

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only
received JUL 28 1980
date entered OCT 3 1980

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic James Anderson House

and/or common

2. Location

street & number 15 South 200 East (Block 16 Lot 3) not for publication

city, town Fairview vicinity of congressional district 01

state Utah code 049 county Sanpete code 039

3. Classification

| | | | |
|---|---|---|---|
| Category | Ownership | Status | Present Use |
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input type="checkbox"/> commercial |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial |
| | | <input type="checkbox"/> no | <input type="checkbox"/> military |
| | | | <input type="checkbox"/> museum |
| | | | <input type="checkbox"/> park |
| | | | <input checked="" type="checkbox"/> private residence |
| | | | <input type="checkbox"/> religious |
| | | | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other: |

4. Owner of Property

name Gale Benson

street & number 15 South 200 East

city, town Fairview vicinity of state UT

5. Location of Legal Description

courthouse, registry of deeds, etc. Sanpete County Courthouse

street & number 160 N Main St.

city, town Manti state UT

6. Representation in Existing Surveys

title San pete Vernacular Survey has this property been determined eligible? yes no

date Spring 1979 federal state county local

depository for survey records Utah State Historical Society

city, town Salt Lake City state Utah

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The James Anderson house in Fairview is an extremely colorful variant of the folk/vernacular "hall and parlor" house plan. Decorative effects are achieved here by using red brick trim against the dominate yellow brick background to define and dramatize the prominent features of the house.

The Anderson house faces west and is 1 1/2 stories high with a one story rear "T" extension to the east rear. The house's main western section has four rooms in the normal hall and parlor "two-over-two" arrangement. The house is steadily gabled with a corbelled stove chimney placed slightly off center on the ridge. Porches occur on the sides of the frame one story rear "T" and a brick segmented bay protrudes from the north end. There is a hipped porch on the facade topped by a fine spindled balcony which is reached by the second level front door. The balcony woodwork is repeated on the side bay window. There is a symmetrical three-opening facade with upper wall dormers.

Stylistically the Anderson house is rather eclectic with the colorful red brick bordering its most distinctive feature. The house corners are solid red brick bordered by alternating yellow and red brick courses. This red-yellow marquetry is found around all the doors and windows and on the side bay. The window and door heads are segmented relieving arches with three rows of alternating red and yellow header courses. There are simple cornice returns on the gables. Both the end gables and dormer gables contain intricate fan-bracketing. The house remains unaltered and in excellent condition.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|---|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ humanitarian |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> transportation |
| <input type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> other (specify) |
| | | <input type="checkbox"/> invention | | |

Specific dates ca. 1880

Builder/Architect

Statement of Significance (in one paragraph)

The James Anderson house is architecturally significant as an extremely ornamented example of folk/vernacular house design. The 1 1/2 story hall and parlor home with wall dormers became a favorite building type for Utah builders in the 1860s, 1870s and 1880s.¹ The basic house has been recorded in the state devoid of stylistic trim, with Greek revival features, gothic finials, and with decorative features associated with later pattern-book Victorian thinking. The James Anderson house is a classic example of the latter - the fusion of an older vernacular concept of house plan with an innovative (and quite speculatular really) approach to external visual appearance. Given the potential for elaboration, the builder-architect of the Anderson House approached the extravagant. The controlling order of the old symmetrical folk model prevented excesses and the end result is a house of considerable elegance and beauty.²

James Anderson was a successful Fairview farmer and merchant and his achievements are mirrored in the fine house he built in the 1880s.³ Born in 1842, the son of Mormon converts, Archibald and Agnes Anderson, James came to Utah from Scotland with his family in the March of 1860. James married Hannah M. Cheney in 1866 and prospered as local farmer, ultimately acquiring some 70 acres of land and 3000 sheep. He was elected a member of the City Council, was president of the Fairview Co-op, was on the board at Fairview State Bank, was named a director of the Union Roller Mills, and held stock in the local creamery.

¹ See, Leon S. Pitman, "Nineteenth Century Folk Housing in the Mormon Culture Region," Disseration Louisiana State Univeristy, 1973; Richard C. Poulsen, "Stone Buildings of Beaver City," Utah Historical Quarterly, 43:3 (summer 1975) pp. 278-285; and Teddy Griffith, "A Heritage of Stone in Willard," Utah Historical Quarterly, 43:3 (summer 1975) pp. 286-300.

² See Thomas Carter, "Folk Design in Early Utah Architecture," Folk Art Catalog, ed. Hal Cannon (Provo: Brigham Young University Press). In press.

³ W.H. Lever, History of Sanpete and Emery Counties (Ogden: W.H. Lever, 1898), pp. 358-359.

9. Major Bibliographical References

W.H. Lever, History of Sanpete & Emery Counties (Ogden: WH Lever, 1898), pp. 358-359.
 Peter Goss, "The Architectural History of Utah," Utah Historical Quarterly, 43:3 (summer 1975) pp. 208-239.
 Sanpete County Records

UTM NOT VERIFIED
 ACREAGE NOT VERIFIED

10. Geographical Data

Acreeage of nominated property less than 1

Quadrangle name Fairview, UT

Quadrangle scale 1:24000

UMT References

A

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|------|---|---|---|---------|---|---|---|----------|---|---|---|---|---|---|
| 1 | 2 | 4 | 6 | 2 | 7 | 3 | 0 | 4 | 3 | 8 | 6 | 3 | 2 | 0 |
| Zone | | | | Easting | | | | Northing | | | | | | |

B

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| Zone | | | | Easting | | | | Northing | | | | | | |

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| Zone | | | | Easting | | | | Northing | | | | | | |

Verbal boundary description and justification

Beg 112 ft S of NE Cor Lot 3 Blk 16: NW 48°144', West 164', S 153.44', E 3.82 chains, N 44' to beginning

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
| | | | |
| | | | |

11. Form Prepared By

name/title Tom Carter/Architectural Historian

organization Utah State Historical Society

date May 1980

street & number 307 West 200 South

telephone 533-6017

city or town Salt Lake City

state UT 84101

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Melvin T. Smith

title Melvin T. Smith, State Historic Preservation Officer

date 7/21/80

For HCERS use only
 I hereby certify that this property is included in the National Register

date 10/3/80

Keeper of the National Register

date 9/30/80

Attest: *Kath Stover Reed*
 Chief of Registration