

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 18). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name PETERSON, CHARLES, HOUSE

other names/site _____

2. Location

street & number 82 East 8880 South

N/A not for publication

city, town Sandy

N/A vicinity

state Utah

code UT

county Salt Lake

code 035

zip code 84070

3. Classification

Ownership of Property

Category of Property

No. of Resources within Property

private

building(s)

contributing

noncontributing

public-local

district

1

buildings

public-State

site

sites

public-Federal

structure

structures

object

objects

Name of related multiple property listing: _____

1

0 Total

Historic Resources of Sandy City

No. of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

[Signature]
Signature of certifying official

July 10, 1992
Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

See continuation sheet

determined eligible for the National Register. See continuation sheet

determined not eligible for the National Register

removed from the National Register.

other, (explain:)

[Signature]
Signature of the Keeper

8/28/92
Date of Action

[Signature]
Signature of the Keeper

Date of Action

6. Functions or Use

Historic Functions

(enter categories from instructions)

DOMESTIC / Single Dwelling

Current Functions

(enter categories from instructions)

DOMESTIC / Single Dwelling

7. Description

Architectural Classification

(enter categories from instructions)

MID-19TH CENTURY

OTHER: Vernacular

Materials

(enter categories from instructions)

foundation STONE

walls WOOD

STUCCO

roof ASPHALT

other

Describe present and historic physical appearance.

Built c. 1895, the Charles Peterson house is a wood frame double-cell structure which was built in the Victorian era yet employed a unique plan type which was typically not built in Utah after 1890.¹

An uncommon example of a single story double cell house, covered by a gable roof, the original structure was symmetrical on each of the four sides, retaining the influence of the classical traditions which painstakingly maintained balance and symmetry. Supported on a stone foundation, the balloon framed walls are sheathed on the exterior by wood drop or novelty siding. The walls are pierced by symmetrically placed openings comprised of two doors and two windows on the main elevation and centrally located double bay windows on each gable end. A wood frame addition, finished with stucco, was built onto the rear of the original house c. 1910. This addition was laid out as a mirror image of the original plan - a double cell with symmetrically placed openings including two doors and two windows on the rear elevation of the house.

Alterations to the house includes the closing of one original doorway on both the main and rear elevations. The original openings, however, are still visible and could be re-opened without major structural alteration. The original window openings and windows are unchanged while it appears that original pedimental window heads have been removed and replaced with simple sloped plank heads. Decorative wood shutters, not original to the house, have been added to the windows on the main elevation. They are easily removed.

___ See continuation sheet

¹Carter, Thomas, and Goss, Peter. Utah's Historic Architecture, 1847-1940. University of Utah Press, Salt Lake City, UT, pp.18-20.

B. Statement of Significance

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

Applicable National Register Criteria A B C D

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

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

Period of Significance

c. 1895

Significant Dates

c. 1895

COMMUNITY PLANNING & DEVELOPMENT

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

Built c. 1895, the Charles Peterson house is significant under Criterion C as a distinct and important example of the doublecell house type which was common in Utah from 1847-1890². This example appears to be the only double-cell house in the Sandy area. Another factor which makes this dwelling unique is that it was built at a time when houses were being built in the Victorian aesthetic throughout the Sandy area. The simplicity, symmetry, and balance of the earlier classical aesthetic has been retained. The alterations which have been effected are minor in nature considering the uniqueness of the plan. They are also easily reversible and therefore do not greatly impact integrity. Under Criterion A, this unique house type is significant for its association with an important period of development in Sandy's history. The house adds to the inventory of classically influenced dwellings including hall-parlor, double-cell, and other vernacular variants which were built during the Mining, Smelting, and Small Farm Era, 1871-c.1910.

Located 12 miles south of Salt Lake City, Sandy is at the crossroads of what was once a busy series of mining districts. Paralleling to a large extent the history of mining in surrounding canyons, Sandy's early history and development either boomed or declined based on these mining operations.

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

X See continuation sheet

²Carter, Thomas and Goss, Peter, Utah's Historic Architecture, 1847-1940. University of Utah Press, Salt Lake City, Utah, 1988. pp.18-20.

³Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900. Compiled and published by Daughters of Utah Pioneers of the Salt Lake County Company. p.276.

9. Major Bibliographical References

Carter, Thomas and Goss, Peter, Utah's Historic Architecture, 1847-1940. University of Utah Press, Salt Lake City, Utah, 1988.
Deseret News, March 11, 1953.
Salt Lake County Assessor's and Recorder's offices, Salt Lake City, Utah.
Salt Lake Tribune, May 5 and 7, 1942.
1910 Census, Sandy, Utah.

___ See continuation sheet

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

Specify repository: _____

10. Geographical Data

Acreage of property .23

UTM References

A	<u>1/2</u>	<u>4/2/4/9/4/5</u>	<u>4/4/9/3/5/9/0</u>	B	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / / /</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / / /</u>	D	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / / /</u>

___ See continuation sheet

Verbal Boundary Description

Lots 10 to 13, Block 37, Sandy Station Plat. Commencing 1989.6 feet West and 1610 feet South from the Northeast Corner, Section 6, Township 3 South, Range 1 East, Salt Lake Meridian; West 150 feet, South 84 feet, more or less, to street, South 83 degrees East, 151.12 feet, more or less, to point due South from beginning, North 102.4 feet, more or less, to beginning.

___ See continuation sheet

Boundary Justification

The boundary includes the entire city lot that has historically been associated with the property.

___ See continuation sheet

11. Form Prepared By

name/title Wayne L. Balle, Architect
organization Thomas G. Smith Architectural Associates date May 1992
street & number 845 South Main telephone 801-298-1666
city or town Bountiful state Utah zip code 84010

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National Park Service

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Peterson, Charles, House, Sandy, Salt Lake County, Utah

canyons,⁴ allowing materials to be shipped to and from the mining operations. Since Sandy was a strategic shipping point, it is only logical that needed sampling mills and smelters were built in the area.⁵ Also in 1871, a 160 acre townsite was platted,⁶ and the construction of a "boom town" shortly followed. The boom period of the 1870s was short lived with the failure of several mining concerns which fed Sandy's economy,⁷ leading to the closure of several smelting and sampling concerns beginning in 1876. Mining, however, continued to have a large impact on the town in the years following this initial slow down.

While the dominant force in the economy of Sandy during the 1870s, '80s, and '90s was undoubtedly that of mining, the local agricultural community continued to develop. A series of wells and ditches were dug beginning as early as 1869 to supply the city, smelters, and farms with water. Early agricultural pioneers, who generally established small, family type farms, were but forerunners of a later agriculturally oriented lifestyle which was to dominate Sandy's economy. During the 1890s, despite a downturn in the mining industry, Sandy continued to establish itself as a permanent community in the Salt Lake Valley. New business enterprises came into being to support the local agricultural economy, new schools were built, and the city was incorporated in 1893.⁸ With the relocation of sampling and smelting concerns to other locations, Sandy's impact as a mining town diminished. Many of the mines that once supported Sandy's mining industry either played out,⁹ or their refining operations were relocated.¹⁰ By soon after the turn of the century, Sandy had lost much of the mining component of its economy, marking an end to its initial phase of development. The agricultural component also shifted at this time away from small family farms toward larger, more specialized farming operations, inaugurating a new phase of development in the city.

Both Emily A. (maiden name unknown) and Charles Peterson were born in Sweden, Emily in 1850 and Charles in 1852. They immigrated to the United States beginning in 1878

X See continuation sheet

⁴Porath, Joseph H. "Materials gathered for a history of Big Cottonwood Canyon & Little Cottonwood Canyon" USHS Call # MSS, A, 435-16, p.17.

⁵Ibid. p.16.

⁶Rich, Roxie N., The History and People of Early Sandy (no publisher listed). ca. 1975. Copy in possession of Sandy City Planning Dept. p.87.

⁷Robertson, Frank Co., Boom Towns of the Great Basin. Sage Books, Denver Co., 1962. pp.72-73.

⁸Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900. Compiled and published by Daughters of Utah Pioneers of the Salt Lake County Company. p.280.

⁹"The Cottonwood Canyons." USHS Call # MSS, A, 4324.

¹⁰Bailey, Lynn R., Old Reliable, A History of Bingham Canyon, Utah. Westernlore Press, Tucson, Arizona, 1988, p.278.

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Peterson, Charles, House, Sandy, Salt Lake County, Utah

with Emily and Charles in 1888, and Charles Junior in 1902 at the age of 19¹¹. According to land records, the elder Charles Peterson, a gardener, purchased this property in 1894 from Le Grande and Gracie Young. The house was likely built shortly thereafter. In 1902, Charles and wife Emily sold the property to Thomas Gauraham who in turn sold the property back to the Petersons the following year. Again in 1903, Charles and Emily sold the property to Jacob Sorenson, who owned it until 1908. At this time, Charles and Augusta Sophia Peterson purchased the property, in whose family the property remained until 1938 when C.I. Goff and Sabina Larson Goff acquired the title.

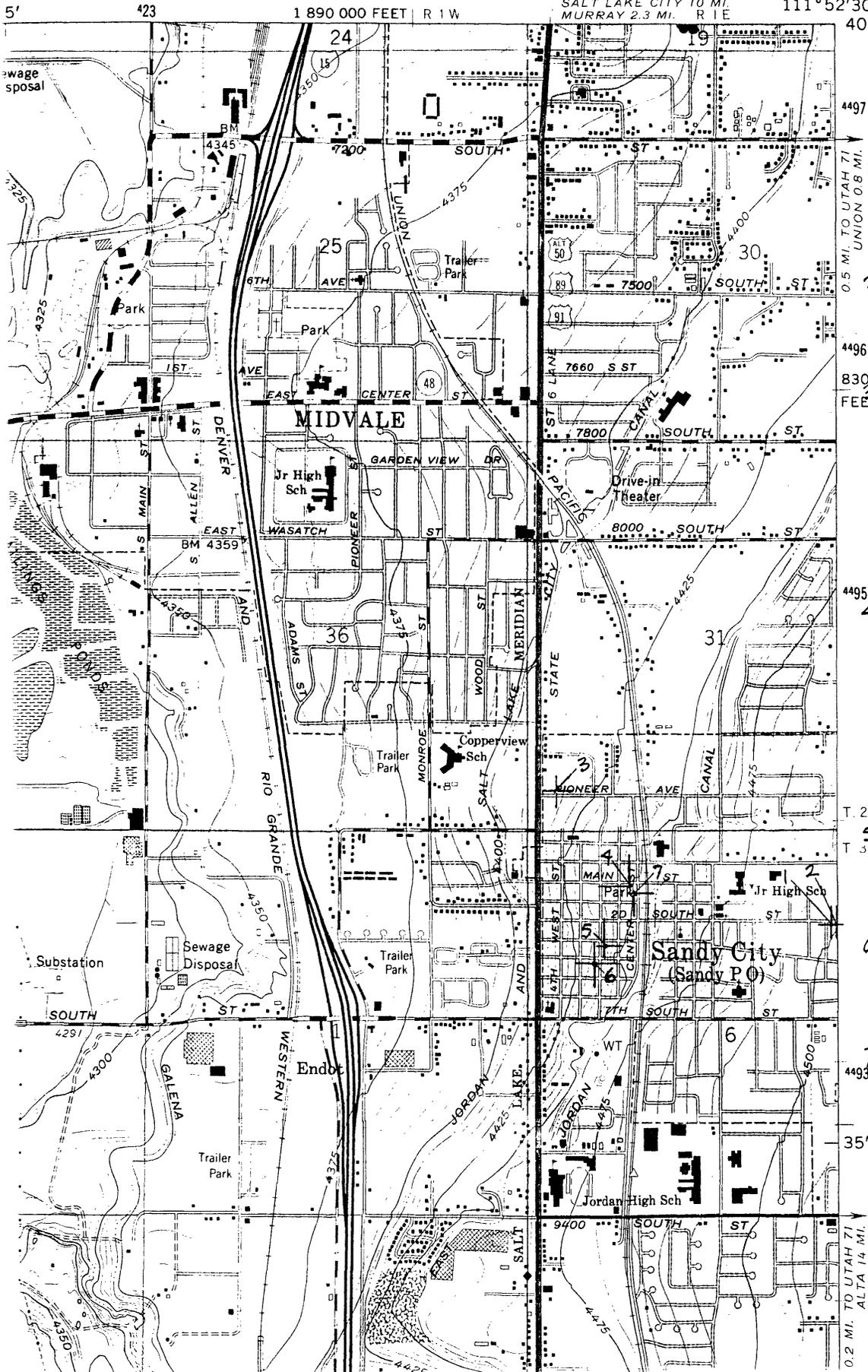
The Goffs were awarded the property as part of the estate of Anna Louisa Petersen (possibly Charles' second or third wife) who died in 1936. C.I. Goff was president of C.I. Goff and Son Mortuary which his wife helped him found in 1912. He was considered a "prominent civic and church leader in Salt Lake County for more than 40 years"¹², serving in various positions including Midvale postmaster, deputy sheriff, justice of the peace and the senior high councilman for the East Jordan LDS Stake. However, the Goff's owned the house for only four years and then sold it to Edward DeWayne and Jane M.F. Elswood in 1942. The Elswood's have retained ownership of the house through the present time, although it is currently used as a rental property.

¹¹1910 Census, Sandy, Utah, page 9B, lines 76-78.

¹²Salt Lake Tribune, May 5 & 7, 1942.

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

3665 III NE
 (SUGAR HOUSE)



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

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