

10604

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 16). 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 FARRER, JOHN WILLIAM, HOUSE  
other names/site \_\_\_\_\_

2. Location

street & number 39 East Pioneer N/A not for publication  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	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	contributing	noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>3</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects

Name of related multiple property listing: \_\_\_\_\_

Historic Resources of Sandy City 1 3 Total

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] July 10, 1992  
Signature of certifying official 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] 8/28/92  
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)

LATE VICTORIAN

Materials  
(enter categories from instructions)

foundation STONE / Granite

walls BRICK

roof ASPHALT

other

Describe present and historic physical appearance.

Built in 1904, the John W. Farrer House is a single story Victorian Eclectic brick structure which employs the crosswing or "T" cottage floor plan. The traditional crosswing plan which joins projecting and intersecting wings has been expanded in this example to include additional rooms which extend to the rear of the house. The main entry to the house has been created with an angled vestibule/entry which is placed at the inside corner of the intersecting wings. This entry and associated porch is covered by a shed-type roof which wraps the corner, reflecting the angles of the entry. Turned posts original to the house support this roof structure. A covered side entry was originally built into the house to facilitate access to the additional rear rooms.

Resting on a coursed ashlar granite foundation, the exterior brick walls are laid in a stretcher or running bond. They are accented by the use of rock faced brick at significant transitional areas and architectural features including a three coursed water table running directly above the granite foundation, a belt course of two courses of brick which wraps the structure at lintel height, the segmental arches above door and window openings, and at the 120 degree corners of the main entry. The structure is capped by a hip roof with the exception of gables at the projecting and intersecting wings. These gables, which are triangulated by a full return of the cornice, were originally detailed with a variety of patterned shingles which have been replaced by horizontal aluminum siding. This appears to be the only alteration which impacts the integrity of the design. The original cornice and frieze which wraps the perimeter of the house at the eave remains intact. The window sashes are predominantly one-over-one, double hung, with the exception of the fixed parlor sash on the projecting wing. This window is articulated by the use of a leaded glass transom in which all original art glass remains intact.

Alterations to the structure include the previously mentioned gables, and the replacement and partial enclosure of the original side entry and porch. These alterations do not greatly affect the overall massing and historic appearance of the house.

Outbuildings on the property include an out-of-period, double bay, concrete block garage, and two small out-of-period storage sheds located at the rear of the property.

\_\_\_ See continuation sheet

**B. Statement of Significance**

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

Applicable National Register Criteria    X A    \_\_\_ B    X C    \_\_\_ D

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

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
<u>ARCHITECTURE</u>	<u>1904</u>	<u>1904</u>
<u>COMMUNITY PLANNING &amp; DEVELOPMENT</u>	_____	_____
_____	_____	_____
_____	Cultural Affiliation	
_____	<u>N/A</u>	
_____	_____	
_____	_____	
Significant Person	Architect/Builder	
<u>N/A</u>	<u>John W. Farrer</u>	
_____	_____	

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

Built in 1904, the John W. Farrer House is significant under Criterion C as a distinct and important example of the crosswing, a house type common to Sandy, the surrounding area, and throughout Utah from 1880 to 1910. Among the best preserved examples of this version of the crosswing<sup>1</sup> in Sandy, this structure retains a majority of its Queen Anne and Victorian Eclectic detailing. It is also expressive of the level of craftsmanship attained locally on the construction of such structures, including the use of native materials, such as the granite employed on the foundation. Since this house was built by its owner, John W. Farrer, it may be among the best work of this local builder. Under Criterion A, this house type is significant for its association with an important period of development in Sandy's history. The house provides an example of one type of dwelling which was commonly built in Sandy by and for its residents 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,<sup>2</sup> 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

<sup>1</sup>Carter, Thomas and Goss, Peter, Utah's Historic Architecture, 1847-1940. University of Utah Press, Salt Lake City, Utah, 1988. pp.37-43.

<sup>2</sup>Tales 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.

Salt Lake County Assessor's and Recorder's offices, Salt Lake City, Utah

Unpublished Family Histories in possession of the following individuals and sources: (Fern Farrer Annason, Milbrae, California, primary source): Robert Farrer Family Record, Robert Cook History, Ray Andersen Letters, Final Proof of Homestead, Sylvia F. Hughs Account, and the Research of Steven F. Sonntag

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 .45

UTM References

A	<u>1/2</u>	<u>4/2/4/8/2/0</u>	<u>4/4/9/4/1/2/0</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

Com 28.15 rds E & N 26rds from SW corner of Sec 31 T 25 rds E SL Mer. N 14 rds E 84.62 ft S 14 rds W 84.62 ft to beg.

\_\_\_ 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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canyons,<sup>3</sup> 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.<sup>4</sup> Also in 1871, a 160 acre townsite was platted,<sup>5</sup> 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,<sup>6</sup> 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.<sup>7</sup> 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,<sup>8</sup> or their refining operations were relocated. 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.

Born on November 17, 1869 in Salt Lake City to Benjamin and Jane Cook Farrer, John William Farrer was the first of seven children born into the family. This family, which originally lived in Salt Lake City, subsequently lived in Alta, West Jordan, and on a homestead southeast of Sandy City. At the age of 22, John married Harriet

X See continuation sheet

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<sup>3</sup>Porath, Joseph H. "Materials gathered for a history of Big Cottonwood Canyon & Little Cottonwood Canyon" USHS Call # MSS, A, 435-16, p.17.

<sup>4</sup>Ibid. p.16.

<sup>5</sup>Rich, Roxie N., The History and People of Early Sandy (no publisher listed). ca. 1975. Copy in possession of Sandy City Planning Dept. p.87.

<sup>6</sup>Robertson, Frank Co., Boom Towns of the Great Basin. Sage Books, Denver Co., 1962. pp.72-73.

<sup>7</sup>Tales 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.

<sup>8</sup>"The Cottonwood Canyons." USHS Call # MSS, A, 4324.

<sup>9</sup>Bailey, Lynn R., Old Reliable, A History of Bingham Canyon, Utah. Westernlore Press, Tucson, Arizona, 1988, p.278.

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Worthington who eventually gave birth to eight children. According to family histories and local directories, John originally worked as a contractor in the area and built several homes including that of his parents as well as his own. Thereafter, John became involved in general merchandising and was involved in a number of firms in the Sandy area. He worked as a clerk at Crapo & Sons from 1908 to 1914, at which time he became involved in the general merchandising firm of Oldham & Powell, where he eventually became principal. His occupation in the 1910 census is listed as a store clerk.<sup>10</sup>

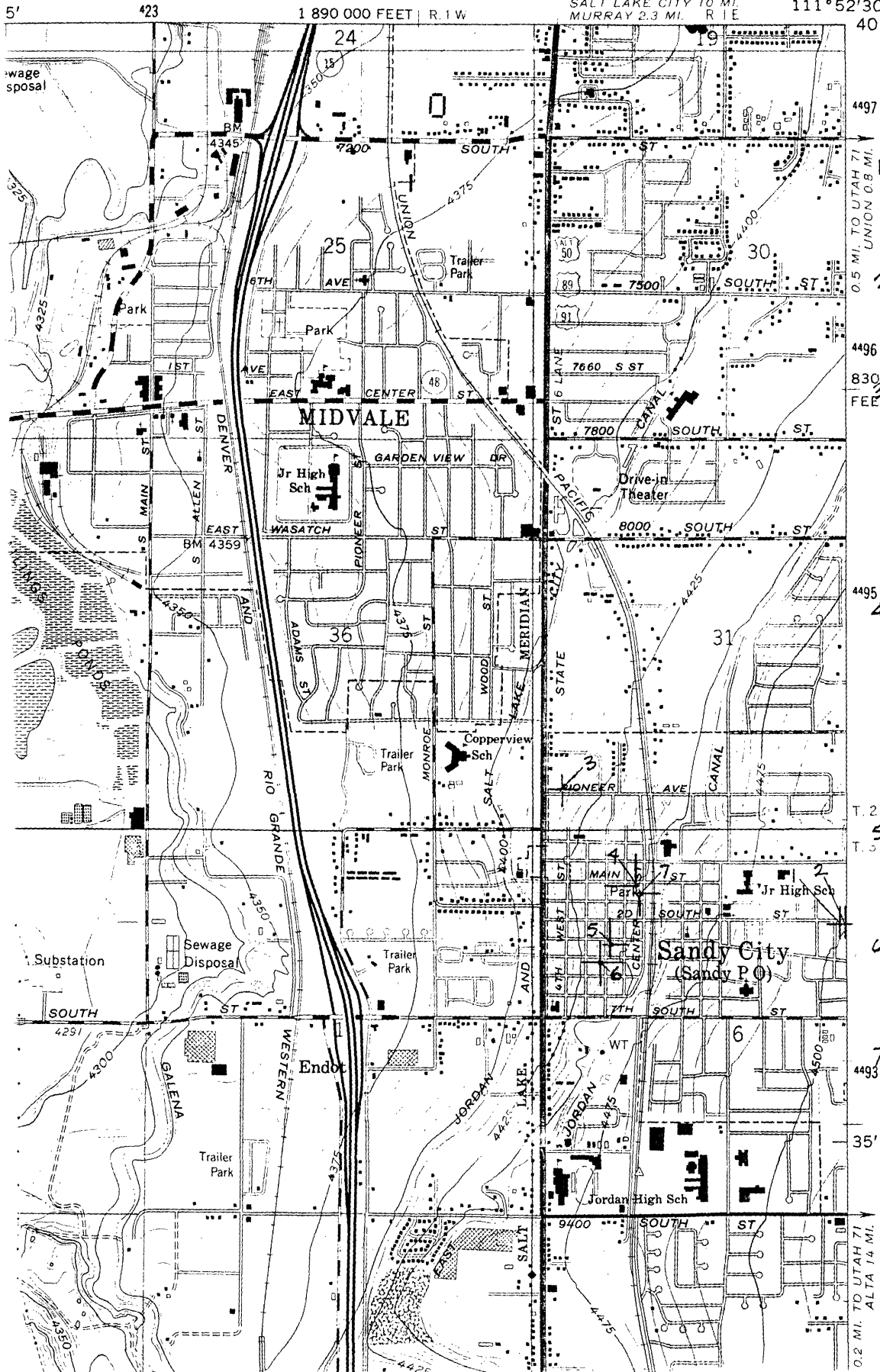
In 1909, the Farrers sold their home to Nephi Anderson, a local farmer who was born in Vernon, Utah in 1867. The Andersons subsequently sold the home to Bertram and Maude Vincent in 1918. Bertram was born in 1882 in Pleasant Grove, Utah, the son of William and Amorillas Vincent. He was a contractor and ran a saloon in Sandy. He died in 1919, the year following his purchase of the home. His wife Maude continued to live in the home, supporting herself and her young family by working in the garment industry for Western Garment and Western Frock Company. Maude transferred ownership of the property to her eldest son La Mar in 1964.

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<sup>10</sup>1910 Census, Sandy, Utah, p.38, line 71.

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