



United States Department of the Interior  
National Park Service

# 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 Dobbs, Emma Olive, House  
other names/site number \_\_\_\_\_

### 2. Location

street & number 578 East 8885 South N/A not for publication  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.)

[Signature] 6/27/96  
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] 6-9-96  
Signature of the Keeper Date of Action

Dobbs, Emma Olive, 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	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.)

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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation STONE Granite  
walls BRICK  
roof WOOD Shingle  
other \_\_\_\_\_  
\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

X See continuation sheet(s) for Section No. 7

Dobbs, Emma Olive, 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.

#### Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

SOCIAL HISTORY

#### Period of Significance

c.1905-1910

#### Significant Dates

c.1905-10

#### Significant Person

(Complete if Criterion B is marked above)

N/A

#### Cultural Affiliation

N/A

#### Architect/Builder

unknown

### 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 # \_\_\_\_\_

#### 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

Dobbs, Emma Olive, House  
Name of Property

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

### 10. Geographical Data

Acreage of property less than one acre

#### UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/2/6/0/8/0 4/4/9/3/6/2/0  
Zone Easting Northing

B / / / / / / / / / / / /  
Zone Easting Northing

C / / / / / / / / / / / /

D / / / / / / / / / / / /

#### Verbal Boundary Description

(Describe the boundaries of the property.)

LOT 44, MINGO PARK.

SOUTH 1/2 SECTION OF NORTHEAST 1/4, SECTION 6.

BEGINNING AT POINT ON N BOUNDARY LINE OF 2RD STREET S & N, 89 DEGREES 51' WEST 750.75 FEET FROM NE CORNER OF SECTION 6 AND RUN THE ALG NORTH LINE OF SD 2RD STREET NORTH 89 DEGREES 51' WEST 627.70 FEET NORTH 788.0 FEET I TO LOCUST ST, SOUTH 82 DEGREES 52' EAST ALG S'LY BOUNDARY LINE OF SD LOCUST ST 641.45 FEET I TO POINT DUE NORTH OF POINT OF BEGINNING SOUTH 510.0 FT TO POINT OF BEGINNING.

Property Tax No. # 28-06-282-003

\_\_\_ See continuation sheet(s) for Section No. 10

#### Boundary Justification

(Explain why the boundaries were selected.)

The boundaries include the entire city lot that has been historically associated with the property.

\_\_\_ See continuation sheet(s) for Section No. 10

### 11. Form Prepared By

name/title Maxine Hanks, historian / Allen Roberts, architect / Utah SHPO staff

organization Hanks & Company / Cooper Roberts Architects date January 1996

street & number P.O. Box 1778 / 202 W. 300 N. telephone Hanks (801) 322-5640 / Roberts (801) 355-5915

city or town Salt Lake City state UT zip code 84110 / 84103

#### 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. (SHPO)  
A Sketch map for historic districts and/or properties having large acreage or numerous resources.
- Photographs: Representative black and white photographs of the property. (SHPO)
- Additional items (Check with the SHPO or FPO for any additional items.) (slides at SHPO)

#### Property Owner

name Dee and Marilee McDonald

street & number 1202 E. Locust Street (578 E. 8885 S.) telephone (801)

city or town Sandy City 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 Register of Historic Places Continuation Sheet

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Dobbs, Emma Olive, House, Sandy, Salt Lake County, UT

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## Narrative Description

Built c.1905-10, the Emma Olive Dobbs home is a one-and-one-half story Victorian style central-block-with-projecting-bays house type. The yard is fully landscaped with mature planting, somewhat obscuring the view of the house from the street. A hedge along the front edge of the yard forms a fence-like barrier with an arched opening at the sidewalk that leads to the house.

The exterior walls are set in a stretcher bond of fired brick with a rock-faced brick trim at the top tier of the segmental arches, the water table, and the double string course that circles the perimeter of the building at the lintel level. The walls rise from a rock-faced granite foundation and terminate at a moderate-width frieze below the enclosed eaves. The roof has wood shingles and is capped by galvanized ridge caps and finials or hip knobs at the pyramidal roof and gable peaks.

The projecting gable centers over the parlor bay and vestibule, adding to the asymmetry of the facade. The main entrance faces north and is recessed within the classically detailed front porch with features such as Tuscan columns and a shallow pediment above the porch entrance. The projecting gable end of the principal facade has patterned wood shingles and a stylized, rectangular, Palladian window.

The segmental arched openings remain unchanged, however, the windows have been replaced (date unknown) and a snap-in grid is evident in the fixed glass windows. The transoms contain what appear to be newer geometric, patterned art glass. The porch cornice, gable end soffits, and what appears to be portions of the original house including the rear porch, and rear dormer, have been sided with aluminum siding. Two small rear c.1970 additions are built of wood-frame, sided construction. A c.1970 concrete block garage is the only other structure on the site.

The original appearance of the house has been maintained and the building contributes to the historic qualities of Sandy City.

\_\_\_ See continuation sheet

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# National Register of Historic Places Continuation Sheet

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Dobbs, Emma Olive, House, Sandy, Salt Lake County, UT

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## Narrative Statement of Significance

Built c.1905-10, the Emma Olive Dobbs home is significant under criterion C as a distinct and important house type common to Sandy, the surrounding area, and throughout Utah between 1880-1910.<sup>1</sup> Among the best preserved examples of the central-block-with-projecting-bays constructed during the same time period in Sandy, this house retains much of its Victorian Eclectic detailing. It is also expressive of the level of craftsmanship attained locally on the construction of such structures, including the use of native materials, such as the granite employed on the foundation. Under Criterion A, this house type is significant for its association with an important period of development in Sandy's history. The house provides an example of one type of dwelling which was commonly built in Sandy by and for its residents during the Mining, Smelting, and Small Farm period of 1871-1910. The Dobbs house retains its historic integrity and is being nominated as part of the multiple property submission, Historic Resources of Sandy.

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## HISTORY OF SANDY:

Located twelve miles south of Salt Lake City, 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 surrounding canyons, Sandy's early history and development either boomed or declined based on these mining operations. Sandy's first major period of development, known as the "Mining, Smelting, and Small Farm Era, 1871-c.1910", closely coincided with the discovery and mining of precious metals in nearby canyons beginning in 1863, and with the arrival of the transcontinental railroad to Utah in 1869. Extending south from Salt Lake City, the Utah Southern Railroad reached the Sandy area in 1871,<sup>2</sup> placing Sandy at a crossroads between Salt Lake City, Bingham Canyon, and Big and Little Cottonwood Canyons. Railroad spurs were subsequently extended to the mouths of these canyons,<sup>3</sup> allowing materials to be shipped to and from the mining operations.

Since Sandy was a strategic shipping point it is logical that needed sampling mills and smelters were built in the area.<sup>4</sup> Also in 1871 a 160-acre townsite was platted,<sup>5</sup> and the construction of a "boom

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<sup>1</sup>Carter, Thomas, and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City, Utah: University of Utah Press, 1988, p. 44.

<sup>2</sup>Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900. Compiled and published by Daughters of Utah Pioneers of the Salt Lake County Company, p. 276.

<sup>3</sup>Porath, Joseph H. "Materials gathered for a history of Big Cottonwood Canyon & Little Cottonwood Canyon" USHS Call #MSS, A, 435-16, p.17.

<sup>4</sup>Ibid, p.16.

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## National Register of Historic Places Continuation Sheet

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Dobbs, Emma Olive, House, Sandy, Salt Lake County, UT

town" shortly followed. The boom period of the 1870s was short lived with the failure of several mining concerns which fed Sandy's economy,<sup>6</sup> leading to the closure of several smelting and sampling concerns beginning in 1876. Mining, however, continued to have a large impact on the town in the years following this initial slow down.

While the dominant force in the economy of Sandy during the 1870s-90s was undoubtedly that of mining, the local agricultural community continued to develop. A series of wells and ditches were dug beginning as early as 1869 to supply the city, smelters, and farms with water. Early agricultural pioneers, who generally established small, family-type farms, were forerunners of a later agriculturally oriented lifestyle which was to dominate Sandy's economy. During the 1890s, despite a downturn in the mining industry, Sandy continued to establish itself as a permanent community in the Salt Lake Valley. New business enterprises came into being to support the local agricultural economy, new schools were built, and the city was incorporated in 1893.<sup>7</sup> With the relocation of sampling and smelting concerns to other sites, Sandy's impact as a mining town diminished. Many of the mines that once supported Sandy's mining industry either played out,<sup>8</sup> or their refining operations were relocated.<sup>9</sup> Soon after the turn of the century Sandy had lost much of the mining component of its economy, marking an end to its initial phase of development. The agricultural component also shifted at this time away from small family farms toward larger, more specialized farming operations, inaugurating a new phase of development in the city.

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 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, are relatively narrow. Secondly, the scale of the residences are consistent. The buildings are primarily one-story residences with modest footprints. Third, the earliest buildings, such as the subject nomination, are sporadically placed within the city's core. The buildings built prior to 1910 provide the streetscape with a strong sense of historic association as they are located among homes that date from the 1920s, 30s, and 40s. 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 at 578 East 8885 South is located in the original historic square mile of old Sandy, an area first developed between 1860-1893 as a mining boom town, and further developed during a second

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<sup>5</sup>Rich, Roxie N. The History and People of Early Sandy. No publisher listed, c. 1975, p. 87. Copy located at Sandy City Planning Department.

<sup>6</sup>Robertson, Frank Co. Boom Towns of the Great Basin. Sage Books, Denver Co., 1962, pp. 72-23.

<sup>7</sup>Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900. Compiled and published by Daughters of Utah Pioneers of the Salt Lake County Company, p. 280.

<sup>8</sup>"The Cottonwood Canyons." USHS Call # MSS, A, 4324.

<sup>9</sup>Bailey, Lynn R. Old Reliable, A History of Bingham Canyon, Utah. Tucson, Arizona: Westernlore Press, 1988, p. 278.

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## National Register of Historic Places Continuation Sheet

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Dobbs, Emma Olive, House, Sandy, Salt Lake County, UT

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phase of Sandy's growth (1893-1910). The Emma Olive Dobbs home represents the architectural and economic development of Sandy beyond its original mining/pioneer character, during the agri-business phase between 1893-1910, in the heart of old historic Sandy.

Just as Sandy's livelihood depended on its proximity to the canyons, rushing creeks and Salt Lake City, so Sandy's historic homes express the unique Sandy identity of dependence on the surrounding landscape. Sturdy adobe, wood, brick and stone homes built of materials gathered from the local canyons, were usually enhanced by garden plots, orchards, outbuildings and pasture. This home uses local brick, and likely included a garden plot. The style and situation of these early Sandy homes reflect the Mormon ethics of self-reliance and community cooperation. Homesteads accompanied by property and outbuildings also reflected the diversity of skills and occupations mastered by early Sandy residents who functioned simultaneously as businessmen, farmers and laborers in order to survive economically.

### ARCHITECTURE:

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, or adobe brick with shiplap siding, and adorned with decorative woodwork of trained craftsmen. This house is expressive of the level of craftsmanship attained locally during this turn-of-the-century shift to more substantial and elaborate homes.

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

The style of the house also describes the early-twentieth century and the changes that were occurring in Utah. This central-block-with-projecting-bays 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.<sup>11</sup>

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<sup>10</sup> Carter, p. 44.

<sup>11</sup> Carter, Thomas, and Peter Goss. Utah's Historic Architecture, 1847-1940, p. 110-111.



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## National Register of Historic Places Continuation Sheet

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Dobbs, Emma Olive, House, Sandy, Salt Lake County, UT

### PERSONAL HISTORY:

Emma Olive Allsop was born August 28, 1861 in South Jordan Utah. She married John James Dobbs on November 6, 1879 in Salt Lake City, Utah and moved to Sandy by 1880. They had five children born between 1880 and 1890 in Sandy, Utah. According to the title search, Emma Olive Allsop Dobbs first bought the property in 1885 and probably built the home c.1905-10,<sup>12</sup> after her husband's death in 1900.

Oral tradition recalls that Emma was very fond of her home and protective of it and would not allow anyone to start a fire in the beautiful fireplace of the front parlor. Emma did not live in the home very long. Within a few years she married her second husband, Thomas Dryburgh (a miner, residing in Sandy) and they moved to his home in Salt Lake City (669 South 300 East).<sup>13</sup> Emma<sup>14</sup> sold her home in Sandy to her brother, George Albert Dobbs, who in 1921 sold it to his sister Fannie Marie Allsop and her husband Charles M. Anderson. Fannie sold the home to her son, Wallace C. Anderson in 1936. Wallace preceded his mother in death (1944) and title was transferred to his widow and son (Clara V. Anderson and Reid W. Anderson) in 1945. This property was sold to the current owner, Dee and Marilee McDonald, in 1950.

The Emma Olive Dobbs home is significant for its association with Sandy's history and for its reflection of changing architectural styles and types in the area. The house maintains its integrity and portrays the historic association and feeling of the historic period of Sandy's development.

\_\_ See continuation sheet

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<sup>12</sup> Oral tradition indicates that the home was built by John Dobbs, but this appears to be inconsistent with the dating of the building. According to the current owners, a date mark located on the steps to the basement (now covered) says either 1905 or 1910. The tax records date the house to 1910, and may have referred to the date mark.

<sup>13</sup> She is listed as living at 669 South 300 East between 1919, as Emma O. Dryburgh, and 1920-46 as Mrs. Emma O. Dobbs. Her occupation is shown as a clerk, and she is also listed as the widow of Samuel in 1921 and widow of John in 1932. Thomas Dryburgh is listed as living at 669 South 300 East between 1910-15, and in 1930 is shown as residing in Sandy. In 1931, Thomas is listed as resident at 415 E. 1st N. in Sandy, and on November 29, 1931, died at the age of 68.

<sup>14</sup> Emma Dobbs died January, 1948.

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# National Register of Historic Places Continuation Sheet

Section No. 9 Page 6

Dobbs, Emma Olive, House, Sandy, Salt Lake County, UT

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## Bibliography

Haws, David R., Intensive Level Survey, "Emma Olive Dobbs Home"

USGS map of Midvale, Utah. (plat map and Sanborn map)

brief architectural description of property

brief history of property

brief family history

personal interviews

LDS Family Group Sheet, Family History Library, LDS Church.

LDS Church archives

city directories

obituary index

city / county histories

Utah State Historical Society

title search, Salt Lake county recorder's office

photographs of home

## Interviews

Martha S. Bradley

USHS Historic Preservation Officer

Bradley, Martha S., Sandy City: The First 100 Years, Sandy City Corp, 1993, Sandy, Utah.

Carter, Thomas and Goss, Peter, Utah's Historic Architecture, 1847-1940, University of Utah Press,  
Salt Lake City, Utah, 1988.

Rich, Roxie N., The History and People of Early Sandy, c.1975.

Stone, Eileen, Walking Tour of Historic Sandy, Sandy City, Inc., 1991, Sandy Utah.

\_\_ See continuation sheet

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## National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 7

Dobbs, Emma Olive, House, Sandy, Salt Lake County, UT

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### **Common Label Information:**

1. Dobbs, Emma Olive, House
2. Sandy, Salt Lake County, Utah
3. Photographer: Allen Roberts
4. Date: May 1995
5. Negative on file at Utah SHPO.

### **Photo No. 1:**

6. North elevation of building. Camera facing south.

### **Photo No. 2:**

6. Northwest elevation of building. Camera facing southeast.

### **Photo No. 3:**

6. Southwest elevation of building. Camera facing northeast.

   See continuation sheet

The Emma Olive Dobbs Home

