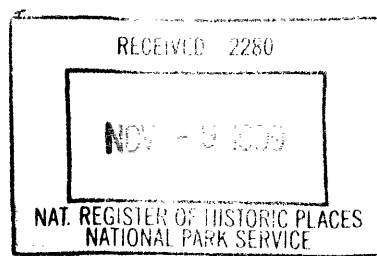


**United States Department of the Interior
National Park Service**



1548

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 Pierson, Peter and Ingrid C. Larson, House
other names/site number _____

2. Location

street & number 31 East 8680 South N/A not for publication
city or town Sandy N/A vicinity
state Utah code UT county Salt Lake code 035 zip code 84070

3. State/Federal Agency Certification

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

W. S. Mat 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): _____

lee
Signature of the Keeper Date of Action
Edson W. Beall 12/9/99

Pierson, Peter and Ingrid C. Larson, 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	
<u>1</u>	<u>0</u>	buildings
		sites
	<u>1</u>	structures
		objects
<u>1</u>	<u>1</u>	Total

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

Historic Resources of Sandy City

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Victorian Eclectic

Other: cross wing

Materials
(Enter categories from instructions)

foundation STONE

walls WOOD

roof ASPHALT

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

Pierson, Peter and Ingrid C. Larson, 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.)

X 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. 1898-1940s

Significant Dates

c. 1898

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Name of repository:

Utah State Historic Preservation Office

X See continuation sheet(s) for Section No. 9

Pierson, Peter and Ingrid C. Larson, House
Name of Property

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

10. Geographical Data

Acreage of property 0.18 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/4/8/0/0 4/4/9/3/8/6/0 B 1 11111 11111
Zone Easting Northing Zone Easting Northing

C 1 11111 11111 D 1 11111 11111

Verbal Boundary Description

(Describe the boundaries of the property.)

E 77.5 FT OF LOTS 1 & 14 TO 16, INCL BLK 101, SANDY STATION PLAT.

Property Tax No. 28-06-105-106

 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 James Witherspoon
street & number 123 East Main Street telephone (801) 561-3333
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

Pierson, Peter and Ingrid C. Larson, House, Sandy, Salt Lake County, UT

Narrative Description

The Peter and Ingrid Pierson house, built c. 1898 and enlarged c. 1910, is a one-story frame house covered with drop siding. The house was originally built as a simple cross wing. A second forward-projecting wing was constructed c. 1910 changing the house type to a double cross wing. The second matches the first in scale and many of its Victorian Eclectic features. Both wings rest on a stone foundation and the entire roof has been covered in asphalt shingles. The house is located on a small corner lot at 31 East 8680 South in Sandy.¹ The house is in good condition and contributes to the historic resources of Sandy.²

The house with its two projecting wings faces south. The west wing was built c. 1898 with a cross wing facing east. A c. 1905 historic photograph shows the house with three lathe-turned Victorian posts supporting the porch roof and a brick chimney stack at the intersecting of the gables. These elements have been removed (probably c. 1950). However, the west wing still has its original fixed-pane window with a transom. The window is surrounded by a wood frame with a beaded hood molding and sill. The drop siding is approximately seven inches wide with corner boards. The gable trim features diamond shingles with a row of circular shingles toward the top and two rows of fish-scale shingles at the bottom. All wood on the house has been painted white. The east wing, built c. 1910, is similar in scale to the west wing. It appears slightly smaller because the ground slopes to the west. The east wing features nearly identical siding, corner boards, and gable trim. The main floor window is a narrower one-over-one double-hung window. There is a small attic window in the east wing. Between the two wings is a porch area, with a roof supported on a wrought-iron post (c. 1950). After the completion of the east wing, there were three operable front entrances. The middle one has since been altered into a window (probably c. 1930 or 1940s, since the doors and windows appear to be from that era).

The west elevation has one double-hung window. To the rear, is an L-shaped shed addition (c. 1920s) where the kitchen is located. The east elevation has two double-hung windows with a small window between them. At the rear of the east wing the roof is hipped. All of the north elevation appears to be fairly early with similar siding and corner boards. A brick chimney (c. 1930) projects from the kitchen area. The back door to the west is in the projection of the L-shaped addition.

On the interior, the house has eight rooms with 1,303 square feet of space. The largest room is in the west wing, while the east wing has been divided into two small rooms with a hall between them. The basement is partially excavated with a concrete floor, and is accessed at the rear of the house. The attic space is minimal. At the rear of the house is a recent carport supported on over-sized concrete

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 410 West 100 North.

²Some information provided by David R. Haws' *Intensive Level Survey of the Peter and Ingrid Pierson House*, prepared for the Sandy City Community Development Department, 1988.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. 7 Page 2

Pierson, Peter and Ingrid C. Larson, House, Sandy, Salt Lake County, UT

bricks on a concrete pad. An arbor of similar construction is located in the northwest corner of the property.

The property is compact with sidewalks along the (south and east) street sides. There is a chain link fence surrounding the property on four sides with a gate at the south elevation. There are mature deciduous trees at the southeast and northwest corners, with the rest of the landscaping consisting of lawn and shrubs. The neighborhood consists of a mix of turn-of-the-century houses and later homes from the 1920s through the 1970s near Sandy's historic downtown. The Pierson house is in good condition and contributes to the historic resources of the neighborhood.

__ See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Pierson, Peter and Ingrid C. Larson, House, Sandy, Salt Lake County, UT

Narrative Statement of Significance

The Peter and Ingrid Pierson house, built c. 1898 and enlarged c. 1910, is significant under Criterion A for its association with two important periods of development in Sandy's history, *Mining, Smelting, and Small Farm period: 1871-c. 1910* and the *Specialized Agriculture, Small Business, and Community Development Period (1906-1946)* of the multiple property submission, *Historic Resources of Sandy City*. The house is also architecturally significant under Criterion C as an example of a common house type, the cross wing, which was later altered to a less-common double cross wing. The house is a type commonly built by residents of Sandy during the first period and its expansion. Peter Pierson was a worker in the local smelter industries and owned a tin shop in Sandy. The house is in good condition and contributes to the historic resources of Sandy.

Historical Significance

Located 12 miles south of Salt Lake City, Sandy is at the crossroads of what was once a busy series of mining districts. Paralleling to a large extent the history of mining in Bingham Canyon to the west and Big and Little Cottonwood Canyons to the east, Sandy's history and development either boomed or declined based on these mining operations. Sandy's first major period of development 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 Though Peter Pierson worked at the Germania Smelter located in Murray after he first immigrated to Utah, he opened his own tin shop in Sandy as soon as he was able. The tin shop and a small subsistence-level farm economically sustained a large family for the Piersons.

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

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

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Pierson, Peter and Ingrid C. Larson, House, Sandy, Salt Lake County, UT

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 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 property at 31 East 8680 South was originally owned by LeGrand and Grace Young. The Youngs owned a vast portion of land in Sandy at the end of the nineteenth century. LeGrand Young sold the property to Peter Pierson on April 19, 1898. Pierson transferred title to his wife the following year. The house was probably built between the two transactions. Peter Pierson was born in Malmo, Sweden on July 6, 1859. His parents were Per Persson and Bergta Svensson. Peter joined the LDS Church in Sweden on February 18, 1880. He met his future wife, Ingrid Cecilia Larson, on that day when she was also baptized. Ingrid Larson was born on November 23, 1860 to Lars Hansson and Sissela Nilsson. Peter and Ingrid were married in 1882 and their first child, Emma, was born in Sweden. The family immigrated to Utah in 1882. The Piersons lived in South Cottonwood (later known as Murray) while Peter worked at the Germania Smelter. Four children were born to the family in Murray.

In 1891, Peter and Ingrid, along with their three living children, Carl, Edith and Selma, moved to Sandy to a small three-room house owned by Ingrid's father. The house was located between the railroad near the center of town. Five more children were born there. Six years after the move to Sandy, Peter Pierson started his own tin shop. It was the first tin shop in Sandy and located near his home between the tracks. About a year later, the family moved to the home at 31 East 8680 South where their last two children were born. Peter Pierson also moved his tin shop to the corner of State Street and 8680 South (now demolished).

According to his granddaughter, Pierson was the only tinsmith between Murray and Lehi.⁵ Many churches, schools, and homes in Salt Lake Valley have products from his hands. He did all the tin work at the Bingham schools. The prosperity of the tin shop probably allowed the family to expand the family home to a double cross wing, c. 1910. Ingrid was considered a brave woman and carried a gun

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.

⁵Lerona Carpenter, "Sandy Ward Vignettes, 1882-1982," (n.p. [1982]), 170.

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Pierson, Peter and Ingrid C. Larson, House, Sandy, Salt Lake County, UT

to protect herself and her children when Peter was working out of town. They had nine children who lived to maturity: Carl, Edith, Selma, Clara, Esther, Fannie, Wilford, Joseph and Florence. Many remained in the Sandy area and the entire family was well respected. Peter continued working at his tin shop until his seventies. Ingrid Pierson died on May 24, 1934 in Sandy. Peter died the following year on January 11, 1935.

The home remained in the family until 1994. Ingrid Cecilia Pierson had deeded the property to her children in 1925. Fannie Octavia Pierson (born October 20, 1896), the Pierson's fifth surviving daughter, lived in the home until her death in April of 1989. The property was then used as a rental by Robert M. Cundick, son of Florence Pierson Cundick, the last child of Peter and Ingrid. Florence and her husband Milton lived just a few doors down the street from her former family home. In 1994, Robert Cundick sold the property to James R. Witherspoon. The house is currently being managed as a rental property.

Architectural Significance

The center of Sandy's initial settlement possesses a unique character due to several components. First, the width of the residential streets remain consistently smaller than many towns in Utah that were laid out with wide streets and ten-acre blocks. Although Sandy employed the grid pattern of development, the streets, other than the major thoroughfares such as Main Street, are relatively narrow. Secondly, the scale of the residences are consistent, mostly one or one-and-a-half story homes with a modest footprint. Third, the earliest buildings are sporadically placed within the city's core. The buildings built prior to 1910 provide the street scape with a strong sense of historic association as they are located among homes that date from the 1920s through the 1940s. The blending of pre-1910 buildings within the narrow streets of smaller-scale residential structures provide a distinctive quality to Sandy's historic core.

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

The cross-wing house type with Victorian eclectic styling is important in describing the end of isolation of Utah in the late nineteenth century. Rural areas were less isolated from stylistic developments occurring on both the national and local levels. The pattern book styles and standardized building components were available and easily adapted for use with local materials. The former isolation of rural areas was no longer

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Pierson, Peter and Ingrid C. Larson, House, Sandy, Salt Lake County, UT

an obstacle to building well and the quality of design and workmanship were also affected during the Victorian era.⁶

The cross-wing house was a Medieval English form resurrected by the authors of nineteenth-century American architectural style books.⁷ It was initially developed in association with the Gothic Revival and Italianate styles, but during the late nineteenth century in Utah, the Victorian version replaced the hall-parlor as the most common Utah house type. The popularity of the cross wing was probably tied to the balanced irregularity of the two wings, which represented a departure, but not a radical departure, from the Classical tradition.⁸ Perhaps the most impressive aspect of the Pierson house was the addition of a second cross wing, c. 1910. The double cross wing is somewhat of a rare house type in Utah, and this house is the only example in Sandy. The Pierson home is a particularly well-executed example of the type, not originally built as a double cross wing, but later expanded. The addition matches the original wing in scale and many of its Victorian details.

⁶Thomas Carter and Peter Goss, *Utah's Historic Architecture, 1847-1940: A Guide*, (Salt Lake City, Utah: University of Utah Press, 1988), 110-111.

⁷Carter and Goss, 37.

⁸Ibid.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. 9 Page 1

Pierson, Peter and Ingrid C. Larson, 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

Pierson, Peter and Ingrid C. Larson, House, Sandy, Salt Lake County, UT

Common Label Information:

1. Pierson, Peter and Ingrid C. Larson, House
2. Sandy, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: 1999
5. Negative on file at Utah SHPO.

Photo No. 1:

6. South elevation of building. Camera facing north.

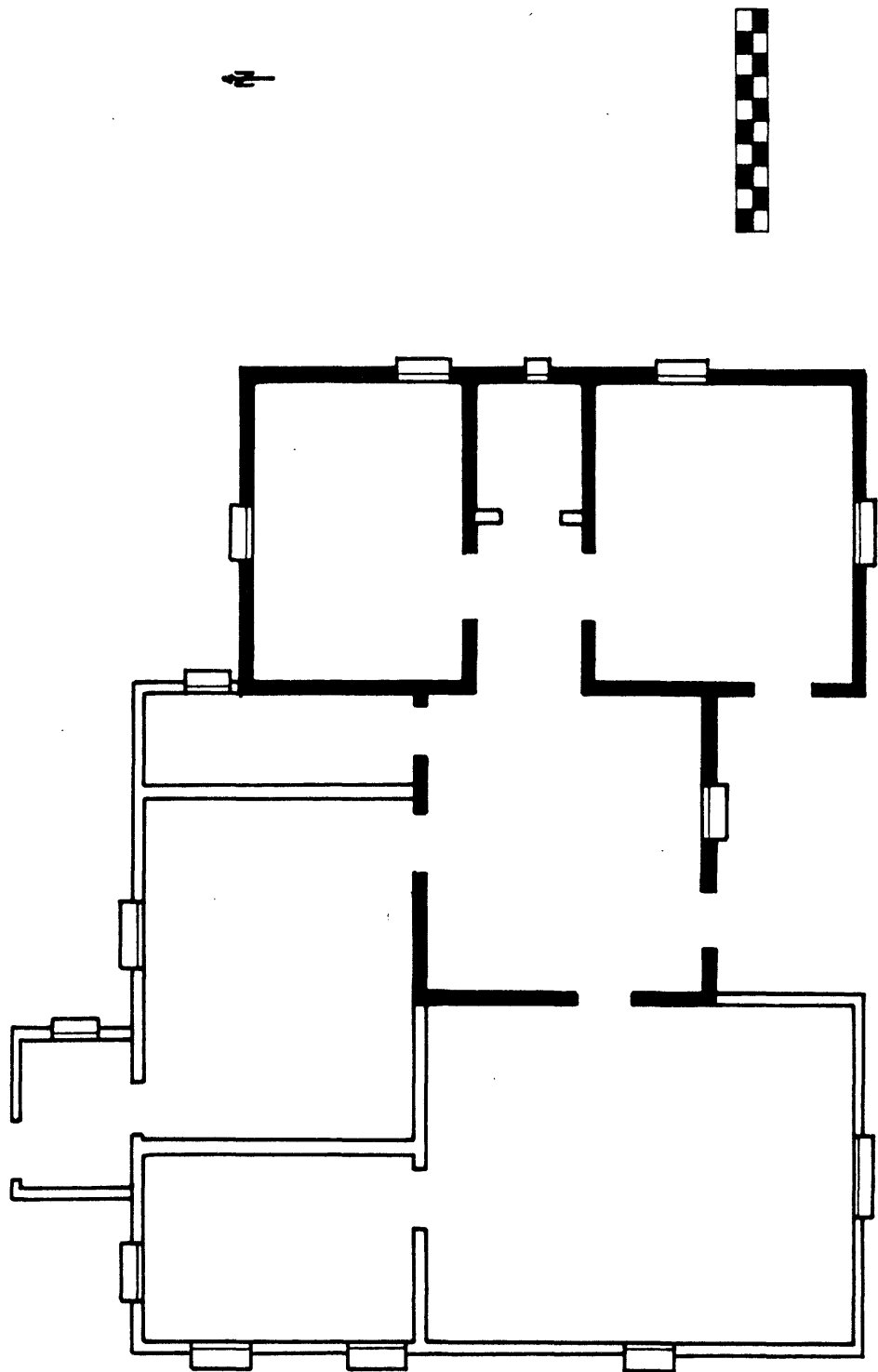
Photo No. 2:

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

Photo No. 3:

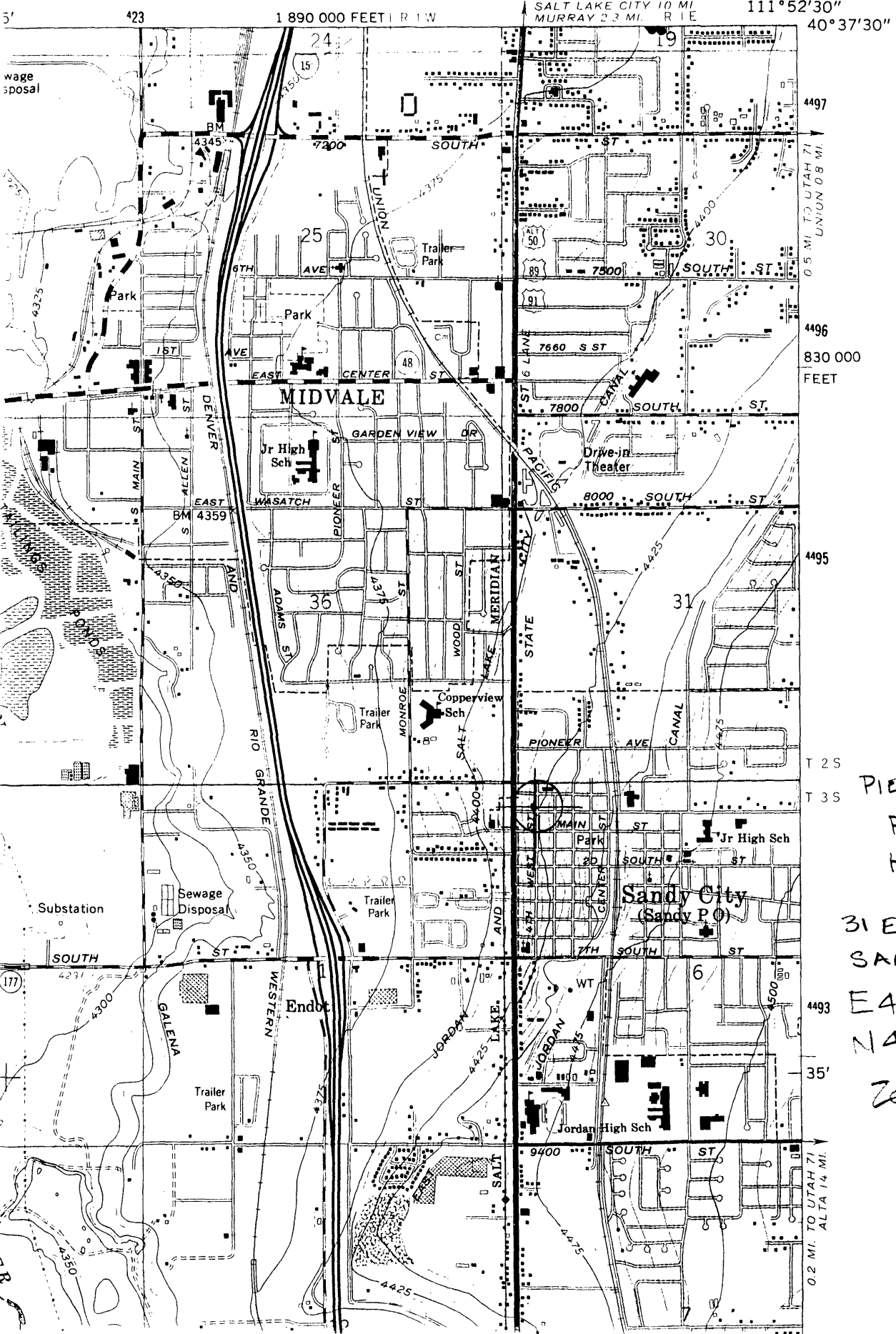
6. East and north elevations of building. Camera facing southwest.

The Peter & Ingrid Pierson Home



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

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 (SUGAR HOUSE)



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 PETER + INGRID,
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 SANDY, UT
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 N 4493860
 Zone 12