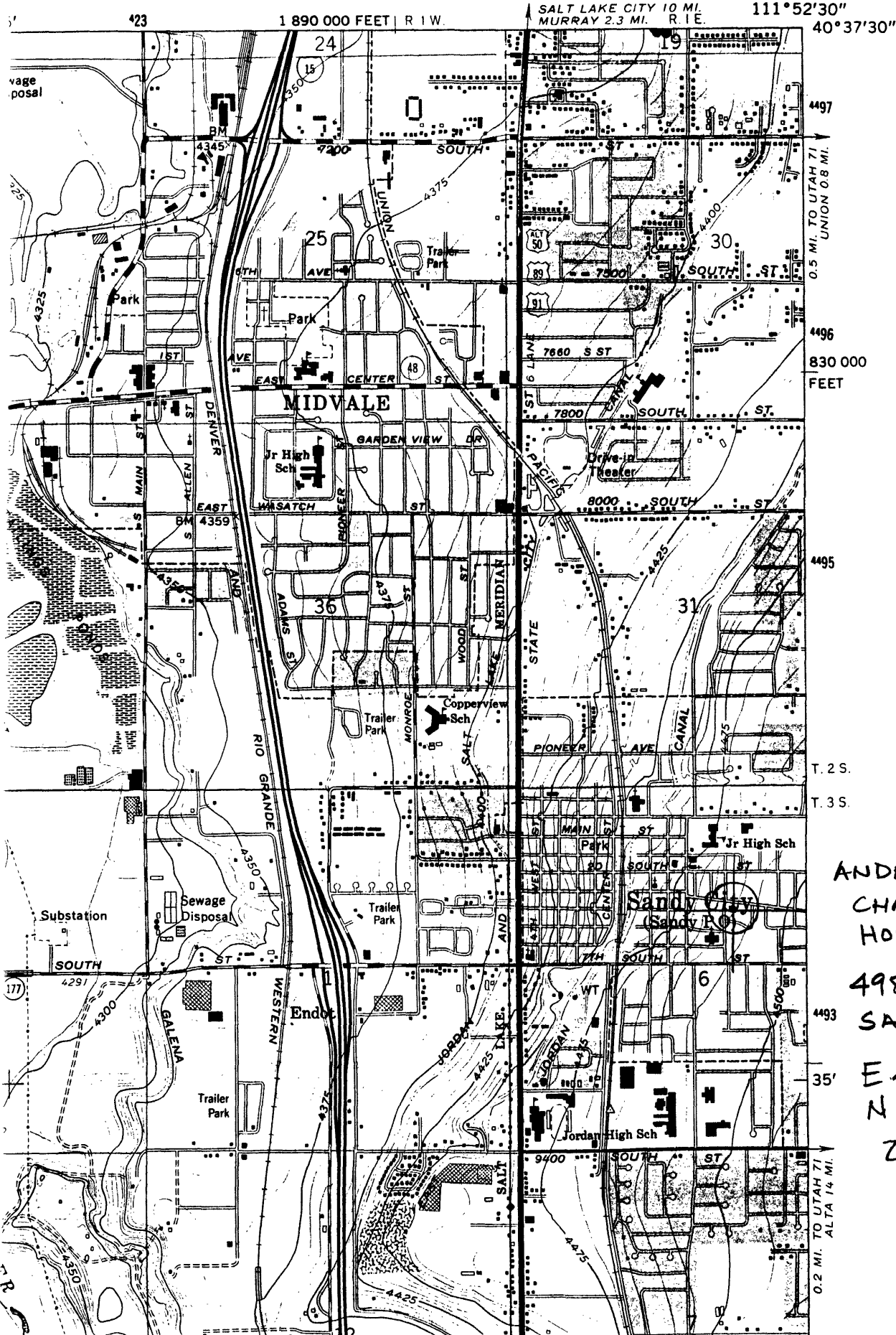


ANDERSON HOUSE
 SITE PLAN 5/9/98
 NOT TO SCALE
 DRAWN BY: CORY JE



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

3663 III NE
 (SUGAR HOUSE)



ANDERSON,
 CHARLES + FANNIE,
 HOUSE

498 LOCUST ST.
 SANDY, UT

E 425640
 N 4493410
 Zone 12