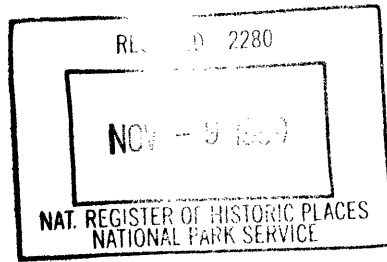


United States Department of the Interior
National Park Service

1547



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 Johnson, John A. and Annie C. Olsen, House

other names/site number Ole and Ida Erickson House

2. Location

street & number 21 East Pioneer Avenue N/A not for publication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.)

[Signature] 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): _____

[Signature] 12/9/99
Signature of the Keeper Date of Action

Johnson, John A. and Annie C. Olsen, 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
		structures
		objects
<u>1</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: cross wing

Materials
(Enter categories from instructions)

foundation STONE

walls STUCCO

roof ASPHALT

other ADOBE, WOOD

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

Johnson, John A. and Annie C. Olsen, 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

Period of Significance

c. 1888 - 1940s

Significant Dates

c. 1888

c. 1894

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown (possibly John A. Johnson)

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

Johnson, John A. and Annie C. Olsen, House
Name of Property

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

10. Geographical Data

Acreege of property 0.38 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/4/7/8/0 4/4/9/4/1/4/0 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.)

COM 40 RDS N & 302 FT 6 INS E FR THE SW COR SEC 31, T 2S, R 1E; E 70 FT; S 234 FT 3.5 INS; W 70 FT; N 235 FT 3.5 INS TO BEG.

Property Tax No. 22-31-351-024

 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 Tracy Orton
street & number 21 East Pioneer Avenue telephone (801) 561-4749
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.

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National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Johnson, John A. and Annie C. Olsen, House, Sandy, Salt Lake County, UT

Narrative Description

The John A. and Annie Johnson house, built c. 1888¹, is located at 21 East Pioneer Avenue, just northwest of Sandy City's historic downtown.² The home is a one and a half story cross-wing house, built of adobe and frame covered with stucco. The house retains many of its original Victorian Eclectic details. Additions to the house include a large dormer on the east side of the main gable and a large addition to the rear. The house faces south on a deep narrow lot of 0.38 acres. There are currently no outbuildings on the property. The house is in excellent condition and retains its historic integrity.

The house is constructed on a stone foundation which has been covered with plaster. The rear addition has a concrete foundation. The oldest portion of the house is the adobe east wing. The cross wing is of frame construction. Both have been covered with stucco (date unknown, but according to the tax records before 1938). The house has been painted entirely white with some decorative details painted white, and other painted a dark green.

The south elevation features a projecting wing with a simple gable roof and a porch to the west. The projecting wing has a single fixed-pane window with an arched hood and wood sills. In the gable is one small window, which has been shortened and replaced by an aluminum frame window (c. 1985). The gable trim features a shingle pattern of projecting circles alternating with flat pieces. A single course of dentillated wood runs along the cornice line connecting to brackets at the ends of the eaves. This trim is painted white.

The porch is on a concrete base with two concrete steps, however the deck of the porch is wood, and may be original. A single Tuscan column of wood painted white supports the porch roof. The front door and fixed-pane window are original. They have wood lintels and sills, and the frames have been painted green. The porch steps, deck and the foundation have also been painted green. A wood rail was installed on the porch in 1998.

The windows on the west elevation have wood lintels and sills. There are three on the main floor, one tripartite, one pair of one-over-one double-hung windows, and a single one-over-one. A small one-over-one window is in the attic. The cross wing was built sometime between 1894 and 1920. The wide gable and door-window trim suggests a date after the turn of the century, but at least a decade after the adobe portion (it has some elements of the bungalow style). The east elevation features two one-over-one double-hung windows with arched hood on the main floor. The dormer has a shed roof and a

¹ The tax card estimates 1888 with a notation about an addition and remodeling in the 1890s. A large mortgage taken out by the first owner of record John A. Johnson, a carpenter, in 1894 suggests a major remodeling, if not the actual construction of the house. The presence of the adobe suggests portions of the house may be older than 1894, and stylistic elements of the cross wing portion indicate it was built after the turn of the century.

²In 1986 the city of Sandy converted the address system of the historic district to match the Salt Lake County system. The original address of the house was 448 West Pioneer Avenue.

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National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Johnson, John A. and Annie C. Olsen, House, Sandy, Salt Lake County, UT

set of four vertical fixed-pane windows, one of which has been blocked. The dormer is covered with square-butt shingles.

The original rear porch was enclosed about the same time as the dormer was built (c. 1920s). It has a pair of windows that were most likely infilled when the large rear addition was built (c. 1970s). This addition is connected to the old porch. It is frame with stucco on the sides and vinyl siding in the rear. The back door is flanked by two aluminum windows. A small window can still be seen in the attic portion of the rear gable. It is similar to the c. 1985 window in the front. All the roof surfaces have been covered with asphalt shingles and there is a skylight at the northeast portion of the original house (c. 1980s).

The interior of the house has three levels. The main level has 928 square feet with four rooms and a bath. The attic has finished space of about 173 square feet. The oldest interior portions of the home retain many of their historic features, especially the windows. The basement is partially excavated.

The house faces south on Pioneer Avenue with a sidewalk and a stone-lined irrigation ditch which serves as a gutter. A narrow sidewalk leads to the front porch. To the rear of the house is a small concrete pad and another narrow sidewalk. The driveway is along the east edge of the property. A chain-link fence is along the western boundary. The front yard is mostly lawn with one mature, deciduous tree near the southeast corner of the house. The backyard has a combination of lawn and planting areas with a few trees. The original garage is no longer extant. Pioneer Avenue runs east from State Street on 8530 South. The vast majority of homes on Pioneer Avenue from State Street to 200 East are historic and contemporaneous to the Johnson house. The Johnson house is in excellent condition and contributes to the historic resources of the neighborhood.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Johnson, John A. and Annie C. Olsen, House, Sandy, Salt Lake County, UT

Narrative Statement of Significance

The John A. and Annie C. Olsen house, built c. 1888, is significant under Criterion A for its association with two important development periods in Sandy's history: *Mining, Smelting, and Small Farm Period: 1871-1910* and the *Specialized Agriculture, Small Business, and Community Development Period (1906-1946)* of the multiple property submission, *Historic Resources of Sandy City*. The Johnsons were a farming family, as were many other families in Sandy, and the house represents a common house type of the early settlement period, the cross wing. Subsequent owners of the house held various occupations related to Sandy's history. The house is in excellent 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.

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

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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National Register of Historic Places Continuation Sheet

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Johnson, John A. and Annie C. Olsen, House, Sandy, Salt Lake County, UT

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 was first owned by William and Amoryllis Vincent, a prominent early Sandy family who at one time owned most of the property on Pioneer Avenue. The first recorded sale of the property was to John A. Johnson in 1893. That year the Vincents were constructing a large house one block east on Pioneer Avenue and probably needed to liquidate some assets. In February of 1894 John A. Johnson and his wife Annie took out a large mortgage of \$2,200 (\$1,900 more than the \$300 purchase price of the property), and this transaction either represents construction of the house or, most likely, a remodeling of a older existing building.

John August Johnson was born in Lenhorda, Sweden, on September 23, 1854. His parents were Jonas Magnusson and Sara Stina Johansson. As a young man he was converted to the Church of Jesus Christ of Latter-day Saints (LDS Church) and came to Utah in 1875. Johnson married Gustafva Marie Bouven in Logan, Utah, in 1883. The couple had two children before Gustafva died in 1886. A year later John Johnson married Annie Olsen in Logan, on September 30, 1887.

Annie Catherine Olsen was born on September 17, 1864, in Ephraim, Utah. She was the daughter of Jens Peter Olsen and Annie Catherine Christensen. The couple settled in nearby Gunnison where their first daughter was born. They moved to Salt Lake City in 1890, where two more daughters were born. They moved to Sandy in 1894. A fourth daughter was born in June 1894, presumably in the house on Pioneer Avenue. John A. Johnson was a carpenter by trade. The couple lived in Sandy until 1897, when they moved back to Sanpete County. The Johnsons had three more daughters and one son. John and Annie eventually settled in Ogden, Utah, where they lived until the end of their lives. John August Johnson died on May 20, 1924, and Annie Johnson died on Christmas day in 1927. They were both well-respected in their church and community and are interred in Ogden, Utah.

In September of 1899, two years after they left Sandy, the Johnsons sold the house to Anna L. Anderson. Anna L. Anderson does not appear on the 1900 census and no information is available on her. The occupants of the home may have been Ole and Ida Erickson, who purchased the home from Anna Anderson on February 2, 1902. The Ericksons could have been living in the home as early as 1898--their two children were born in Sandy in 1898 and 1901--but the Erickson family also does not

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Johnson, John A. and Annie C. Olsen, House, Sandy, Salt Lake County, UT

appear on the 1900 census. They do appear on the 1910 census in Sandy with their two daughters Hilma and Violet.⁵

Ole Erickson was born on January 30, 1836, in Forsskag, Sweden. He immigrated to Manti, Utah, in 1877 where he worked on the LDS church's Manti temple as a stone mason. His first wife was Karin Nelson and they had one son, William. Karin died sometime before 1895. Ole Erickson married Ida Gustavson on June 30, 1897, in Salt Lake City. The couple moved to Sandy soon after their marriage. Ida Erickson was born Ida Charlotte Gustavson on October 10, 1860, near Stockholm, Sweden. She immigrated to Utah in 1896. Their first daughter, Hilma Charlotte, was born in Sandy in 1898, and Ida Violet was born in 1901. Erickson's occupation on the 1910 census is farmer. The couple sold the house in 1912. The family was renting a home on Sixth South (now 8960 South) in Sandy at the time of the 1920 census. Ole was eighty-four years old and listed as "retired" with a farm. Soon after the 1920 census was taken, the family moved to Lake Street in Salt Lake City. Ole Erickson died on January 23, 1923, and Ida Erickson died on September 26, 1937.

After the Ericksons sold the house, it had numerous owners and was probably used as a rental for almost two decades. The Ericksons sold the house to Frances Clark on 1912, and one year later the deed was transferred to Archibald Gardner and his wife Violet Clark Gardner. It is not known whether Frances Clark lived in the house. She was most likely related to the Gardners who owned and lived in the house next door. The Gardners sold the house to Homer and Elizabeth Smith in 1917. There is no information available about the Smiths. The Sandy City Bank received the title in 1921, and in 1928 sold it to Robert and Carrie Patience who lived elsewhere in Sandy. Carl V. Carlson purchased the home from the Patience family in 1931. Carlson was a carpenter who worked for the United States Smelting and Mining Company in Midvale. He and his wife Anna M. Carlson lived in the house until 1937.

From 1937 to 1991 the home was owned by members of the Crapo family. Charles Alphonso Crapo (1889-1977) and Hazel Uxora Christian Crapo (1888-1956) were prominent members of the community who moved from a home on First South (now 8760 South) in Sandy to Pioneer Avenue in 1937 and lived there the rest of their lives. In 1975, the deed was transferred to Marvin and Dolores Crapo, who lived in Midvale, and probably used the home as a rental after their father's death in 1977. The current owner is Tracy Orton who purchased the home from the Crapo family in 1991.

Architecture

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

⁵There are several Anna Andersons living in Sandy on both the 1900 and 1910 census, but the census taker did not record addresses and appears to jump around town a bit. One Anna Anderson (Mrs. Anton Anderson) is recorded on the same page as the Ericksons on the 1910 census, and may be the previous owner of the house.

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Johnson, John A. and Annie C. Olsen, House, Sandy, Salt Lake County, UT

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 boom 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.

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 an obstacle to building well and the quality of design and workmanship were also affected during the Victorian era.⁶ The gable trim shingling and dentillated cornice of the John and Annie Johnson house is relatively elaborate for an adobe house. The pre-bungalow-style cross wing and bungalow-style dormer are evidence that the builder was aware of prevailing stylistic taste. The Johnson house bridges the gap between the picturesque styles of the late nineteenth century and the simpler styles of the very early twentieth century.

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

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National Register of Historic Places Continuation Sheet

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Johnson, John A. and Annie C. Olsen, House, Sandy, Salt Lake County, UT

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Continuation Sheet**

Section No. PHOTOS Page 1

Johnson, John A. and Annie C. Olsen, House, Sandy, Salt Lake County, UT

Common Label Information:

1. Johnson, John A. and Annie C. Olsen, House
2. Sandy, Salt Lake County, Utah
3. Photographer: Korral Broschinsky
4. Date: Fall 1998
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.

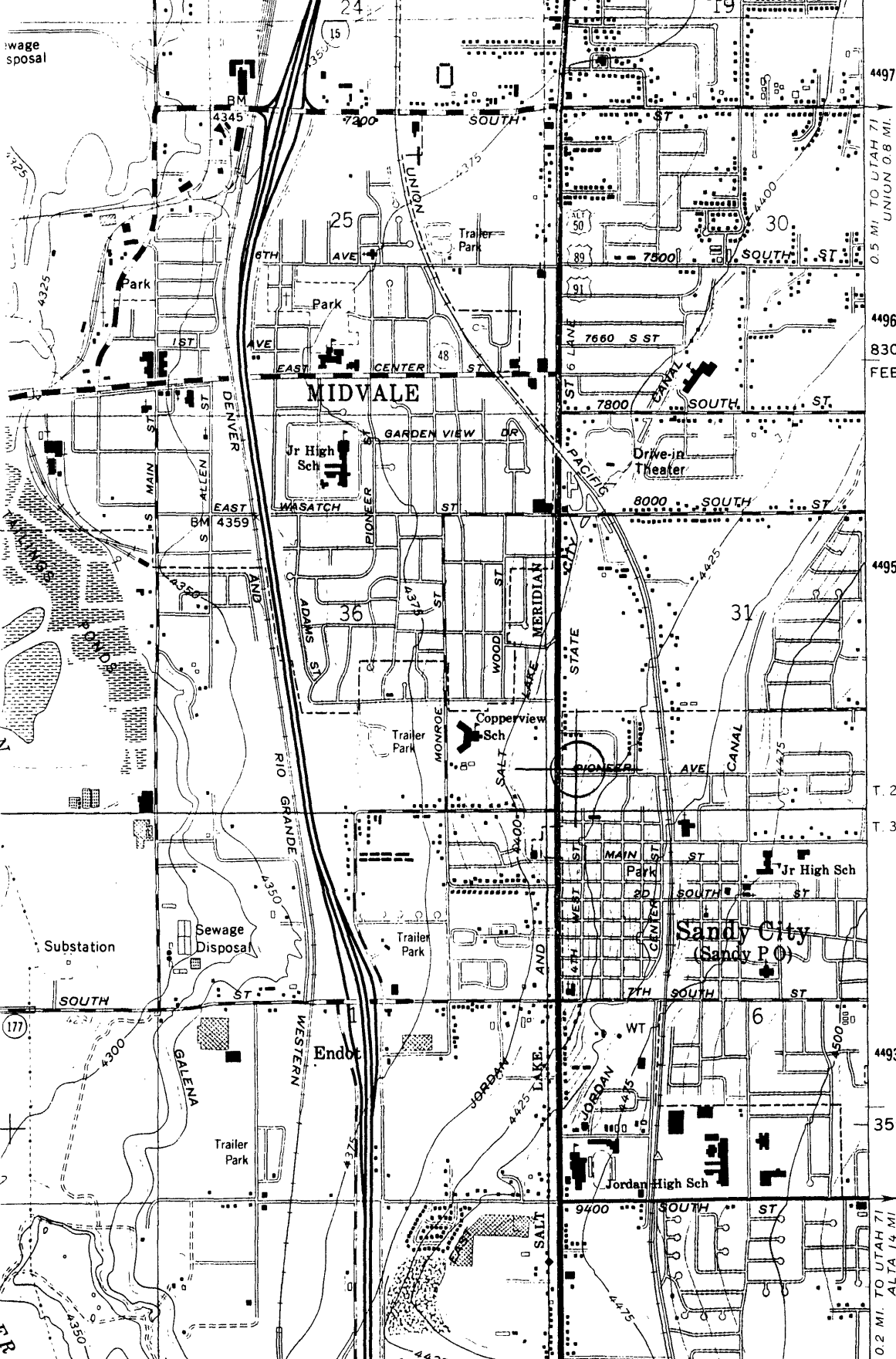
Photo No. 3:

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

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

3665 III NE
 (SUGAR HOUSE)

5' 423 1 890 000 FEET R I V SALT LAKE CITY 10 MI M I J R R A Y 2 3 MI R I E 111° 52' 30" 40° 37' 30"



JOHNSON, JOHN A.
 & ANNIE C. OLS
 HOUSE

21 E. PIONEER AVE
 SANDY, UT
 E 424780
 N 4494140
 Zone 12

4497
 0.5 MI. TO UTAH 71 UNION 0.8 MI.
 4496
 830 000 FEET
 4495
 4493
 35'
 0.2 MI. TO UTAH 71 ALTA 1/4 MI.