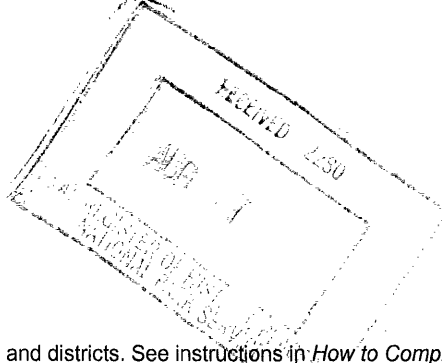


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1041



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 Sarah Daft Home for the Aged

other name/site number _____

2. Location

street & town 737 S. 1300 East not for publication

city or town Salt Lake City vicinity

state Utah code UT county Salt Lake code 035 zip code _____

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] 7/26/02
Signature of certifying official/Title SHPO 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 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] 9/12/02
Signature of the Keeper Date of Action

Edson H. Beall

Sarah Daft Home for the Aged
Name of Property

Salt Lake City, 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	Noncontributing	
1	1	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1	1	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC: institutional housing

Current Function

(Enter categories from instructions)

DOMESTIC: institutional housing

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival

Materials

(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof ASPHALT SHINGLE

other WOOD TRIM

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

Sarah Daft Home for the Aged
Name of Property

Salt Lake City, Salt Lake County, Utah
City, 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)

HEALTH / MEDICINE

SOCIAL HISTORY

Period of Significance

1914-1952

Significant Dates

1914

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

architect: Lepper, William H.

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

Sarah Daft Home for the Aged
Name of Property

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

10. Geographical Data

Acreage of Property 2.03 acres

UTM References

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

1 1/2 4/2/6/0/0/0 4/5/1/1/5/2/0
Zone Easting Northing

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

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

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

Verbal Boundary Description

(Describe the boundaries of the property.)

N 95 FT OF LOT 3 & ALL OF LOT 4 BLK 8 PLAT F SLC SURVEY, 1.97 ACRES; AND E 1 RD OF LOT 2 BLK 8 PLAT F SLC SURVEY TOGETHER WITH THAT PORTION OF VACATED STREET ABUTTING ON S, .06 ACRES.

Property Tax No. 16-09-102-005-0000 & 16-09-102-007-0000

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that are currently and were historically associated with the property.

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Travis Manning & Roger Roper, Utah SHPO

organization Utah Historic Preservation Office date May 23, 2002

street & number 300 Rio Grande telephone 801/533-3500

city or town Salt Lake City state UT zip code 84101

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 Sarah Daft Home

street & number 737 S. 1300 East telephone (801) 582-5104

city or town Salt Lake City state UT zip code 84102

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 1

Sarah Daft Home for the Aged, Salt Lake City, Salt Lake County, UT

Narrative Description

The Sarah Daft Home for the Aged, constructed in 1913-14, is located in a residential neighborhood on the east bench of Salt Lake City. The building sits on an elevated site, approximately two acres in size, and is set back 75 feet from the street. The two-story, brick Colonial Revival-style building retains a high degree of integrity on both the exterior and interior, though it has been modified in a variety of ways over the years. The most notable alteration is the large rear addition (1980), which, though large in footprint, is smaller in height and much narrower than the original building where they are connected. From the public view, this addition is virtually invisible behind the historic building.

The Daft Home is constructed of red brick and has a concrete foundation and wood trim. Some of the wood trim on the eaves has been covered in recent years by aluminum. The simple gable roof is broken up by a small rear cross-gable, the large projecting gabled portico on the front, and two symmetrically placed dormers on both the front and rear roof slopes. The building's Colonial Revival style is evident with the symmetrical façade, dominant projecting portico, 10-over-1 windows, sidelights framing the doorway, and a Palladian window in the front pediment. Heavy modillions decorate the wide eaves.

Few changes have taken place to the original building through the years. The plumbing and electrical wiring have been redone. A window was added in the upstairs bathroom, and additional bathrooms were added upstairs. The windows have been replaced, but with identical windows (probably 1980s or '90s). The original double-loaded-corridor plan on both floors has remained intact, as have almost all of the rooms, including the main-floor reception room (31x19), which serves as the main living room for the residents. The main floor also contains bedrooms and offices. The second floor consists almost entirely of bedrooms and bathrooms.

In 1979, a large one-story, T-shaped brick wing was added to the back. At that time the original kitchen/dining room area on the main floor was converted into an office/staff area and the kitchen/dining functions were relocated into the addition. Other than that shifting of a couple rooms, the original portion of the building has retained its original plan and function. In 1994, a new elevator was added to the north side of the building using red brick to match the original as much as possible. The original elevator is still in the building but is not used. These additions and alterations have not altered the character of the original building, which remains remarkably intact on both the interior and exterior.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Sarah Daft Home for the Aged, Salt Lake City, Salt Lake County, UT

Narrative Statement of Significance

The Sarah Daft Home for the Aged, constructed in 1913-14, is significant as the first known “old folks” home in Utah and for its important role in providing care to the elderly for several decades. At the time of this building’s construction, both nationally and in Utah, there were institutions for a variety of special-needs populations--the mentally insane, alcoholics and drug addicts, orphans, single mothers, and, of course, medical patients in regular hospitals--but there were no facilities specifically devoted to the care of the elderly. Home care by family members was the most common approach to taking care of the older population, though there were also public almshouses, where persons of every conceivable physical, mental, and social ailment were housed together, often in barely livable conditions. The emergence of the insurance industry and pension programs in the late 19th and early 20th centuries allowed aging persons the means to afford assisted living quarters. In Utah, Sarah Daft, a prominent Salt Lake City woman, saw a gaping community need for such a caretaking facility and left provisions in her will for the creation of the Sarah Daft Home for the Aged. The facility has continued in use to the present.

Sarah Daft

Sarah Ann Daft, namesake of this home for the elderly, was a very successful Salt Lake City businesswoman. Described as a “brilliant woman” with “unusual business ability,”¹ she took over her husband’s business interests after his death in 1884 and, until her own death in 1906, expanded them into a considerable estate that included valuable real estate, mine holdings, stocks, and other investments. She had come to the Salt Lake Valley by wagon at the age of 18 in 1856, an immigrant from England. At the time of her death, Mrs. Daft bequeathed a portion of her estate to the purpose of erecting a home for the elderly in Salt Lake City. After several years of litigation by various parties, the estate was finally settled and the erection of the facility was able to move forward.²

History of The Sarah Daft Home

Mrs. B.A.M. (Jennie) Froiseth is credited with setting in motion the movement that resulted in the erection of the Sarah Daft Home for the Aged. A local newspaper reported on the events as follows:

¹ “Mrs. Sarah A. Daft is Suddenly Called,” *Salt Lake Tribune* Sept. 23, 1906.

² One newspaper account stated that the litigation had reduced the \$100,000 portion of the estate earmarked for the home to \$35,000 (Maude Smith Gorham Scrapbooks).

National Register of Historic Places Continuation Sheet

Section No. 8 Page 2

Sarah Daft Home for the Aged, Salt Lake City, Salt Lake County, UT

About three years ago, Mrs. Froiseth attended the opening of the orphans home. She remarked to a friend at that time that, while there were several homes for young folks, there seemed to be no place for the aged. Her friend recalled the Daft bequest and said that nothing had been [done] about the matter. Together they conducted an investigation, and as a result many local women became interested, and, after about a year of constant battle for the funds, they were secured through a court order. The home association was then incorporated.³

The Sarah Daft Association was established in 1911 and began operating a home in April 1912 in temporary quarters, the W. H. Tibbals and Mudgett homes on Third Avenue in Salt Lake City.⁴ In 1913, the organization acquired the present property at 737 South 1300 East and began construction.

The new building was reportedly “patterned after the Crocker home in San Francisco, and similar institutions.”⁵ Salt Lake architect William. H. Lepper designed the building, which was intended to be a much larger facility. The first phase, which is all that was constructed, is simply the “crossbar” of the proposed H-shaped building; lack of funding apparently prevented the cross-wings on either end from being built.⁶ Limited funding also prevented furnishing the fifteen second-floor rooms initially. When the building opened on July 14, 1914, there were “twenty sleeping rooms, a living room, dining room and kitchen, the matron’s quarters and an up-to-date laundry.” All rooms were furnished alike in order to ensure equality. Each room was furnished with a brass bed, simple furniture, a washstand, and running water.

When the home first opened “three inmates and two boarders” were the first paying guests; three more applications for admission were also being processed.⁷ Applicants were required to pay \$800 at the time of admission, which was estimated to cover their costs for two and one-half years. No applicants under the age of 65 were allowed.

The cost of maintaining the home was a concern from the start, since Sarah Daft’s bequest provided only enough for the building’s construction. The board of directors hoped to “have the home endowed by some

³ “Daft Home Corner Stone Laid,” undated newspaper article (likely 1911 or 1912) from the Maude Smith Gorham Scrapbooks, Special Collections, University of Utah, Salt Lake City, Utah. Copy available in National Register files, Utah State Historic Preservation Office.

⁴ “Sarah Daft Home to Open With Reception,” *Deseret Evening News*, July 11, 1914, p.2.

⁵ “Old People’s Home Will Soon Be Built,” undated newspaper article (likely 1911 or 1912) from the Maude Smith Gorham Scrapbooks, Special Collections, University of Utah, Salt Lake City, Utah. Copy available in National Register files, Utah State Historic Preservation Office.

⁶ Lepper practiced architecture in the Salt Lake area from about 1907 until 1923, when he moved to Chicago. While in Salt Lake City, Lepper designed a wide range of buildings, including residences, commercial buildings, warehouses, and institutional buildings. Notable works, in addition to the Sarah Daft Home, include the Salt Lake Hardware Company Warehouse (1908, National Register listed) and Store (1911), Morrison, Merrill & Company Warehouse (1910, National Register listed), Emery Memorial House (1913) near the University of Utah, and a number of homes in the prestigious Federal Height neighborhood near the university.

⁷ “Sarah Daft Home for Aged to Open Tuesday,” *Salt Lake Tribune*, July 12, 1914, p.9.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Sarah Daft Home for the Aged, Salt Lake City, Salt Lake County, UT

wealthy person,” and it sought room endowments from individuals, clubs, and other organizations; three rooms had been cared for in this manner at the time of the opening.⁸ Other fundraising efforts included the sale of the Sarah Daft Cook Book in the 1920s (and perhaps later as well). The Sarah Daft Home is a privately owned, non-profit retirement/assisted living facility and fund raising is important for sustaining it.

Several hundred residents, both men and women, have benefited from the home throughout the past 88 years of continuous operation. Presently, there are thirty-nine rooms available for residents to rent on a monthly basis. The original historic portion of the home includes 18 rentable rooms. The focus of the Sarah Daft Home is to preserve the individuality and privacy of its resident, while providing for their basic daily needs; this original philosophy has kept the home going for nearly a century.

Nursing Homes in Utah

Little is currently known about the development of nursing homes in Utah. Initial research indicates that the Sarah Daft Home was the first facility of its kind in Salt Lake City and in Utah. It seems quite evident that it was the first building constructed specifically for that purpose. A sampling search of the Salt Lake City directories from 1915 until the early 1950s supports the conclusion that the Sarah Daft Home was the only long-term facility of its kind during that period. A few “rest homes” are listed on occasion during those years, such as the Rest Haven Home at 2171 S. 500 East (1940) and the Brooks Rest Home at 1386 S. 500 East (1951), both of which were apparently homes converted into rest-home use.⁹ The Sarah Daft Home was the only one that appeared consistently during that period and that was clearly a home for the elderly. Because of its singular role as the principal facility of its kind during the historic period, its period of significance extends up to 1952.

History of Nursing Homes Nationally

Nationally, privately supported homes for the elderly remained rare until the late 19th century. The expansion of nursing homes in the early 1900s came about for several reasons: professional social workers and reformers began noticing the aged; populations moved from the farm to the city; and life expectancy increased. By the turn of the twentieth century, a 20-year-old’s chances of living to age 65 rose to 50:50.¹⁰ Social reformers pushed for industry to offer employee retirement benefits. Local governments offered pensions to teachers, firemen, and policemen, and the federal government offered pensions to military and civil service personnel.

⁸ Ibid.

⁹ The early rest homes in other parts of the state, especially in smaller towns, were also likely established in homes converted to that purpose. An example is the Truman Rest Home in St. George, the first in that part of the state, which was established in an existing home in 1950. See Eva A. Paxman, “Look Up, Laugh, and Live,” typescript, November 30, 1971, pp. 19-20; available at the Utah State Historical Society Library.

¹⁰ Carolyn L. Weaver, “Support of the Elderly Before the Depression: Individual and Collective Arrangements,” *Cato Journal* Vol. 7, No. 2, Fall 1987, pp. 503-506. See also N. Sue Weiler, “Religion, Ethnicity and the Development of Private Homes for the Aged,” *Journal of American Ethnic History* (Fall 1992), pp.64-65.

National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Sarah Daft Home for the Aged, Salt Lake City, Salt Lake County, UT

Private industry was slower to respond, but finally began offering some industrial insurance, group life insurance, and pension plans.

Immediate and extended family remained the “safety net,” however, for poor retired family members, well into the 20th century. Benevolent homes—“the precursors to modern nursing homes”—began popping up all over the U.S. in the early and mid 1900s, and government sponsored old-age assistance programs gained momentum. Between 1914 and 1929, old-age assistance programs were authorized in 13 states, including Utah.¹¹

Social reformers held the view that the modern industrial state forced workers to rely solely on wage income and the stability of their employment. Unemployed workers could barely afford basic needs, if at all, as they were often living month-to-month, and paycheck-to-paycheck. Unemployed older-aged workers often suffered most because their health was not as good as their younger, more competitive counterparts, and they were less likely to find work even when it was available.

Private benevolent homes and nursing homes were a step up from their outdated 19th century predecessor, the county almshouse, sponsored by religious and fraternal organizations. But almshouses then, unlike nursing homes today, admitted anyone no matter the health, age, or sex. With the growth of benevolent homes—and public hospitals—in the early part of the century, nursing homes, as we know them today, were quick to follow.

Before the Great Depression, “private financial institutions, in combination with public and private assistance for the poor, were unable to accommodate the retirement income needs of the elderly.”¹² With increased attention on aging issues, and public pressure on companies and government entities to support its workers and citizens, this major societal shift from familial responsibility for the aged to a public responsibility, gained staunch support after World War I, the Great Depression, and finally World War II.

¹¹ Weaver, p. 521.

¹² Weaver, p. 504.

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Sarah Daft Home for the Aged, Salt Lake City, Salt Lake County, UT

Bibliography

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- Deseret Evening News*, "Sarah Daft Home to Open with Reception," July 11, 1914. p. 2
- Gorham, Maude Smith. "Daft Home Corner Stone to be Laid." Maude Smith Gorham Scrapbooks, 1883-1910. Special Collections, University of Utah. pp. 2-3
- Gorham, Maude Smith. "Old People's Home Will Soon be Built." Maude Smith Gorham Scrapbooks, 1883-1910. Special Collections, University of Utah. p. 1
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- Salt Lake City Directory*. Salt Lake City: R. L. Polk & Co., publishers. 1911-1952.
- Salt Lake Tribune*, "Addition to List of Salt Lake's Institutions Is Being Completed," July 12, 1914, p 9
- Weaver, Carolyn L. "Support of the Elderly before the Depression: Individual and Collective Arrangements." *Cato Journal*. Vol. 7, No. 2, Fall 1987, pp. 503-525.
- Weiler, N. Sue. "Religion, Ethnicity and the Development of Private Homes for the Aged." *Journal of American Ethnic History*. Fall 1992, pp. 64-89.

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 1

Sarah Daft Home for the Aged, Salt Lake City, Salt Lake County, UT

Common Label Information:

1. Sarah Daft Home for the Aged
2. Salt Lake City, Salt Lake County, Utah
3. Photographer: Roger Roper
4. Date: April 2002
5. Negative on file at Utah SHPO.

Photo No. 1:

6. West elevation of building. Camera facing east.

Photo No. 2:

6. South & west elevations of building. Camera facing northeast.

Photo No. 3:

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

Photo No. 4:

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

Photo No. 5:

6. North & east elevations of building. Camera facing southwest.

Photo No. 6:

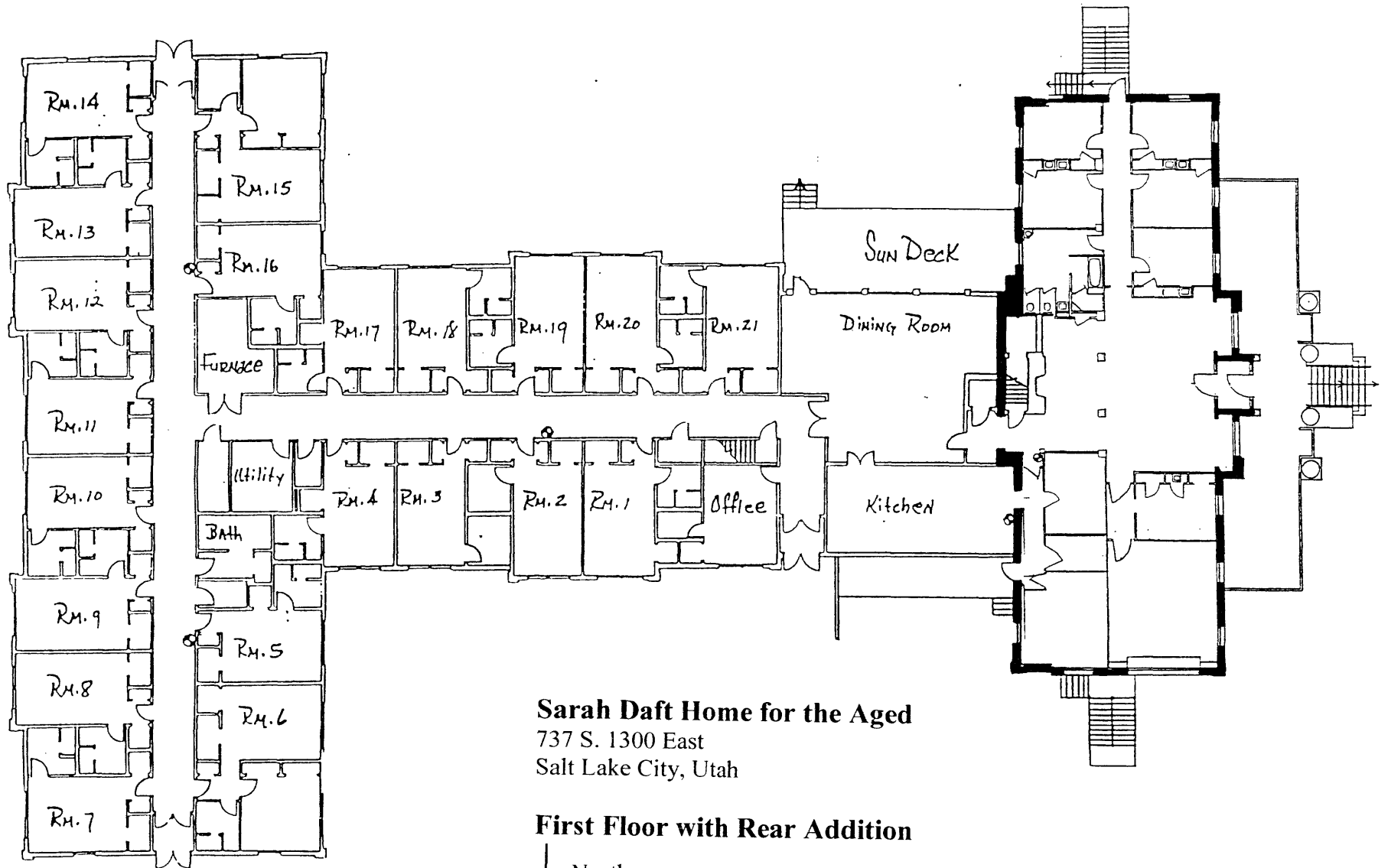
6. North & east elevations of building. Camera facing southwest.

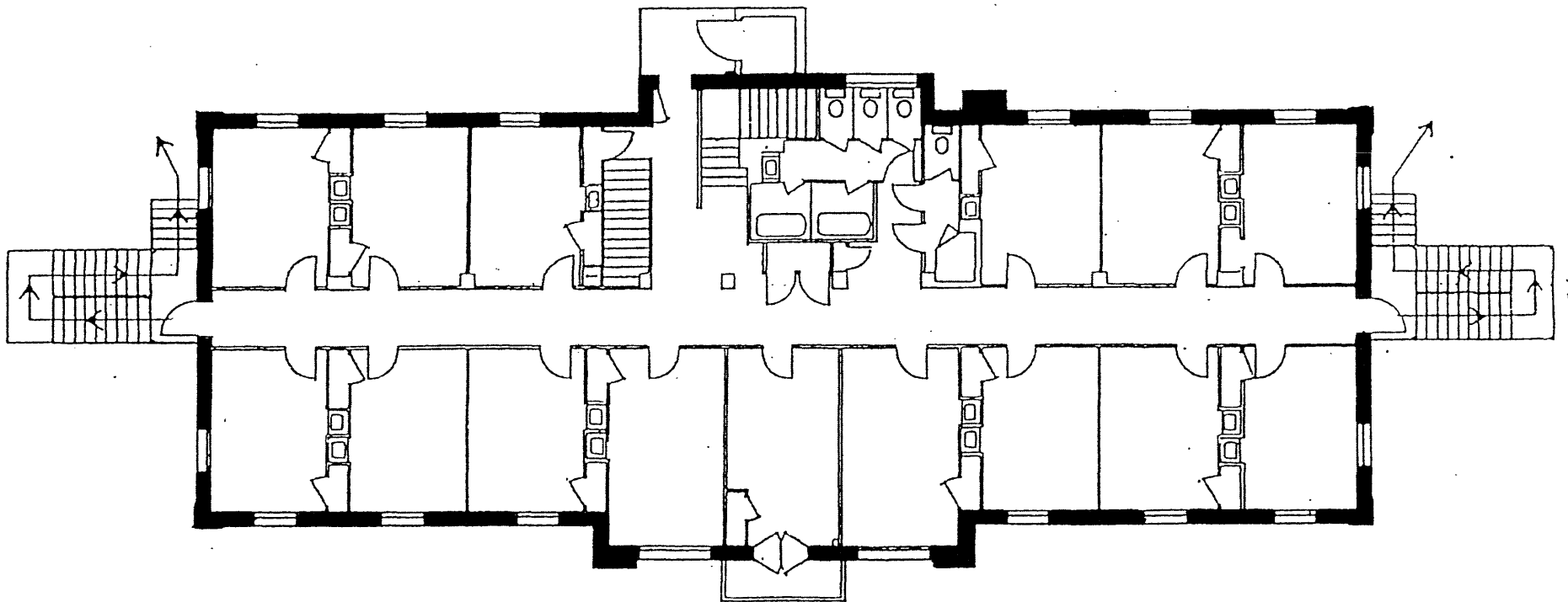
Photo No. 7:

6. North elevation of building. Camera facing south.

Photo No. 8:

6. North & west elevations of building. Camera facing southeast.





Sarah Daft Home for the Aged

737 S. 1300 East
Salt Lake City, Utah

Second Floor

← North