

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

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This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration 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 DOWDING/RASMUSSEN HOUSE

other name/site number 187 West Main Street

2. Location

street & town 98 East Main Street  not for publication

city or town Sandy  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] 9/27/2000  
 Signature of certifying official/Title Date  
 Deputy Commissioner for Historic Preservation

State of 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 the 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] 11.6.00  
 Signature of the Keeper Date of Action  
 Edson H. Beall

Dowding/Rasmussen House  
Name of Property

Sandy, Salt Lake County, Utah  
County and State

**5. Classification**

**Ownership of Property**  
(check as many boxes as apply)

**Category of Property**  
(check only one box)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- public-local
- private
- public-State
- public-Federal

- district
- building(s)
- site
- structure
- object

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed in the National Register**

Historic Resources of Sandy

N / A

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

**Current Function**  
(Enter categories from instructions)

DOMESTIC / single dwelling

DOMESTIC / single dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS:  
bungalow

OTHER: Prairie School vernacular

foundation	CONCRETE
walls	BRICK
roof	ASPHALT
other	CAST CONCRETE

**Narrative Description**  
(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7

Dowding/Rasmussen House  
Name of Property

Sandy, Salt Lake County, Utah  
County and State

**8. Description**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes 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" in all the boxes 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)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

SOCIAL HISTORY

**Period of Significance**

1923-1950

**Significant Dates**

1923

**Significant Persons**

(Complete if Criterion B is marked above)

N / A

**Cultural Affiliation**

N / A

**Architect/Builder**

unknown

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: \_\_\_\_\_

See continuation sheet(s) for Section No. 9

Dowding/Rasmussen House  
Name of Property

Sandy, Salt Lake County, Utah  
County and State

**10. Geographical Data**

**Acreage of Property** 0.20 acres

**UTM References**

(Place additional boundaries of the property on a continuation sheet.)

1 1/2 4/2/4/7/8/0 4/4/9/3/7/4/0  
Zone Easting Northing

2 / / / / / / / / / / /  
Zone Easting Northing

3 / / / / / / / / / / /  
Zone Easting Northing

4 / / / / / / / / / / /  
Zone Easting Northing

**Verbal Boundary Description**

(Describe the boundaries of the property.) Property Tax No. 28-06-122-001  
Lots 9 and 10, Block 82, Sandy Station Plat.

**Boundary Justification**

(Explain why the boundaries were selected.)  
The boundaries are those that were, and continue to be, associated with the property

See continuation sheet(s) for Section No. 10

**11. Form Prepared By**

name/title Lisa M. Miller / Preservation + Planning  
organization Sandy City Certified Local Government date September 8, 2000  
street & number 1382 Perry Avenue telephone 801 / 355-8611  
city or town Salt Lake City state UT zip code 84103

**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 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/title Dale & Tammis Boam  
street & number 98 East Main Street telephone 801 / 569-9762  
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.

# National Register of Historic Places

## Continuation Sheet

Section No. 7 Page 1Dowding/Rasmussen House, Sandy, Salt Lake County, Utah

### NARRATIVE DESCRIPTION

The Dowding/Rasmussen House, constructed in 1923, is a one-story bungalow with a Prairie School design influence. It has a rectangular footprint, hipped roof, and full-width front porch. The foundation is concrete; the walls and chimney are brick, and the roof has asphalt shingles. Two brick piers support the full-width front porch and the porch railing is brick with a painted concrete cap. This house is located on the corner of Main Street and 100 East Street; the west elevation runs parallel to 100 East Street and the façade looks north onto Main Street. Running parallel to the east side of the house is a driveway that comes off of Main Street to access the garage at the rear of the lot. The house is located in the historic core of Sandy City where the narrow streets and small-scale homes offer a distinct and cohesive character to the neighborhood. The property is in excellent condition and its historic integrity is intact; the house looks the same today as in the 1938 tax photo.

The façade of the Dowding/Rasmussen House is almost symmetrical; the front door is located just off center, slightly to the west. There are large picture windows on either side of the door; the east window is larger than the west. The steps up to the front porch are not an integral part of the façade; they are located on the west side of the house at the end of the porch. Without steps piercing the façade, there is an unbroken solid brick knee wall across the front that emphasizes the horizontality of the house. Two different colors of brick are used on the exterior walls of the bungalow. On all elevations there is a projecting course of headers laid just below the main level windows. Aside from serving as sills for the windows, the course provides delineation between the two colors of brick. The projecting header course and the wall area underneath are a dark red brick; the wall area above the projecting course is a light yellow brick. The header course also plays an important role in the exterior design of the bungalow; the dark colored brick gives visual weight to the lower half of the house, while the yellow brick lightens the upper half, and the overall horizontal appearance is emphasized. Aside from the header course, the bricks are all laid in a stretcher bond.

The low-pitched pyramidal hipped roof provides a wide, overhanging eave. These elements combine to lend additional horizontal emphasis to the house. There are three chimneys for the house: the one on the east elevation serves the living room fireplace, the stack on the west elevation was most likely used for a freestanding stove in the dining room, and the central/rear chimney was for the kitchen. All three chimneys are constructed of the same yellow brick that is used on the upper half of the exterior walls.

The 1938 Tax Assessment Card shows the footprint of the house as 27' wide and 39' deep, with 1,053 square feet. The 1938 assessor documents the house as having 5 rooms plus bath, and a full concrete basement with a notation "three rooms partitioned in basement not plastered". The 1944 assessor added a one car, 10' x 18' garage; built in 1943 with a concrete foundation, shingle roof and walls of wood siding. The garage is still in use, and there have been no additions to the house, so the information on the 1938 Tax Card is still accurate.

On the interior, a wall was built to enclose the living room area, and create an additional room. (This wall is represented on the floor plan as a dashed line.) Although the exact date the wall was constructed is not known. When the wall was removed, it was evident that it had been built with the idea that it would be removed in the future; the framing was carefully placed around the wood trim of the door and window and

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## Continuation Sheet

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none of the fabric of the house was destroyed to accommodate the wall. There is a fireplace in the center of the east wall of the living room, flanked by built-in bookshelves, with an integrated mantle that runs the width of the room. Above the bookshelves, on each side of the chimneystack there is a pair of small square awning windows. The fireplace is a prefabricated metal unit with a decorative painted cover. Inspection of this confirms that this is the original surface.

The main level of the bungalow has two bedrooms; the larger of the two can be entered either through a door from the dining room or the hall. The smaller bedroom is located in the southeast corner of the house with a window on each elevation; both bedrooms have large closets. The hall area is small with a built-in linen cabinet and drawers. The bathroom is located on the south side of the hall; the current owners recently updated the fixtures. The kitchen reflects a 1940s-era update, with more recent appliances.

At the rear of the kitchen are stairs that lead down to the back door and further down to the basement. The area underneath the stairs has been enclosed where the current owners have created a small room that serves as an office. The large, open basement has only one finished room, a bedroom in the northeast corner. This unique bedroom has two built-in, full-size, wood frame beds. The "heads" of the beds rest on a wide concrete shelf that runs along the north side of the basement. The remaining portions of the beds are supported by a wood frames that have been built-in below the level of the shelf. Enclosed in the frames are three built-in drawers on each side; the bed on the left also has a built-in cupboard. The current owner believes that the beds were built soon after the house was constructed; the materials and finishes indicate a construction date of the late 1920s or early 1930s.

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### NARRATIVE STATEMENT OF SIGNIFICANCE

Built in 1923, the Dowding/Rasmussen House is significant under Criterion A and C as part of the multiple property nomination *Historic Resources of Sandy City*. Under Criterion A, the house is significant for its association with the *Specialized Agriculture, Small Business, and Community Development Period, 1906-1946*<sup>1</sup> of the history and development of Sandy. The bungalow represents a level of prosperity, despite economic uncertainty, which allowed many middle-class residents to purchase their own homes.<sup>2</sup> Under Criterion C, the house is significant as a well-preserved example of a bungalow influenced by the Prairie School style. The bungalow is an important house type common Utah between 1906 and 1930. The bungalow type residence in Sandy represents the spread of popular urban styles to rural Utah towns.<sup>3</sup> The Dowding/Rasmussen House retains its historic integrity and is a contributing historic resource of Sandy City.

### HISTORY

Located twelve miles south of Salt Lake City, Sandy City was founded in the 1850s as a farming settlement. The majority of these early farmers were members of the Church of Jesus Christ of Latter-day Saints (LDS or Mormon Church) who were encouraged by their church leaders to pursue agricultural activities and establish self-sufficiency. When work on the Salt Lake LDS Temple began in 1852, Sandy became an essential way station as the granite for the building was cut from Little Cottonwood Canyon, located just east of Sandy. During the 1860s and 1870s settlers came to Sandy with the promise of easy land grants in the less crowded south valley. In 1863, precious metals were discovered in the canyons located just east of town; thus, the early history and development of Sandy parallels the history of the mining industry. The farming town soon changed to suit the clientele; hotels, saloons and brothels dominated Main Street. Sandy became an important diversified hub for farming, granite cutting, mining and smelting. In 1873 LDS church leader Brigham Young christened the town "Sandy" for its thirsty soil.

The first major period of development in Sandy is known as the *Mining, Smelting and Small Farm Era, 1871-c.1910*.<sup>4</sup> In 1871 a 160-acre town site was platted<sup>5</sup>; a number of sampling mills and smelters were built and Sandy became a strategic shipping point. While the dominant economic force during the 1870s through the 1890s was mining, a local agricultural community also developed. New business enterprises arose to support the local agricultural community, new schools were built, and in 1893 the city was incorporated.<sup>6</sup> By 1930 production in the mines had ceased; without the presence of miners, Sandy City began to clean up the saloons and brothels, and concentrate on civic improvements.<sup>7</sup>

The *Specialized Agriculture, Small Business, and Community Development Period, 1906-1946* is the second period of development in Sandy. The mining, smelting and small farm era was gradually replaced by a more diversified economy. The population of Sandy remained at approximately 1,500 between 1900 and 1940.<sup>8</sup> During this time the city was defining itself as the

<sup>1</sup> Broschinsky, Korral, *Historic Resources of Sandy City*, Multiple Property NR Nomination, 1997.

<sup>2</sup> Broschinsky, Korral, *Historic Resources of Sandy City*, Multiple Property NR Nomination, 1997.

<sup>3</sup> Carter, Thomas & Goss, Peter, *Utah's Historic Architecture, 1847-1924*, Salt Lake City, 1988.

<sup>4</sup> Halle, Wayne, *Historic Resources of Sandy City*, Multiple Property NR Nomination, 1992.

<sup>5</sup> Rich, Roxie, N., *The History and People of Early Sandy*, 1975.

<sup>6</sup> Daughters of the Utah Pioneers, *Tales of a Triumphant People: A History of Salt Lake County*, 1947.

<sup>7</sup> Sillitoe, Linda, *A History of Salt Lake County*, USHS & SLCC, 1996.

<sup>8</sup> Bradley, Martha Sonntag, *Sandy City: The First 100 Years*, Sandy City Corporation, 1993.

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political, economic, civic and social center for the southeast Salt Lake Valley. This second period of Sandy's history laid the groundwork for the city's eventual transformation from small town to suburb.

One of the earliest signs of community development was the creation of subdivisions from large farm parcels. During the first four decades of the twentieth century the majority of Sandy residents continued to live on farms. Most of these residents survived economically by combining subsistence farming with other occupations, primarily cottage industries and mercantilism; other farmers created large specialized agricultural enterprises such as sugar beet, poultry and dairy farms. Sandy residents also continued to work in the mining and smelter industries in nearby communities even after the smelters in Sandy closed down.

The core of the initial settlement in Sandy has several unique characteristics. The width of the residential streets are significantly smaller than most Utah towns laid out with the requisite ten-acre blocks as directed by LDS church leader Joseph Smith. The residences are primarily one-story buildings with modest floor plans. The Dowding/Rasmussen House is located in the square mile core of historic Sandy where the combination of small-scale homes and narrow streets lend a distinctive quality to the neighborhood.

### COMMUNITY DEVELOPMENT & SOCIAL HISTORY

By 1863 there were only four homes in this area of the Salt Lake Valley.<sup>9</sup> Thomas Hill Allsop was a farmer from Yorkshire, England, who joined the LDS church and immigrated to Utah in 1857. Allsop settled in Sandy where he claimed a homestead of 240 acres, nearly half of the land that comprises present day Sandy; the other half belonged to LeGrand Young.<sup>10</sup>

The land on which the Dowding/Rasmussen House is built was first owned by LeGrand Young. In 1891 Thomas Edward Marriott and his wife Ann Paramore purchased Lots 9-12 of Block 82 from LeGrand and Grace Young for \$60.00. On July 3, 1901 Lots 9 through 14 "& other property" were sold for \$500.00 to Henry G. Marriott and his wife Mary; Henry George Marriott was the second child and eldest son of Thomas and Anne. A few weeks later on July 22, 1901, the same property was "sold" back to Thomas E. Marriott for \$500.00. On December 31, 1908, Thomas transferred Lots 9 through 16 '& other property' to his wife, Ann. In March 1921, Ann sold Lots 9 and 10 to David Dowding for \$300.00.

David Dowding was born in April 1851, in Great Cheverell, Wiltshire, England. He immigrated to Utah with his parents Thomas and Hannah Nash Dowding; the family arrived in Salt Lake City in October 1866. In December 1872, David married Henrietta Van Tassel in Salt Lake City. Henrietta was born in New York City to Henry Van Tassel and Emily Street in 1857.<sup>11</sup> Their first home was a dugout in the nearby town of West Jordan. In approximately 1887, they purchased a twenty-acre farm in Sandy for \$400.00. The farm was located just west of the Mingo Smelter. David Dowding ran a livery service for the smelter and owned all of the workhorses used at the smelter to haul the slag away. After living on the farm for over thirty years, the Dowding family moved to a new house in Sandy on Main Street. David Dowding purchased the land on March 21, 1921; the Tax

<sup>9</sup> Bradley, Martha Sonntag, Sandy City the First 100 Years, 1993.  
<sup>10</sup> Bradley, Martha Sonntag, Sandy City the First 100 Years, 1993.  
<sup>11</sup> FamilySearch.com, Ancestral Files, Family Group Record.



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Assessment Card documents the year built as 1923.<sup>12</sup> David Dowding lived in the bungalow until his death in September 1925; his wake was held in the house.<sup>13</sup> Two months after his death, his widow Henrietta deeded the house to their sons David and Arthur. She passed away in May 1926.

In January 1928, David L. Dowding and his wife Anna, *et.al.*, sold the house to Soren Rasmussen. Born on April 26, 1865, in Egens, Randers, Denmark, Soren was the son of Rasmus Rasmussen and Birthe Marie Pederson. Soren became a member of the LDS church in June 1885, and immigrated to Utah. Three years later he married Annie Bolina Anderson in Logan, Utah. Annie was born in 1868, in Helsted, Randers, Denmark.<sup>14</sup> The couple lived in Draper; they had seven children between 1889 and 1901, four of whom lived to adulthood. Soren was employed as manager of the Draper Co-op and Draper Mercantile; in 1906 he was sent to Scandinavia on a mission for the LDS church for sixteen months. He returned to Sandy in 1909 and served as the Bishop of the LDS church Draper Ward.<sup>15</sup> In 1928 Soren secured a mortgage for \$3,000.00 and purchased their comfortable house on west Main Street; Annie passed away in 1934 and Soren in 1941.<sup>16</sup>

In 1961 the house was deeded to Soren and Annie's third child and eldest surviving son, Stanley Albert, and his wife Agnes. Stanley and Agnes lived in the house until Stanley's death in 1974. Agnes passed away in 1980; in 1981 her estate sold the house to Jeffery S. Nelson. Jeffery must have made some improvements to the house, as in May 1983 the ownership transferred to the Redevelopment Agency of Murray City. Lisa G. Erickson quickly purchased the house; in 1986 her estate sold the house to Scott L. and Shelly S. Osborne. In 1990 Jerry and Michelle Vansoolen purchased the house; in 1998 it was sold Dale and Tammis Boam.

### ARCHITECTURE

The Prairie School style of the Dowding/Rasmussen House reflects not only the changes in early twentieth-century Utah, but also the development of Sandy City from a small farming and mining community to a more cosmopolitan suburb of Salt Lake City. The bungalow was a popular type of residence throughout Utah in the years prior to World War I; it architecturally represents the end of isolation in early twentieth century Utah.<sup>17</sup> With the influence of pattern book designs combined with the availability of standardized building components, architectural styles that were popular in more urban areas of the country were finding their way to isolated areas of rural Utah. As a bungalow; the Dowding-Rasmussen House has the narrow end of the rectangular footprint facing the street, and there is a low-pitched, hipped roof. The Prairie Style created forms with a sparse appearance; clean, precise and angular, with an overall emphasis on horizontality. This describes the Dowding-Rasmussen House, along with other elements common to the Prairie School style: wide, overhanging eaves; brick construction; a single-story porch projecting from the house; a horizontal band of projecting brick, and wood banding on the wall surface directly under the eaves.<sup>18</sup>

<sup>12</sup> According to Soren Rasmussen, the owner in 1938. [tax card dates are not always reliable]

<sup>13</sup> Rich, Roxie N. *The History and People of Early Sandy*, 1975.

<sup>14</sup> FamilySearch.com, Ancestral Files, Family Group Record.

<sup>15</sup> Rich, Roxie N. *The History and People of Early Sandy*, 1975.

<sup>16</sup> FamilySearch.com, Ancestral Files, Family Group Record.

<sup>17</sup> Carter, Thomas & Goss, Peter *Utah's Historic Architecture, 1847-1940, 1991*.

<sup>18</sup> Carter, Thomas & Goss, Peter *Utah's Historic Architecture, 1847-1940, 1991*.

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Dowding/Rasmussen House, Sandy, Salt Lake County, Utah

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Although there are several bungalows throughout historic Sandy, the Dowding-Rasmussen House is possibly the only one with a Prairie School influence that has retained a high degree of historic integrity.

The Dowding/Rasmussen House meets the registration requirements as outlined in the 1997 National Register Multiple Property Documentation Form, *Historic Resources of Sandy City*. Built in 1923, the Dowding/Rasmussen House is associated with the history and development of Sandy between 1906 and 1946. The original architectural features are still evident; the fenestration patterns as well as the size of openings have not been modified; there have been no alterations to the residence. The Dowding/Rasmussen House represents not only the bungalow residence type and widespread influence of the Prairie School style, but also a level of prosperity in the economic development of Sandy City.

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Dowding/Rasmussen House, Sandy, Salt Lake County, Utah

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### PHOTOGRAPH LABELS

For All Photographs:

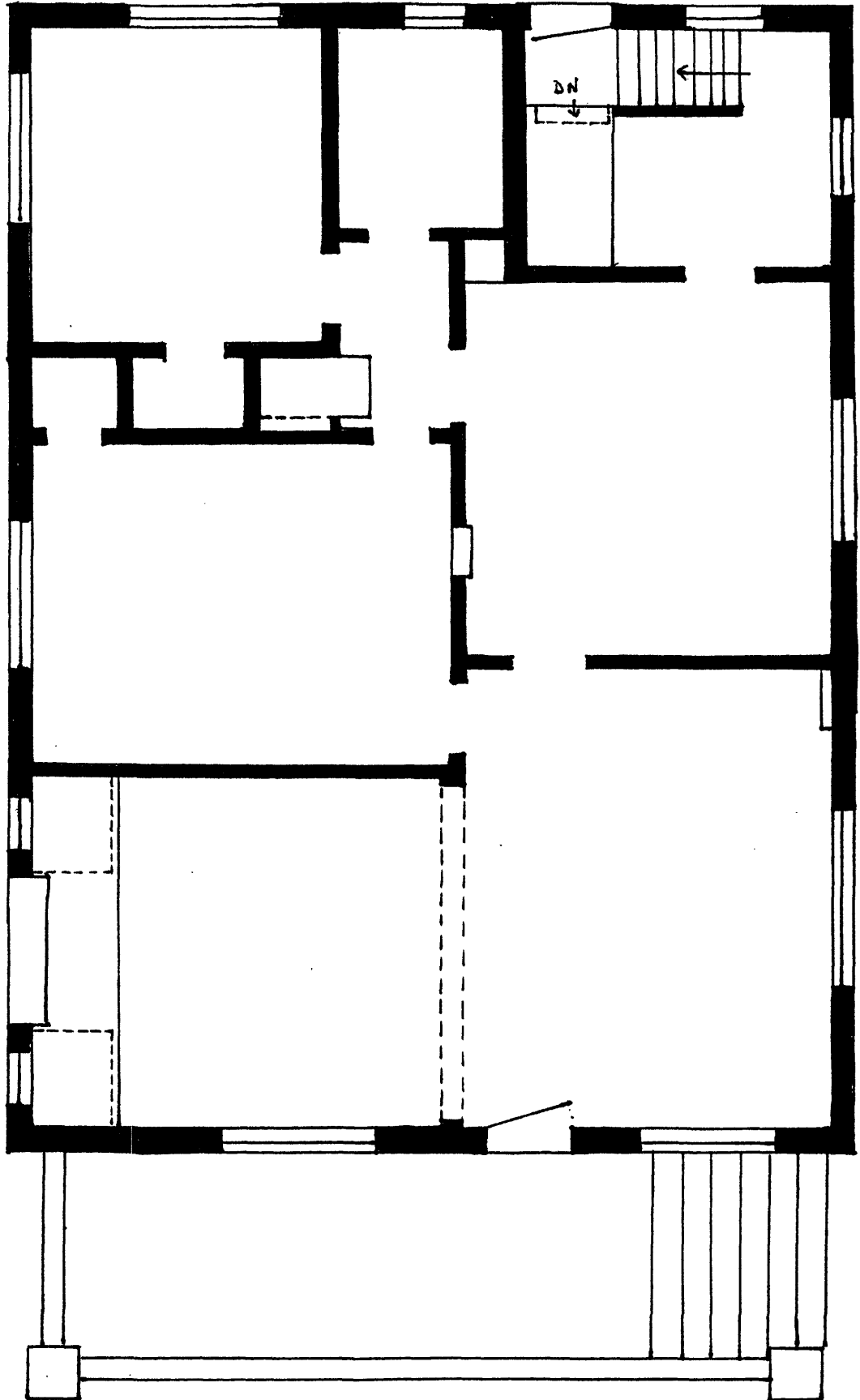
1. Dowding/Rasmussen House
2. Sandy, Salt Lake County, Utah
3. Photographer: Lisa M. Miller
4. Date: September 2000
5. Negative on file at the Utah SHPO


**Photo 1:** North & east elevations. Camera facing southwest.

**Photo 2:** North & west elevations. Camera facing southeast.

**Photo 3:** South & west elevations. Camera facing northeast.

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Original House 



98 E. Main