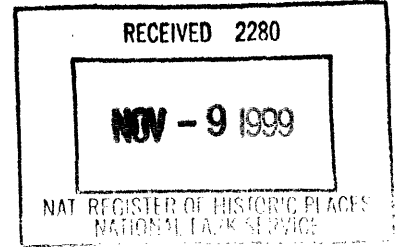


United States Department of the Interior
National Park Service

1554



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 Christopherson, William, House
other names/site number _____

2. Location

street & number 8847 South 360 East N/A not for publication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.)

Walter M. A. 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:)

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

Christopherson, William, 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>2</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u>0</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: central block with projecting bays

Materials
(Enter categories from instructions)

foundation STONE
walls BRICK
roof ASPHALT 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

Christopherson, William, 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. 1893-1940s

Significant Dates

c. 1893

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown (probably William Christopherson)

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

Christopherson, William, House
Name of Property

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

10. Geographical Data

Acreeage of property 0.30 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/5/5/8/0 4/4/9/3/5/0/0 B 1 11111 111111
Zone Easting Northing Zone Easting Northing

C 1 11111 111111 D 1 11111 111111

Verbal Boundary Description

(Describe the boundaries of the property.)

LOTS 1 TO 5 INCLUSIVE & FRACTIONAL PART OF LOT 1 BLK 2 EASTERN ADDITION TO TOWN OF SANDY PLAT "A".

Property Tax No. 28-06-252-004

 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 Dan Hill
street & number 8847 South 360 East telephone (801) 561-3302
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

Christopherson, William, House, Sandy, Salt Lake County, UT

Narrative Description

The William Christopherson house, built c. 1893, is a one-story, brick, central-block-with-projecting-bays-type house. The house is located at 8847 South 360 East in Sandy, Utah.¹ The house has an asphalt-shingled roof and sits on a coursed-ashlar granite foundation. The simple Victorian Eclectic details were common for the period and several similar examples of this style occur in the general area. The original red brick is painted light gray with dark gray trim. The building sits on the north half of a large corner lot and is surrounded by chain-link and wood-plank fencing. The house is in good condition and retains its historic integrity.²

Though considered a central block with projecting bays house, the house is basically a foursquare with a pyramidal roof and one bay projecting from the south end of the west elevation. The west-facing bay features a pedimented gable with fishscale-shingle infill and has a centrally placed window opening which now has a single pane (the tax photo shows a leaded-glass transom). Except for a single-light window at the rear of the south elevation, the windows on the historic portion of the house have been replaced by one-over-one, double-hung aluminum sash windows that vary in height on all elevations. All of the windows, except for three on the south elevation feature two-course rowlock, brick relieving arches. The largest windows, one each on the north, south, and west elevations have a projecting brick hood-molding. All of the windows have wooden sills.

The front porch is constructed of concrete and is covered by a bell-cast roof which continues the line of the bay's gable roof. The porch roof is supported on a single Victorian-era turned column, and two engaged columns. The porch appears to be original since it features the same type of cornice molding as that found on the house. The tax photo shows two brick chimneys on the house, although only one still remains. The existing chimney is on the south elevation and slightly protrudes from the wall. The one which was removed was approximately half-way up the roof and to the rear of this chimney.

At the rear (east elevation) of the house is a full-length lean-to addition with a flat roof and a small, pitched-roof porch covering. The addition was probably constructed in the 1950s and sits on a concrete foundation. It is of plywood and stucco construction with dimensioned-lumber corner boards, window trim, and cornice. The walls of the addition are six-inches thick, compared to ten inches on the original house. The windows on the addition are all horizontal aluminum sliders.

The house has a total square footage of 1316, all on the main floor. The living room and original parlor are in the front. The parlor features a small fireplace. A bedroom and kitchen at the rear. A small

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 289 South 600 East.

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

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National Park Service**

National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Christopherson, William, House, Sandy, Salt Lake County, UT

bathroom and hall are located in the southeast corner. There are two rooms in the addition. Attic space is minimal and there is no basement.

The house faces west on the north half of a large open lot which has a few dispersed coniferous and deciduous trees. A concrete sidewalk leads to the porch and partially surrounds the house. The portion of the yard immediately behind the house is set with sandstone slabs as a paving material. There is lawn along the front half of the yard. The southeast section of the yard is a garden plot. A gravel driveway runs along the south elevation to the one other building of the property: a garage-workshop, which is located slightly behind and to the south of the house. The garage appears to have been built c. 1920. It is constructed of wood-frame and narrow clapboards. There is a concrete-block addition with a gable roof constructed adjoining the garage to the north. According to the 1972 tax appraisal, this addition was a washhouse constructed in 1964. The Christopherson house and its site contribute to the historic resources of the neighborhood.

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National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Christopherson, William, House, Sandy, Salt Lake County, UT

Narrative Statement of Significance

The William Christopherson house, built c. 1893, is significant under both Criteria A and C. Historically, it is significant under Criterion A for its association with two important periods of development in Sandy's history, the *Mining, Smelting, and Small Farm period: 1871-c. 1910* and the *Specialized Agriculture, Small Business, and Community Development Period (1906-1946)*, both part of the multiple property submission, *Historic Resources of Sandy City*. William Christopherson was a carpenter and also worked in the local mining industry. The house is also significant under Criterion C as a well-preserved example of a common house type, the central block with projecting bays, built by residents of Sandy during the mining boom period. 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.

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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Section No. 8 Page 2

Christopherson, William, House, Sandy, Salt Lake County, UT

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 William Christopherson house sits on property which originally belonged to Thomas and Elizabeth Allsop. The property title search did not reveal who held the original patent to the property, although it was likely the Allsops. The abstract begins with the Allsops deeding the property to William Christopherson in August 1892. Christopherson owned the property for almost fifteen years and most likely built the house. William Christopherson was born March 9, 1863, in Silver Creek, Nebraska, two years after his family immigrated from Sweden. According to his obituary, he settled in Sandy with his parents, two brothers and two sisters. The obituary also states he never married. He is listed as single on the title abstracts. Christopherson was a member of the Church of Jesus Christ of Latter-day Saints (LDS) and served as councilor to the bishop of Diamondville, Utah. His obituary states: "While he was out and away from home working in the mines, he lived a good, honorable life and was well informed on all public matters."⁵

William Christopherson is listed on the 1900 census of Sandy at an unspecified address with his mother Anna Christopherson, his sister Mathilda Vandenburg and her two daughters. William's occupation was listed as carpenter. Mathilda is listed as the head of the household and owner of the house. It is likely he was not living at the house on 360 East at the time, since Mathilda's house appears to be on the west side of Sandy. William Christopherson may have been working in the mines and did not need to use the house or he may have built the house for his parents, then moved out after his father (name unknown) died in 1898. Anna Christopherson died in 1906, and it is shortly after this event that Christopherson sold the house. On the 1910 census, William Christopherson was still living with his sister Mathilda and his occupation was house carpenter. Christopherson had sold the property to William Bateman in April 1907. William Christopherson died on February 28, 1917, in Sandy.

William Lehigh Bateman was born in Lee County, Iowa, on January 1, 1844, to Thomas and Mary Street Bateman. As members of the LDS Church, the family emigrated to Utah in 1850, residing in Salt Lake City. From 1858 until 1900, Bateman resided in West Jordan where he served in the Y.M.M.I.A., president of the twelfth quorum of Elders, and as a teacher in the Sabbath school. Bateman also participated in the Blackhawk Indian War in Utah. He was active in community affairs, serving as a school trustee, road supervisor, and juryman. He married Sophronia Watkins in Logan, on December 26, 1870.

⁵Deseret News, March 2, 1917: p. 12.

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Section No. 8 Page 3

Christopherson, William, House, Sandy, Salt Lake County, UT

Sophronia Almina Watkins Bateman was born September 5, 1882, on the banks of the Bear River in Wyoming while her parents, William L. and Mary Almina Hammon Watkins, were emigrating to Utah. Initially settling in Big Cottonwood, the family moved to the Provo Bench (now Orem, Utah) in 1858, but quickly returned to their first home, and eventually to Brigham City in 1862. After marrying, Sophronia became a teacher in the Relief Society of the LDS Church, and eventually served as second councilor in the organization after moving to the Sandy Ward. She also worked at a spinning wheel and manufactured straw hats and stockings.⁶ Sophronia suffered from gall stones because of the hard drinking water and her doctor suggested that they move to Sandy where the water was better. The Batemans took his advice and moved there in 1900.⁷ While living in Sandy, William Bateman served as head of the Bateman Agricultural and Development Company, a hay, grain and feed store, along with a coal yard, an enterprise his son George L. Bateman later took over.⁸ William Bateman was also the order keeper at the silent movies.

The Batemans were both prosperous and generous, often providing for those who were less fortunate. William paid for many families to immigrate from England, and Sophronia raised five other children besides twelve of her own children. William died on August 2, 1916. According to the 1920 Sandy census, Sophronia was living with her youngest son, Verlon Nelson and a boarder, John Powers from Ireland. By 1932, she had moved to a house one block west, deeding the Christopherson house to her son-in-law I. Frank Goff in 1940. Sophronia Bateman died on July 25, 1944, at the age of ninety-one. She was the oldest living resident of Sandy at the time.

Frank Goff and his wife Sophronia A. Bateman Goff, who lived in Sandy for a time after they married and moved to Idaho in 1914. It is unlikely they lived in the home and it was probably used as a rental. The first known occupants after Sophronia Bateman were Joseph V. and Mamie Benton Fowkes who were living there by the 1950s, possibly as early as 1937.⁹ The Fowkes were owners of the property by 1972. No occupation is listed for Joseph Fowkes (1885-1973), but Mamie Fowkes (1900-1985) worked as a cashier for the Z.C.M.I. department store and later as a bookkeeper for the TV & Radio Center in the late 1950s. Douglas C. Fowkes became the owner after Mamie's death. The property changed hands three times before the current owners, Dan and Cassie Hill, purchased it in 1996.

⁶Andrew Jenson, comp, *Latter-day Saint Biographical Encyclopedia*, 4 vols, Salt Lake City, Utah: Andrew Jenson History Company, 1901-1936, 592-593.

⁷Roxie N. Rich, *The History and People of Early Sandy*, (n.p. [1975]), 373.

⁸Ibid.

⁹The title chain is unclear at this point. The Goffs were deeded the property in 1940, but J. Clement and Alice B. Crapo are listed as owners of the property on 600 East on the 1938 tax card. The Crapos are listed in the Polk directory at "241" South 360 East in 1932. In 1937, the Fowkes are listed at the same address. It is possible that "241" South was changed to "289" South, perhaps when Locust Street was realigned. Other owners connected to the property, with the exception of Shirley Nelson who lived in Sandy on State Street, did not live in Sandy. See title abstract.

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Christopherson, William, House, Sandy, Salt Lake County, UT

Architectural Significance

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 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.

Victorian forms were popular in Utah 1885-1915. The central-block-with-projecting-bays house type was an important basic form of the Victorian house. Projecting bays were added to the principal rooms to achieve a desired external irregularity of design and make the rooms larger and brighter. This house form is characterized by a roughly square central section punctuated by bays to one or several sides. The main roof is hipped or pyramidal, while the bays are usually gabled. The Christopherson house with its modest one bay, is an example of the smaller, less-expensive houses which usually had an entry leading directly to the living room or parlor.¹⁰

The style of the house also illustrates the early twentieth century changes that were occurring in Utah. Victorian Eclectic details, such as the lathe-turned columns and the brick hood molding on the Christopherson house, were 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 an obstacle to building well.¹¹

¹⁰Carter and Goss, 44.

¹¹Carter and Goss, 110-111.

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Section No. 9 Page 1

Christopherson, William, House, Sandy, Salt Lake County, UT

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Section No. 9 Page 2

Christopherson, William, House, Sandy, Salt Lake County, UT

Salt Lake County Recorder's Office. Title abstracts.

Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900. Compiled by the Daughters Utah Pioneers, Salt Lake County Camp. Stevens and Wallis Press, 1947.

United States Census, 1900, 1910 and 1920.

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

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOS Page 1

Christopherson, William, House, Sandy, Salt Lake County, UT

Common Label Information:

1. Christopherson, William, House
2. Sandy, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: 1998
5. Negative on file at Utah SHPO.

Photo No. 1:

6. West elevation of building. Camera facing east.

Photo No. 2:

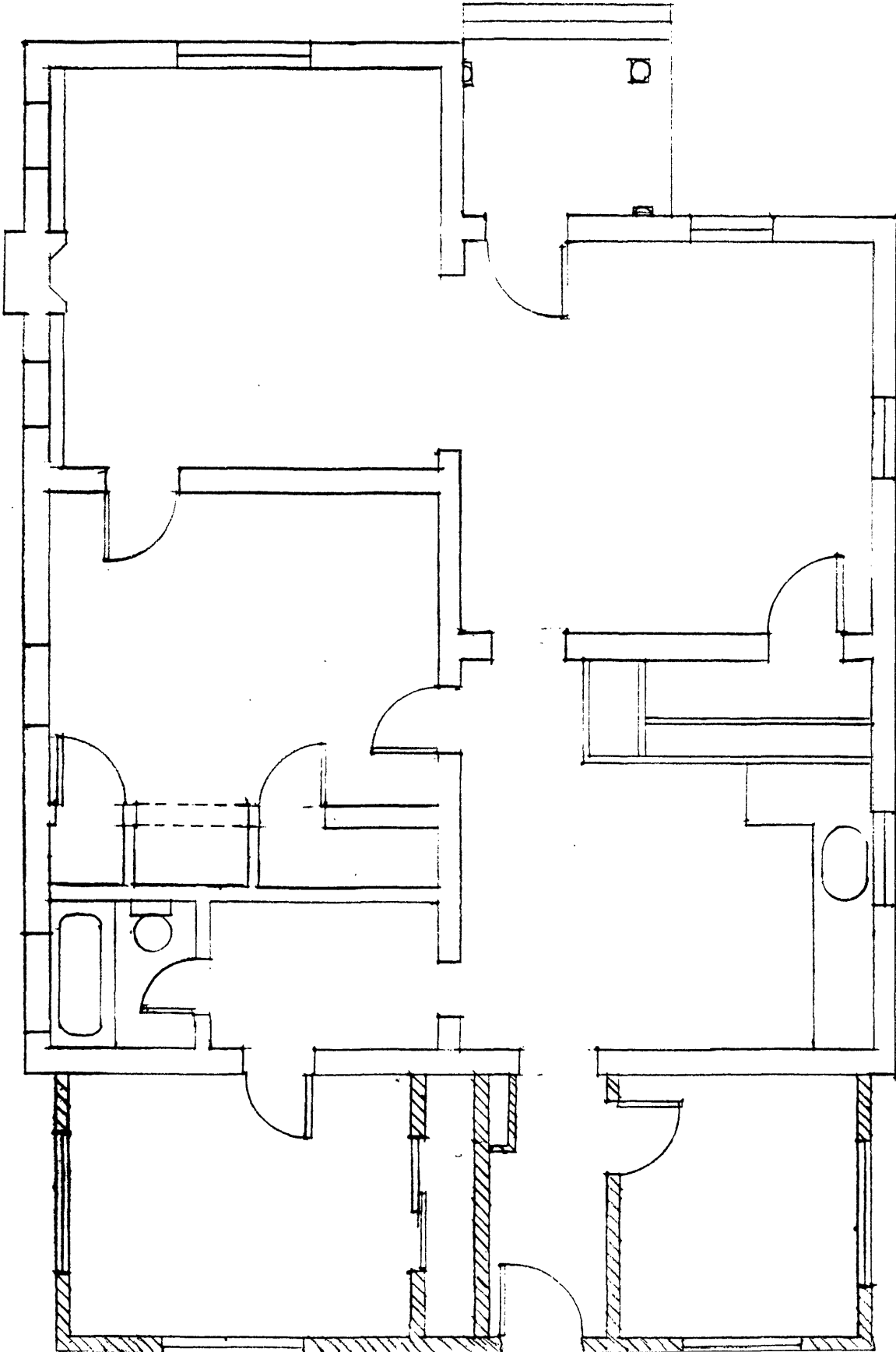
6. West and south elevations of building. Camera facing northeast.

Photo No. 3:

6. South elevation of building and garage. Camera facing north.

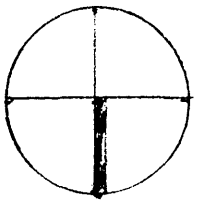
□ 2.1893

▨ 2.1750-60

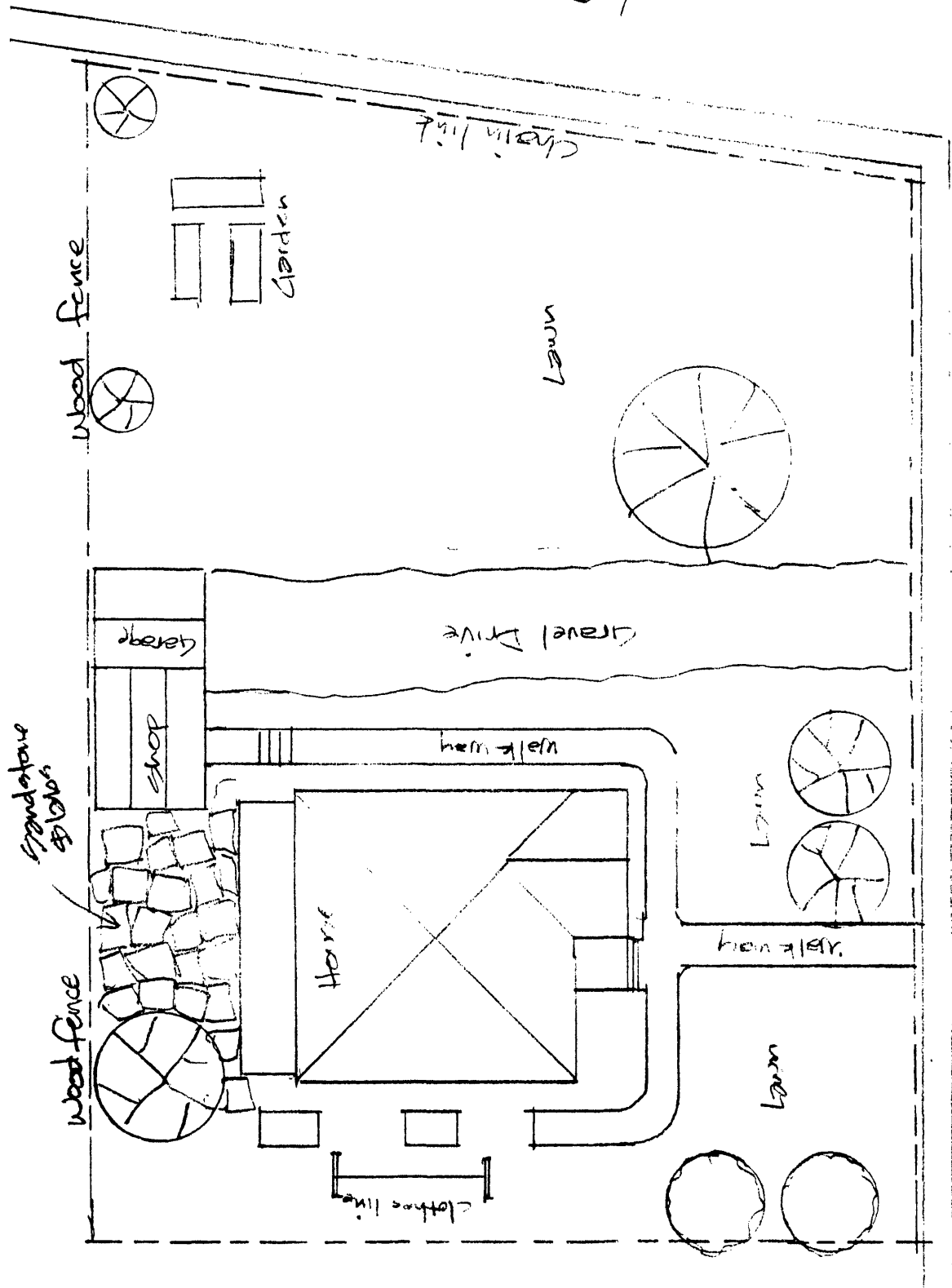


CHRISTOPHERSON HOUSE
SANDY, UTAH 3/1918
SCALE: 3/16" = 1'-0"
DRAWN BY: CORY JENSEN

CHRISTOPHERSON HO4
SITE PLAN 3/1988
NOT TO SCALE
DRAWN BY G. JENSEN



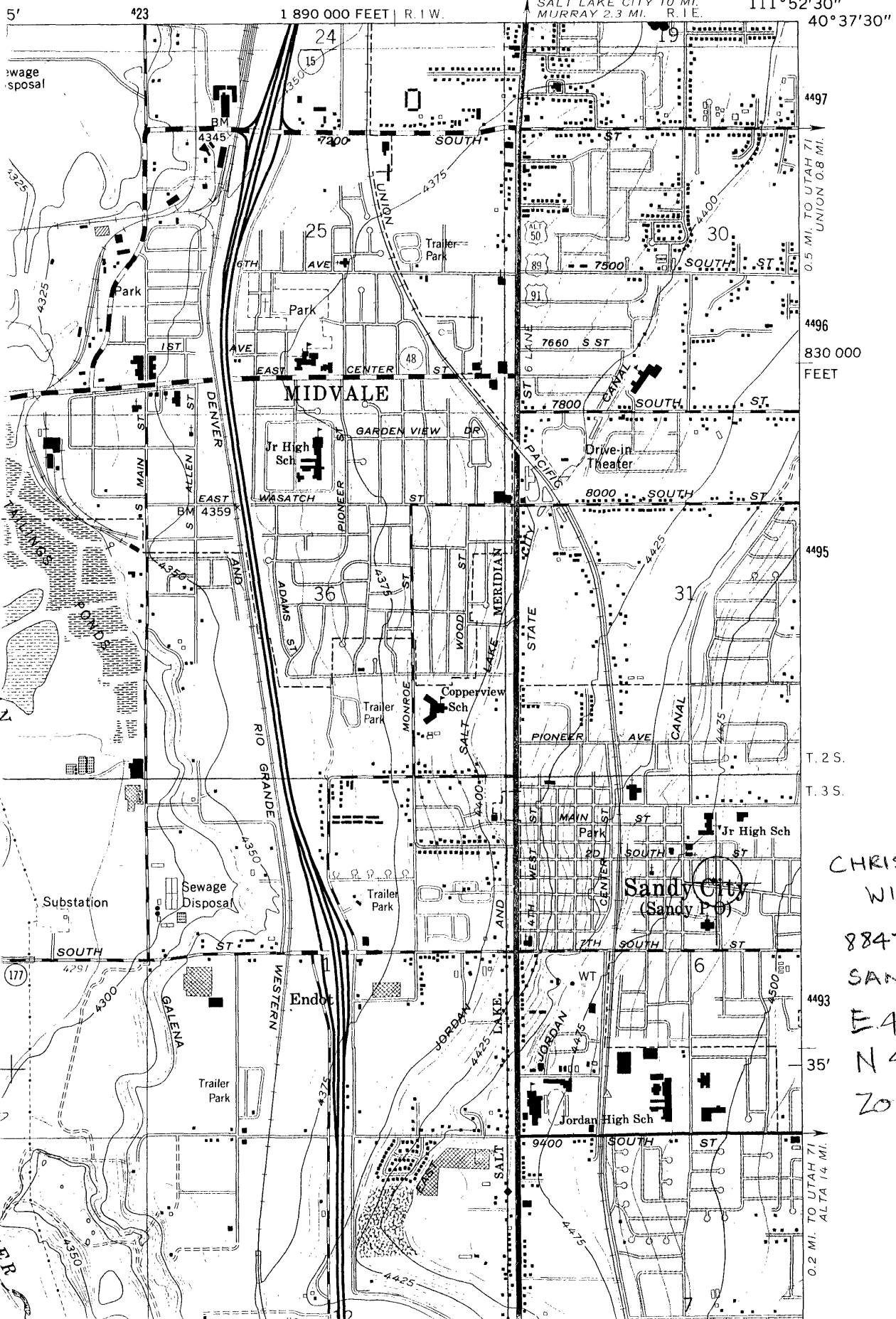
Locket St.



3100 East

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

3665 III NE
 (SUGAR HOUSE)



CHRISTOPHERSON,
 WILLIAM, HOUSE
 8847 S. 360 EAST
 SANDY, UT
 E 425580
 N 4493500
 Zone 12