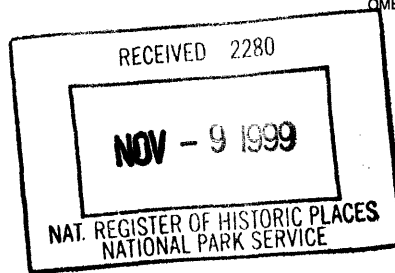


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1552



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 Ostler, John Thomas and Myrtle Bodell, House

other names/site number _____

2. Location

street & number 589 East 8800 South N/A not for publication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 X 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 X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Wilson & Mark 11/2/95
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:)

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

Ostler, John Thomas and Myrtle Bodell, 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
- object

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 19TH AND EARLY 20TH CENTURY
MOVEMENTS: Bungalow/Craftsman

Materials
(Enter categories from instructions)

foundation CONCRETE
walls WOOD
roof ASPHALT
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

Ostler, John Thomas and Myrtle Bodell, 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

1922-1940s

Significant Dates

1922

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown (probably August M. Nelson)

Name of repository:

Utah State Historic Preservation Office

See continuation sheet(s) for Section No. 9

Ostler, John Thomas and Myrtle Bodell, House
Name of Property

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

10. Geographical Data

Acreage of property 0.28 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/5/9/4/0 4/4/9/3/6/2/0 B 1 1/1/1/1 1/1/1/1
Zone Easting Northing Zone Easting Northing

C 1 1/1/1/1 1/1/1/1 D 1 1/1/1/1 1/1/1/1

Verbal Boundary Description

(Describe the boundaries of the property.)

COM 180 FT E OF THE SW COR LOT 2, BLK 1, FLAGSTAFF FARMING PLAT, FLAGSTAFF ADD TO SANDY; E 80 FT; N 170 FT, M OR L TO S BDY LINE OF D&RG RR G OF W; NW'LY TO A PT DUE N OF BEG; S TO BEG.

Property Tax No. 28-06-228-028

 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 Lyle Kunz
street & number 589 East 8800 South telephone (801) 566-2154
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

Ostler, John Thomas and Myrtle Bodell, House, Sandy, Salt Lake County, UT

Narrative Description

The John T. and Myrtle B. Ostler House, built in 1922, is a one-story, wood-frame and clapboard bungalow on a concrete foundation, with an asphalt shingle-covered, hipped roof. It is located at 589 East 8800 South.¹ A later example of a bungalow, the Ostler house is fairly unadorned in its detailing showing a slight Prairie School influence in the hipped roof, and broad, over-hanging eaves. The front facade (south elevation) features an indented porch which occupies slightly more than one-half of the elevation. The hipped roof overhangs the porch and is supported on a single wood and stucco battered column and plinth. Running along the porch between the plinth and the portion of the house which projects beyond the porch is a wood-frame and stucco wall.²

Windows on the building are all original double-hung, wooden sashes. The larger windows are all six-over-one, with the front window and the forward windows on the east and west elevations being coupled. There are two smaller windows centrally spaced on the east and west facades which are one-over-one sashes. The porch window is a square single-light fixed-sash. The house has two brick chimneys, one on the east side, centrally placed, and another opposite this on the west side. The chimney on the west side of the house has either been partially rebuilt or has had a extension built on to it making it approximately two feet higher than the one on the east.

At the rear of the house is a small ell which projects out from the east facade approximately two feet. This appears to be original to the house, and has a hipped roof which is incorporated into the main roof. The entire house is sided with narrow clapboards, common for the period, and dimensioned-lumber corner boards, and is painted gray with white trim. The house has six rooms totaling 1141 square feet on the main floor. There has been some remodeling, but the living room remains in good historic condition. The basement is ½ excavated with a concrete floor. The attic space is minimal.

There are no outbuildings on the property. A single-car garage which appeared to have been constructed at the same time as the house was recently demolished. The house is situated on the front half of a narrow, deep lot with small trees and shrubbery next to the house, and larger trees, deciduous and coniferous, running around the perimeter of the lot. A concrete driveway with grass infill runs north from the street along the west side of the house to a new garage pad. Along the sidewalk which runs in front of the yard is a sandstone-lined gutter which was possibly constructed when the house was, or earlier when the subdivision was created in 1905.

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 1223 East 200 South.

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

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

**National Register of Historic Places
Continuation Sheet**

Section No. 7 Page 2

Ostler, John Thomas and Myrtle Bodell, House, Sandy, Salt Lake County, UT

The houses along 8800 South are a mixed of late-nineteenth-century Victorian house types, bungalows, and a few later houses. The Ostler house is the only frame and clapboard bungalow on the street and possibly the best-preserved wood bungalow in the area. The house is in excellent condition and contributes to the historic resources of Sandy.

 See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 8 Page 1

Ostler, John Thomas and Myrtle Bodell, House, Sandy, Salt Lake County, UT

Narrative Statement of Significance

The John Thomas and Myrtle Ostler House, built in 1922, is a one-story, frame and clapboard bungalow on a concrete foundation. It is significant under both Criterion A for its association with a period of Sandy City's development, and Criterion C, as an excellent example of a simple residence executed by a local craftsman using the nationally popular bungalow style. John Thomas and Myrtle Ostler moved to Sandy in 1922, and became took part in Sandy's second period of development the *Specialized Agriculture, Small Business, and Community Development Period (1906-1946)* of the multiple property submission, *Historic Resources of Sandy City*. The house is architecturally significant as a rare and relatively well-preserved example of a wood bungalow in Sandy. 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.

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

Section No. 8 Page 2

Ostler, John Thomas and Myrtle Bodell, 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 original section of land from which the lot was derived was patented to Joseph Barker in January 1877. The Last Chance Silver Mining Company of Utah then owned the property for a short time, until Liberty E. Holden purchased it in 1881. Holden retained ownership until after the turn of the century when two local businessmen and developers James Jensen and William Kuhre purchased the north half of the northeast quarter of section 6 in January, 1904 for \$3,500. In August 1905 this parcel was dedicated as a subdivision known as the Flagstaff Addition to Sandy. This particular lot was purchased by Alva J. and Anna L. Butler for \$265 in February 1910. They then sold it to Niels and Mary A. Thompson in July 1919 for \$800. The Thompsons sold the property to August M. Nelson for the same price in 1921.⁵ The 1938 tax file lists the house as being constructed in 1920, but there was no increase in property value until 1923 when the Nelsons deeded the property to J. Thomas Ostler for \$2,400, so it is likely that Nelson, a builder and contractor, constructed the house in 1922. In addition, a biography of the Ostlers states that they built a new home on east Second South Street (now 8800 South) in 1922.⁶

John Thomas Ostler was born November 25, 1890 to William M.C. and Marintha Platt Ostler, in Juab, Utah. He spent his first two decades there, living in a log house which his father built. He was known as Thomas or Tom most of this life. Thomas Ostler attended school in Nephi. In 1911 he moved to Herriman, Utah to work on a ranch. While there he met Myrtle Bodell, and on June 21, 1916, they married in the Salt Lake City.

Mary Myrtle Bodell was born to Joseph Samuel Henry and Sarah Lovinia Howard Bodell on July 13, 1895, in Herriman, Utah. She and twelve siblings lived in a two-room log house with their parents. Because of poor health, Myrtle was only able to attend school through the eighth grade, and instead of going to high school, helped her father in his mercantile store in Herriman.⁷ She met Thomas when he

⁵The Butlers, Thompsons, and Nelsons all lived west of the property along 8800 South during this period. Jensen and Kuhre lived closer to downtown Sandy.

⁶Roxie N. Rich, *The History and Early People of Sandy*, (n.p. [1975]), 598. Roxie Nelson Rich was August Nelson's daughter.

⁷Ibid.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 3

Ostler, John Thomas and Myrtle Bodell, House, Sandy, Salt Lake County, UT

moved to Herriman and they courted five years before marrying. After their marriage in 1916, the couple had three children, Everett, Pearl and William, born to them before moving to Sandy in 1922. Four more children were born in Sandy, Joseph, Verla, Althera and James.

Mr. Ostler spent much of this time in service to the Church of Jesus Christ of Latter-day Saints (LDS or Mormon church). His various callings included Sunday School superintendent, stake missionary, Elder's Quorum President, Mt. Jordan Stake Sunday School Board, a trainer in genealogical research. Thomas Ostler was an employee of Kennecott Copper Corporation, and worked at the Magna Mills for twenty years. He suffered from heart problems for many years, and passed away on August 15, 1956. Myrtle Ostler served as secretary to the Sunday School, chorister, and Y.W.M.I.A. councilor in the LDS Church. Mrs. Ostler was very active in genealogy work with her husband. She was also a member of the Daughters of Utah Pioneers. Myrtle served for twenty years as a local news correspondent, sending in stories to the *Salt Lake Tribune*, *Deseret News*, and the *Midvale Sentinel*. She passed away on April 20, 1968 in Sandy. The property was deeded to the Ostler children in 1950. The current owners are Lyle and Sandra Kunz who purchased the home in 1994.

Architectural Significance

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 structure made of brick, stone, or adobe brick with ship-lap siding, and adorned with decorative woodwork of trained craftsmen. This house represents the introduction of early-twentieth-century styles such as the bungalow into the housing stock of Sandy.

The style of the house also illustrates the early twentieth century changes that were occurring in Utah. 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.⁸

The Ostler house, built in 1922, is an excellent example of the bungalow style as constructed in Sandy by a local builder. The full or half-width porch and hipped roof on simple bungalows were constructed throughout Salt Lake City and surrounding communities between 1905 and the 1920s. The bungalow was popularized by pattern books and home-improvement magazines of the era. These pattern-book

⁸Carter and Goss, 110-111.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 4

Ostler, John Thomas and Myrtle Bodell, House, Sandy, Salt Lake County, UT

styles, together with standardized building components, made the bungalow style available to local builders, who could easily adapt the plans for use with local materials.⁹

The majority of bungalows in the Salt Lake were brick. The Ostler house is a pristine example of a frame and clapboard bungalow, which although very popular, was relatively rare in Sandy. Most of the sixty bungalows built in Sandy were either brick or a frame hybrid of the Victorian cottage and the bungalow style. A later example of a bungalow, the Ostler house shows Prairie School influence in the hipped roof, and broad, over-hanging eaves; however the battered half column is more indicative of the Arts and Crafts Movement.

The builder of the Ostler house was most likely August Matts Nelson, a native of Sandy. Nelson was born in Sandy on December 12, 1876. He is credited with building at least forty homes in the area and the Sandy Recreation Hall in the 1930s.¹⁰ As a young man, he moved several times trying different occupations, but soon acquired a reputation as a carpenter and contractor. He is listed as a contractor in the 1927-1928 Utah State Gazetteer.¹¹ He also served on the Sandy City Council, and as Vice President of the Sandy City Bank. He retired in 1936, but continued to work for the Jensen & Kuhre Company. He lived just down the street from the Ostler home. August Nelson died in November of 1944.

If the Ostler home was constructed by August Nelson, it shows a very different style from his earlier work. Nelson usually favored brick, often yellow, as a material, although he also built frame houses. His homes are all one and one-and-one-half residences. As a group they represent a local builder's transition from Victorian house types to the twentieth century. He built several homes using traditional Victorian house types, such as the cross wing and central block with projecting bays, with a modest amount of Victorian ornamentation. However, at the same time he built homes which resemble the much simpler (and relative modern) twentieth-century bungalows popular in Salt Lake City. The floor plans of these homes exhibit characteristics of both styles, sometimes as a hybrid. The Ostler home is unusual as an example of the bungalow is a fairly pure form, both in elevation and plan. Though there was a certain amount of experimentation in Nelson's career as a local builder, according to his daughter, he also had a reputation for methodical quality work.¹²

⁹Thomas Carter and Peter Goss, *Utah's Historic Architecture, 1847-1940: a guide*, (Salt Lake City, Utah: University of Utah Press, 1988), 54.

¹⁰Bradley, 69.

¹¹Rich, 582-586. *Utah State Gazetteer 1927-1928*, 299.

¹²Rich, 583.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 9 Page 1

Ostler, John Thomas and Myrtle Bodell, House, Sandy, Salt Lake County, UT

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X See continuation sheet

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section No. PHOTOS Page 1

Ostler, John Thomas and Myrtle Bodell, House, Sandy, Salt Lake County, UT

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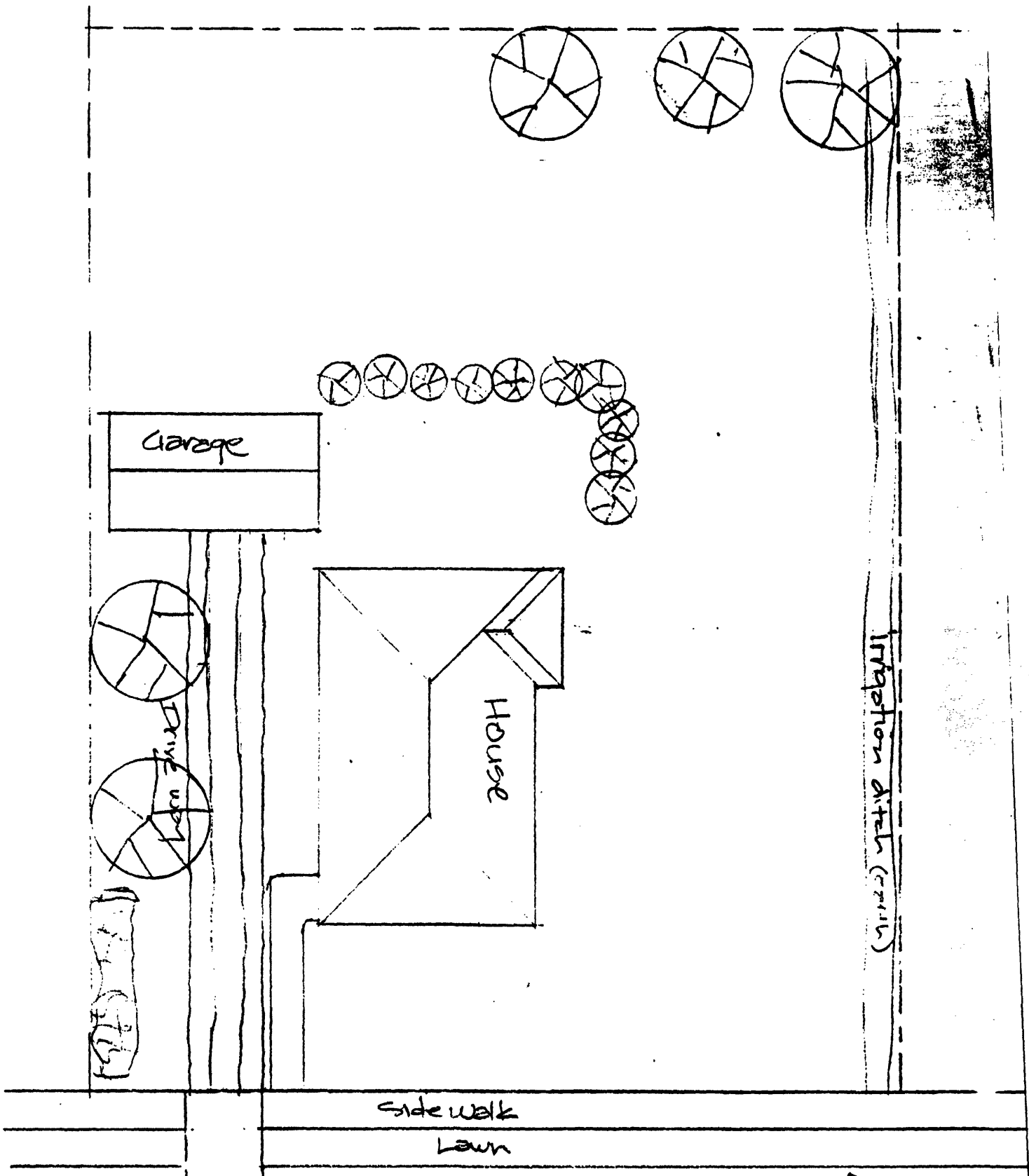
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2. Sandy, Salt Lake County, Utah
3. Photographer: J. Cory Jensen
4. Date: March 1998
5. Negative on file at Utah SHPO.

Photo No. 1:

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

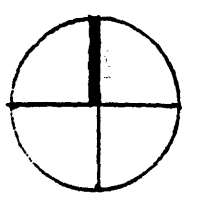
Photo No. 2:

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



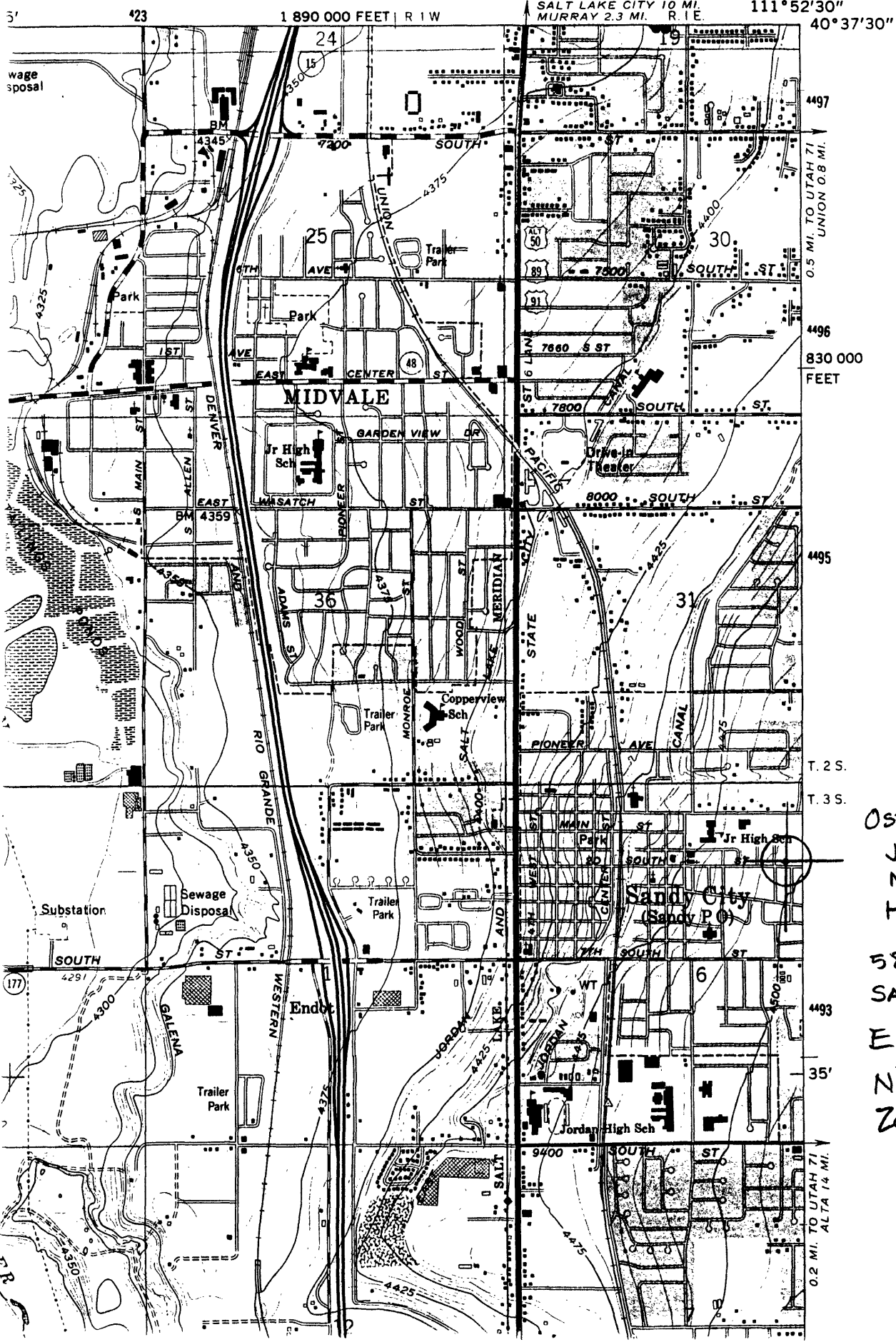
OSTLER HOUSE
 SITE PLAN 3/1978
 NOT TO SCALE
 DRAWN BY C. JENSEN

8800 South



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

3665 III NE
 (SUGAR HOUSE)



OSTLER,
 JOHN THOMAS +
 MYRTLE BODELL,
 HOUSE

589 E. 8800 SOUTH
 SANDY, UT
 E 42594φ
 N 449362φ
 Zone 12

5' 423 1 890 000 FEET | R I W

SALT LAKE CITY 10 MI.
 MURRAY 2.3 MI. R.I.E. 111°52'30"

40°37'30"
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 4496
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 4493
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